

5/8/03

395

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

945



FROM: Department of Facilities Management      SUBMITTAL DATE: May 5, 2003

SUBJECT: THIRD AMENDMENT TO LEASE – 351 WILKERSON AVENUE,  
PERRIS – PERRIS FREEWAY PLAZA, LLC/DEPARTMENT OF PUBLIC SOCIAL  
SERVICES

RECOMMENDED MOTION: That the Board of Supervisors approve the attached third amendment  
to lease and authorize the Chairman to execute same on behalf of the County.

D.K. R. Tan  
5-12-03

BACKGROUND: County holds a leasehold interest as Lessee, under a lease between County and  
Perris Freeway Plaza, LLC, for the facility located at 351- D Wilkerson Avenue, California. County's  
Department of Public Social Services utilizes the facility at this location for its Greater Avenues for  
Independence Program (GAIN). The facility continues to meet the needs of DPSS and therefore a  
lease extension has been requested. The Department of Facilities Management, Real Estate Division,  
has negotiated a 3-year extension and, in addition, the landlord will complete requested  
improvements to the premises as specified in the attached amendment. Included in the  
improvements is additional office space in the amount of 320 square feet in which two additional  
interview rooms will be constructed.

(Continued on Page 2)

MJS:SG:sh  
8.302

*Michael J. Sylvester*  
MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

FINANCIAL DATA:

CURRENT YEAR COST \$ 129,876

ANNUAL COST \$ 132,033

NET COUNTY COST \$ 2,598 (2%)

IN CURRENT YEAR BUDGET: Yes

BUDGET ADJUSTMENT: No FOR FY: 02/03

SOURCE OF FUNDS: DPSS Operating Budget – 59% Federal; 38% State; 2% General

C.E.O. RECOMMENDATION:

**APPROVE.**

County Executive Officer Signature

*[Signature]*

Policy

Consent

Department Recommendation:  
Per Executive Office:

Prev. Agn. ref.

Dist. 5

AGENDA NO.

ATTACHMENTS FILED

3.23

BOARD OF SUPERVISORS

Form 11: THIRD AMENDMENT TO LEASE – 351 WILKERSON AVENUE, PERRIS –  
PERRIS FREEWAY PLAZA, LLC/DEPARTMENT OF PUBLIC SOCIAL SERVICES

May 5, 2003

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**BACKGROUND:** (Continued)

The Lease Amendment is summarized below:

Location:	351 – D Wilkerson Avenue, Perris, California.		
Square Footage:	Increased 320 square feet from 9,650 square feet to 9,970 square feet.		
Lease Term:	Three (3) year lease term extension to expire April 30, 2006		
	Current Rent:		New Rent:
Rate Per Sq. Ft:	\$1.12	Rate Per Sq. Ft:	\$1.10
Monthly Rent:	\$10,787.01	Monthly Rent:	\$11,002.75
Rent Adjustments:	Two (2) percent annually. (Rental rate drops for the first year due to new additional space of 320 square feet).		
Improvements:	Improvements and additional office space included in the above rental rate.		
Custodial/Maintenance:	Lessor responsibility.		
Utilities:	County to pay Telephone, electrical and natural gas, Lessor to pay any others.		

All other provisions of the lease agreement remain the same.

This third amendment to lease has been approved as to form by County Counsel.