

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA** 224



FROM: Department of Facilities Management

SUBMITTAL DATE: May 23, 2003

SUBJECT: SEVENTH AMENDMENT TO LEASE - DEPARTMENT OF PUBLIC SOCIAL SERVICES / DONER ASSOCIATES, L.P. - 575 CHANEY STREET, LAKE ELSINORE

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Seventh Amendment to Lease agreement and authorize the Chairman of the Board to execute same on behalf of the County.

BACKGROUND: County holds a leasehold interest as Lessee, under a lease between County and Doner Associates, L.P., for the facility located at 575 Chaney Street, Lake Elsinore. County's Department of Public Social Services occupies the facility at this location for its Self Sufficiency Division. 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 four-year lease term extension and, in addition, the landlord will complete requested improvements to the premises as specified in the attached lease amendment. Included in the improvements are certain electrical improvements, air conditioning improvements, painting and new flooring.

(Continued on Page 2)

MJS:SG:sh
3.374

T.L. Miller
for MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA:

CURRENT YEAR COST \$ 481,268
NET COUNTY COST \$ 48,126 (10%)

ANNUAL COST \$ 525,042
INCURRENT YEAR BUDGET: Yes
BUDGET ADJUSTMENT: No FOR FY: 02/03

SOURCE OF FUNDS: 50% Federal; 37% State; 10% County General Fund; 3% Realignment Funds

C.E.O. RECOMMENDATION:

APPROVE

County Executive Officer Signature

[Signature]

'rev. Agn. ref.

Dist. 1

AGENDA NO.

3.26

OK RSM
5-29-03

412
AT

Department Recommendation: Policy Policy
Per Executive Office: Consent Consent

BOARD OF SUPERVISORS

Form 11: SEVENTH AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES / DONER ASSOCIATES, L.P.

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BACKGROUND: (Continued)

The attached Seventh Amendment to Lease is summarized below:

Lessor:	Doner Associates, L.P. 727 Hilda Anaheim, California 92806	
Premises Location:	575 Chaney Street, Lake Elsinore	
Size:	25,353 square feet	
Term:	Commencing July 1, 2003, extended to June 30, 2007	
Rent:	From:	To:
	\$1.58 per square foot	\$1.73 per square foot
	\$40,105.63 per month	\$43,753.46 per month
	\$481,268 per year	\$525,042 per year
Custodial Services:	Included in the monthly rent	
Utilities:	County pays utilities and telephone services.	
Interior/Exterior Maintenance:	Included in the monthly rent	
Improvements:	Electrical, additional HVAC, interior paint, floor coverings throughout.	
Option to Terminate:	Yes, funding cut; 60 days notice	
Penalty for Early Termination:	None	
Data/Communications Cost:	\$10,000.	

The attached Seventh Amendment to Lease was approved as to form by County Counsel.