

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.14  
(ID # 30131)

MEETING DATE:  
Tuesday, April 14, 2026

FROM : FACILITIES MANAGEMENT

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY PROBATION DEPARTMENT: Ratification and Approval of the Third Amendment to the Lease with Silverhawk Business CTR, LLC, Murrieta, Probation Department, Five-Year Lease Extension, California Environmental Quality Act Exempt per State Guidelines Sections 15301 and 15061(b)(3), District 3. [\$1,942,867 - 100% State Funds] (Clerk to File Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption;
2. Ratify and approve the Third Amendment to the Lease between the County of Riverside and Silverhawk Business CTR, LLC, a California limited liability company, and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction;
4. Authorize the Director of Facilities Management, or designee, to exercise the Options to Extend or Terminate pursuant to Section 6 of the Lease; and
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and State Clearinghouse within five (5) working days of approval by the Board.

ACTION: Policy, CIP


  
Vincent Yzaguirre 3/24/2026

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: April 14, 2026  
xc: FM-RE, Probation, Recorder, State Clearinghouse

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$81,167	\$376,099	\$1,942,867	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> State 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2025/26-30/31	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On September 25, 2012, the County of Riverside (County), on behalf of the Probation Department (Probation), entered into a Lease Agreement with RCI Silverhawk 13, LLC (Original Lease) to provide space for Adult Services and support Probation’s operational needs and delivery of programs to its clients. On June 5, 2018, the County executed a First Amendment to Lease with Temecula Park, LLC, successor-in-interest to RCI Silverhawk 13, LLC, extending the lease term by three years (First Amendment). Subsequently, on June 22, 2021, the County executed a Second Amendment to Lease with Silverhawk Business Ctr, LLC, as Lessor and successor-in-interest to Temecula Park, LLC, extending the lease term for an additional five years (Second Amendment).

The facility located at 30123 Technology Drive, Murrieta, California (Leased Premises), continues to meet the operational needs of the Probation Department and supports the delivery of programs and services to clients within the community. This Third Amendment to the Lease (Third Amendment) extends the lease term, establishes new option periods, as prior options have expired, and updates the rental schedule to maintain operational continuity and contractual alignment.

Pursuant to the California Environmental Quality Act (CEQA), the Third Amendment was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1 – Existing Facilities exemption and Section 15061(b)(3), Common Sense exemption. The proposed project, the Third Amendment, is the continuation of the letting of property involving existing facilities with no significant physical changes and no expansion of an existing use occurring.

The attached Third Amendment is summarized below:

Lessor: Silverhawk Business Ctr, LLC  
600 St. Paul Ave., Ste. 108  
Los Angeles, California, 90017

Premises Location: 30123 Technology Drive  
Murrieta, California 92563

Size: Approximately 13,592 square feet.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Term: Five (5) years; commencing April 12, 2026 and expiring April 11, 2031.

Rent:	Current:	New:
	\$ 1.78 per square foot	\$ 2.00 per square foot
	\$ 24,128.16 per month	\$ 27,184.00 per month
	\$ 289,537.92 per year	\$ 326,208.00 per year

Rental Adjustments: Two percent (2%) annual increase, beginning April 12, 2027.

Utilities: The County pays for electrical and telephone services, and the Lessor pays for all other services for the leased Premises.

Custodial Services: The County to provide.

Maintenance: The Lessor to provide.

**Impact on Residents and Businesses**

The Probation Department's occupancy at this location continues to provide an important public benefit to the community by serving their clients and effectively improving public safety. Remaining in this location provides consistency for clients and eliminates any impacts on the area's residents.

**Additional Fiscal Information**

See attached Exhibits A, B, and C. All associated costs for this Third Amendment are to be budgeted in FY25/26 – FY30/31 by the Probation Department. Probation will reimburse FM-RE for all associated Lease costs monthly.

**Contract History and Price Reasonableness**

This is a five-year renewal. The lease rate and escalation are deemed competitive based upon the current market.

<u>Agreement</u>	<u>Date &amp; Minute Order</u>
Lease	September 25, 2012 (M.O. 3.21)
First Amendment	June 5, 2018 (M.O. 3.14)
Second Amendment	June 22, 2021 (M.O. 3.13)

**Attachments:**

- Exhibits A, B, & C
- Third Amendment to Lease
- Notice of Exemption
- Aerial #30131

  
Aaron Gettis, Chief Deputy County Counsel 3/30/2026



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
 2724 Gateway Drive  
 Riverside, CA 92507  
 (951) 486-7000  
 www.rivcoacr.org

**Receipt: 26-111566**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600311
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
<b>Total</b>		<b>\$50.00</b>
Tender (On Account)		\$50.00
Account#	CEQARIVCOFM	
Account Name	CEQARIVCOFM - RIVERSIDE COUNTY FACILITIES MANAGEMENT	
Balance	\$8,087.75	
Comment	SST3730S910	



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-111566
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE FACILITIES	LEAD AGENCY EMAIL MSULLIVAN@RIVCO.ORG	DATE 04/15/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202600311	

PROJECT TITLE  
APPROVAL OF THIRD AMENDMENT TO THE LEASE AGREEMENT WITH SILVERHAWK BUSINESS CTR, LLC, PROBATION DEPARTMENT, 30123 TECHNOLOGY DRIVE, MURRIETA

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE FACILITIES	PROJECT APPLICANT EMAIL MSULLIVAN@RIVCO.ORG	PHONE NUMBER (951) 955-4820
PROJECT APPLICANT ADDRESS 3450 14TH STREET, 2ND FLOOR	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

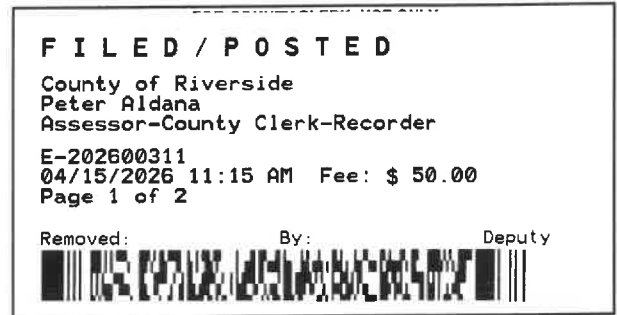
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ \_\_\_\_\_ \$50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash     Credit     Check     Other    TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
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County of Riverside  
Facilities Management-PMO  
3450 14<sup>th</sup> Street, 2nd Floor, Riverside, CA



## NOTICE OF EXEMPTION

February 23, 2026

**Project Name:** Approval of Third Amendment to the Lease Agreement with Silverhawk Business CTR, LLC, Probation Department, 30123 Technology Drive, Murrieta

**Project Number:** FM042464002300

**Project Location:** 30123 Technology Drive, east of Sky Canyon Drive, Murrieta, California 92563; Assessor's Parcel Number (APN) 957-330-015

**Description of Project:** On September 25, 2012, the County of Riverside (County), on behalf of the Probation Department (Probation), entered into a Lease Agreement with RCI Silverhawk 13, LLC (Original Lease) to provide space for Adult Services and support Probation's operational needs and delivery of programs to its clients. On June 5, 2018, the County executed a First Amendment to Lease with Temecula Park, LLC, successor-in-interest to RCI Silverhawk 13, LLC, extending the lease term by three years (First Amendment). Subsequently, the County executed a Second Amendment to Lease with Silverhawk Business Ctr, LLC, as Lessor and successor-in-interest to Temecula Park, LLC, extending the lease term for an additional five years (Second Amendment).

The facility, located at 30123 Technology Drive, Murrieta, CA (Leased Premises), continues to meet the operational needs of the Probation Department and supports the delivery of its programs and services to clients in the community. This Third Amendment to the Lease (Third Amendment) will extend the lease term, add options, and revise the rental schedule to ensure continued operational and contractual alignment. The Third Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 13,592 square feet and the proposed Project is the letting of property involving existing facilities; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for the Probation Department and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County

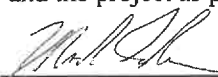
**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Third Amendment to the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the extension of term of the existing Lease regarding probation services. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid.* This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed Third Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  \_\_\_\_\_ Date: 2-23-2026  
Mike Sullivan  
County of Riverside, Facilities Management

## Document Root (Read-Only)

### Selected Document

#### 2026040644 - NOE - Approval of Third Amendment to the Lease Agreement with Silverhawk Business CTR, LLC, Probation Department, 30123 Technology Drive, Murrieta

Riverside County  
Created - 4/14/2026 | Submitted - 4/14/2026 | Posted - 4/14/2026 | Received - 4/14/2026 | Published - 4/14/2026  
Whitney N Mayo

### Document Details

#### Public Agency

Riverside County

#### Document Type

Notice of Exemption

#### Document Status

Published

#### Title

Approval of Third Amendment to the Lease Agreement with Silverhawk Business CTR, LLC, Probation Department, 30123 Technology Drive, Murrieta

#### Document Description

On September 25, 2012, the County of Riverside (County), on behalf of the Probation Department (Probation), entered into a Lease Agreement with RCI Silverhawk 13, LLC (Original Lease) to provide space for Adult Services and support Probation's operational needs and delivery of programs to its clients. On June 5, 2018, the County executed a First Amendment to Lease with Temecula Park, LLC, successor-in-interest to RCI Silverhawk 13, LLC, extending the lease term by three years (First Amendment). Subsequently, the County executed a Second Amendment to Lease with Silverhawk Business Ctr, LLC, as Lessor and successor-in-interest to Temecula Park, LLC, extending the lease term for an additional five years (Second Amendment). The facility, located at 30123 Technology Drive, Murrieta, CA (Leased Premises), continues to meet the operational needs of the Probation Department and supports the delivery of its programs and services to clients in the community. This Third Amendment to the Lease (Third Amendment) will extend the lease term, add options, and revise the rental schedule to ensure continued operational and contractual alignment. The Third Amendment to the Lease Agreement is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 13,592 square feet and the proposed Project is the letting of property involving existing facilities; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for the Probation Department and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

### Attachments (Upload Project Documents)

3.14 - NOE - Third Amendment to Lease, Murrieta.pdf

### Contacts

COUNTY OF RIVERSIDE Facilities Management-PMO - *Mike Sullivan*

3450 14th Street 2nd Floor  
Riverside, CA 92501  
Phone : (951) 955-4820  
msullivan@rivco.org

### Regions

Southern California

### Counties

Riverside

### Cities

Murrieta

### Location Details

Parcel Number - 957-330-015

### Other Location Info

30123 Technology Drive, east of Sky Canyon Drive, Murrieta, California 92563; Assessor's Parcel Number (APN) 957-330-015

**Notice of Exemption****Exempt Status**

Categorical Exemption

**Type, Section Number or Code Number**

15301

**Reasons why project is exempt**

The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Third Amendment to the Lease Agreement.

This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the extension of term of the existing Lease regarding probation services. The project would not substantially increase or expand the use of the site; use is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

**Exempt Status**

Other

**Type, Section Number or Code Number**

15061(b)(3)

**Reasons why project is exempt**

The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Third Amendment to the Lease Agreement.

In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Ibid. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed Third Amendment to the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

**County Clerk(s)**

Riverside

Signature

Title

Date

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SCH Number 2026040644

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From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Tue 4/14/2026 1:55 PM

To Mayo, Whitney <WMayo@Rivco.org>

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To view your submission, use the following link.

<https://ceqasubmit.lci.ca.gov/Document/Index/332752/1>

Please contact the SCH with any questions at [state.clearinghouse@lci.ca.gov](mailto:state.clearinghouse@lci.ca.gov).

Thank you,



**Thomas Hubbard** | *he/him/his*

Jr. CEQA Analyst

**Governor's Office of Land Use & Climate Innovation**

[Thomas.hubbard@lci.ca.gov](mailto:Thomas.hubbard@lci.ca.gov)

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LCI - Public

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1 **THIRD AMENDMENT TO LEASE**

2 30123 Technology Drive, Murrieta, California

3  
4 This **THIRD AMENDMENT TO LEASE** ("Third Amendment"), dated as of  
5 APR 14, 2026 is entered by and between **SILVERHAWK BUSINESS**  
6 **CTR, LLC**, a California limited liability company (collectively, "Lessor"), and the  
7 **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, ("County")  
8 sometimes collectively referred to as the "Parties".

9 **RECITALS**

10 A. RCI Silverhawk 13, LLC, a California limited liability company, entered into that  
11 certain lease dated September 25, 2012 (the "Original Lease"), pursuant to which RCI  
12 Silverhawk 13, LLC, agreed to lease to Lessee and Lessee agreed to lease from RCI  
13 Silverhawk 13, LLC, a portion of that certain building located at 30123 Technology Drive,  
14 Murrieta, California ("Building"), as more particularly described in the Original Lease (the  
15 "Original Premises").

16 B. Temecula Park, LLC, a California limited liability company, became the  
17 successor-in-interest to RCI Silverhawk 13, LLC, a California limited liability company, on  
18 March 13, 2015, and was the "Lessor."

19 C. Silverhawk Business Ctr, LLC, the successor-in-interest to Temecula Park,  
20 LLC, is now the "Lessor" via the Second Amendment as defined herein.

21 D. The Original Lease has been amended by:

22 i. That certain First Amendment to Lease dated June 5, 2018,  
23 by and between the County of Riverside and Temecula Park, LLC (the "First  
24 Amendment"), whereby the Parties agreed to extend the term, increase the annual  
25 rent, amend the option terms and increase the annual rental percentage during the  
26 option period, and adjust the utilities.

27 ii. That certain Second Amendment to Lease dated June 22,  
28 2021, by and between the County of Riverside and Silverhawk Business CTR, LLC

1 (the "Second Amendment"), whereby the Parties agreed to extend the term, adjust the  
2 rent, add termination language, and adjust the custodial requirements.

3 E. The Original Lease, together with the First Amendment, Second  
4 Amendment, and this Third Amendment, shall hereafter be referred to as the "Lease."

5 F. The Parties now desire to further amend the Lease by extending the  
6 term, adding options, and amending the rental schedule.

7 NOW THEREFORE, for good and valuable consideration the receipt and  
8 adequacy of which is hereby acknowledged, the parties agree as follows:

9 1. **Term.** Section 4.1 of the Lease is hereby amended as follows:

10 The term of this Lease shall be extended for a period of five (5) years, effective April  
11 12, 2026 and expiring on April 11, 2031 ("Extended Term").

12 2. **Rent.** Section 5.1.1 of the Lease is hereby amended by the following:

13 County shall pay to Lessor the monthly sums as rent for the Premises during the term  
14 of this Lease as indicated below:

<u>Rent</u>	<u>Year</u>
4/12/2026 to 4/11/2027	\$ 27,184.00
4/12/2027 to 4/11/2028	\$ 27,727.68
4/12/2028 to 4/11/2029	\$ 28,282.23
4/12/2029 to 4/11/2030	\$ 28,847.89
4/12/2030 to 4/11/2031	\$ 29,424.84

21 3. **Options.** Section 6.1 of the Lease is hereby amended by the following:

22 **6.1 Option to Extend Term.** Lessor grants to County two, one-year  
23 options to extend the Lease term ("Extension Option"). Each extension option shall be  
24 for a period of one (1) year ("Extended Term"), subject to the conditions described in  
25 this Section 6.

26 **6.1.1 Exercise of Option.** The Extension Option shall be  
27 exercised by the County delivering to Lessor written notice thereof no later than ninety  
28 (90) days prior to the expiration of the Extended Term or any extension thereof.

1                   **6.1.2 Option Rent.** The rent payable by County during the year(s)  
2 of the Extended Term shall be calculated at two percent (2%) annually.

3           4.     **Third Amendment to Prevail.** The provisions of this Third Amendment  
4 shall prevail over any inconsistency of conflicting provisions of the Lease, as heretofore  
5 amended, and shall supplement the remaining provisions thereof.

6           5.     **Miscellaneous.** Except as amended or modified herein, all the terms of  
7 the Lease shall remain in full force and effect and shall apply with the same force and  
8 effect. If any provisions of this Third Amendment or the Lease shall be determined to  
9 be illegal or unenforceable, such determination shall not affect any other provision of  
10 the Lease and all such other provisions shall remain in full force and effect. The  
11 language in all parts of the Lease shall be construed according to its normal and usual  
12 meaning and not strictly for or against either Lessor or County. Neither this Third  
13 Amendment, nor the Lease, nor any notice nor memorandum regarding the terms  
14 hereof, shall be recorded by County.

15           6.     **Effective Date.** This Third Amendment to Lease shall not be binding or  
16 consummated until its approval by the Riverside County Board of Supervisors and fully  
17 executed by the Parties.

18           7.     **Language for Use of Electronic (Digital) Signatures.** This Agreement  
19 may be executed in any number of counterparts, each of which will be an original, but  
20 all of which together will constitute one instrument. Each party of this Agreement  
21 agrees to the use of electronic signatures, such as digital signatures that meet the  
22 requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal.  
23 Civ. Code §§ 1633.1 to 1633.17), for executing this Agreement. The parties further  
24 agree that the electronic signatures of the parties included in this Agreement are  
25 intended to authenticate this writing and to have the same force and effect as manual  
26 signatures. Electronic signature means an electronic sound, symbol, or process  
27 attached to or logically associated with an electronic record and executed or adopted  
28 by a person with the intent to sign the electronic record pursuant to the CUETA as

1 amended from time to time. The CUETA authorizes use of an electronic signature for  
2 transactions and contracts among parties in California, including a government agency.  
3 Digital signature means an electronic identifier, created by computer, intended by the  
4 party using it to have the same force and effect as the use of a manual signature, and  
5 shall be reasonably relied upon by the parties. For purposes of this section, a digital  
6 signature is a type of "electronic signature" as defined in subdivision (i) of Section  
7 1633.2 of the Civil Code.

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(Signatures on the following page)

1 IN WITNESS WHEREOF, the parties have executed this Third Amendment as of the  
2 date first written above.

3  
4 COUNTY:  
5 COUNTY OF RIVERSIDE, a political  
6 subdivision of the State of California

LESSOR:  
SILVERHAWK BUSINESS CTR, LLC,  
a California limited liability company

7  
8 By: Karen S. Spiegel  
9 Karen Spiegel, Chair  
Board of Supervisors

By: Macy Lai  
Macy Lai, President

10  
11 ATTEST:  
12 Kimberly A. Rector  
13 Clerk of the Board

14 By: [Signature]  
15 Deputy

16  
17 APPROVED AS TO FORM:  
18 Minh C. Tran  
County Counsel

19  
20 By: Ryan Yabko  
21 Ryan Yabko  
Deputy County Counsel

22  
23  
24  
25  
26 PC:W02232026/MU023/40.356

27  
28

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:
COST	\$ 81,167	\$ 376,099
NET COUNTY COST	\$ -	\$ -

\*Complete all yellow highlighted fields.

Last updated

<b>Current Fiscal Year:</b>	<input type="text" value="7/1/2025"/> through <input type="text" value="6/30/2026"/>								
<b>Name:</b>	<input type="text" value="Probation Department"/>								
<b>Premises:</b>	<input type="text" value="30123 Technology Drive, Murrieta, CA"/>								
<b>Term:</b>	<input type="text" value="5"/> years <input type="text" value="0"/> months								
Effective Date	<input type="text" value="4/12/2026"/>								
Termination Date	<input type="text" value="4/11/2031"/>								
<b>Fiscal Year Split:</b>	(Apr-Jun)                    2.60 (Jul-Apr)                    9.40 12 months								
<b>Size:</b>	<input type="text" value="13,592"/> SQFT								
<b>Rent:</b>	<table> <tr> <td>Current</td> <td>New</td> </tr> <tr> <td>\$ 1.73 SQFT</td> <td>\$ 2.00 SQFT</td> </tr> <tr> <td><input type="text" value="\$23,482.39"/> per mo</td> <td><input type="text" value="\$ 27,184.00"/> per mo</td> </tr> <tr> <td>\$ 281,788.68 per yea</td> <td>\$ 326,208.00 per year</td> </tr> </table>	Current	New	\$ 1.73 SQFT	\$ 2.00 SQFT	<input type="text" value="\$23,482.39"/> per mo	<input type="text" value="\$ 27,184.00"/> per mo	\$ 281,788.68 per yea	\$ 326,208.00 per year
Current	New								
\$ 1.73 SQFT	\$ 2.00 SQFT								
<input type="text" value="\$23,482.39"/> per mo	<input type="text" value="\$ 27,184.00"/> per mo								
\$ 281,788.68 per yea	\$ 326,208.00 per year								
<b>Custodial:</b>	<table> <tr> <td>Current</td> <td>New</td> </tr> <tr> <td>\$ - SQFT</td> <td>\$ - SQFT</td> </tr> <tr> <td><input type="text" value="\$ -"/> per mo</td> <td><input type="text" value="\$ -"/> per mo</td> </tr> <tr> <td>\$ - per yea</td> <td>\$ - per year</td> </tr> </table>	Current	New	\$ - SQFT	\$ - SQFT	<input type="text" value="\$ -"/> per mo	<input type="text" value="\$ -"/> per mo	\$ - per yea	\$ - per year
Current	New								
\$ - SQFT	\$ - SQFT								
<input type="text" value="\$ -"/> per mo	<input type="text" value="\$ -"/> per mo								
\$ - per yea	\$ - per year								
<b>Rental Adjustment %:</b>	<input type="text" value="2.00%"/>								
<b>Estimated Additional Costs:</b>									
Utility Cost per SQFT	<input type="text" value="\$ 0.20"/>								
RCIT	<input type="text" value="\$ -"/>								
Tenant Improvement	<input type="text" value="\$ -"/>								
Lease Management Fee	<input type="text" value="4.84%"/> New agreement								
<b>Total County Cost %</b>	<input type="text" value="0.00%"/>								

Total Cost:
\$ 1,942,867
\$ -

Dated on 6/12/2019

th

th

# Exhibit A

**FY 2025/26**  
**Probation Department**  
**30123 Technology Drive, Murrieta, CA**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

Current Office:	13,592 SQFT	
Approximate Cost per SQFT (Jul-Apr)	-	
Approximate Cost per SQFT (Apr-Jun)	\$ 2.00	
Lease Cost per Month (Jul-Apr)	\$ -	
Lease Cost per Month (Apr-Jun)	\$ 27,184.00	
Total Lease Cost (Jul-Apr)	\$ -	
Total Lease Cost (Apr-Jun)	\$ 70,678.40	
<b>Total Estimated Lease Cost for FY 2025/26</b>		<b>\$ 70,678.40</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$ 0.20	
Estimated Utility Costs per Month	\$ 2,718.40	
Total Estimated Utility Cost (Jul-Apr)	\$ -	
Total Estimated Utility Cost (Apr-Jun)	\$ 7,067.84	
<b>Total Estimated Utility Cost for FY 2025/26</b>		<b>\$ 7,067.84</b>
FM-RE Lease Management Fee as of 07/01/2025	4.84%	\$ 3,420.83
<b>TOTAL ESTIMATED COST FOR FY 2025/26</b>		<b>\$ 81,167.07</b>

# Exhibit B

**FY 2026/27**

**Probation Department**

**30123 Technology Drive, Murrieta, CA**

## ***ESTIMATED AMOUNTS***

### **Total Square Footage to be Leased:**

Current Office:	13,592 SQFT	
Approximate Cost per SQFT (Jul-Apr)	\$ 2.00	
Approximate Cost per SQFT (Apr-Jun)	\$ 2.04	
Lease Cost per Month (Jul-Apr)	\$ 27,184.00	
Lease Cost per Month (Apr-Jun)	\$ 27,727.68	
Total Lease Cost (Jul-Apr)		\$ 255,529.60
Total Lease Cost (Apr-Jun)		\$ 72,091.97
<b>Total Estimated Lease Cost for FY 2026/27</b>		<b>\$ 327,621.57</b>

### **Estimated Additional Costs:**

Utility Cost per SQFT	\$ 0.20	
Estimated Utility Costs per Month	\$ 2,718.40	
Total Estimated Utility Cost (Jul-Jun)		<b>\$ 32,620.80</b>
FM-RE Lease Management Fee as of 07/01/2025	4.84%	<b>\$ 15,856.88</b>
<b>TOTAL ESTIMATED COST FOR FY 2026/27</b>		<b>\$ 376,099.25</b>

# Exhibit C

**FY 2027/28 to 2030/31**  
**Probation Department**  
**30123 Technology Drive, Murrieta, CA**

***ESTIMATED AMOUNTS***

**Total Square Footage to be Leased:**

Current Office: 13,592 SQFT

	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31
Approximate Cost per SQFT (Jul-Apr)	\$ 2.04	\$ 2.08	\$ 2.12	\$ 2.16
Approximate Cost per SQFT (Apr-Jun)	\$ 2.08	\$ 2.12	\$ 2.16	\$ -
Lease Cost per Month (Jul-Apr)	\$ 27,727.68	\$ 28,282.23	\$ 28,847.89	\$ 29,424.84
Lease Cost per Month (Apr-Jun)	\$ 28,282.23	\$ 28,847.89	\$ 29,424.84	\$ -
Total Lease Cost (Jul-Apr)	\$ 260,640.19	\$ 265,852.96	\$ 271,170.17	\$ 276,593.50
Total Lease Cost (Apr-Jun)	\$ 73,533.80	\$ 75,004.51	\$ 76,504.58	\$ -
<b>Total Estimated Lease Cost for FY 2027/28 to 2030/31</b>	<b>\$ 334,173.99</b>	<b>\$ 340,857.48</b>	<b>\$ 347,674.75</b>	<b>\$ 276,593.50</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$ 0.20	\$ 0.20	\$ 0.20	\$ 0.20
Estimated Utility Costs per Month	\$ 2,718.40	\$ 2,718.40	\$ 2,718.40	\$ 2,718.40
Total Estimated Utility Cost	<b>\$ 32,620.80</b>	<b>\$ 32,620.80</b>	<b>\$ 32,620.80</b>	<b>\$ 25,552.96</b>
FM-RE Lease Management Fee as of 07/01/2025 4.84%	\$ 16,174.02	\$ 16,497.50	\$ 16,827.46	\$ 13,387.13
<b>TOTAL ESTIMATED COST FOR FY 2027/28 to 2030/31</b>	<b>\$ 382,968.81</b>	<b>\$ 389,975.78</b>	<b>\$ 397,123.01</b>	<b>\$ 315,533.58</b>

**F11 Total Cost \$ 1,942,867.50**

# Probation Department

30123 Technology Drive, Murrieta, CA 92563



## Legend

- County Boundary
- City Boundaries
- County Centerline Names



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

## Notes

Premises shaded in blue  
APN: 957-330-015  
District 3

0 129 259 Feet

REPORT PRINTED ON... 2/9/2026 6:53:33 AM

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