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

FROM: Department of Facilities Management

SUBMITTAL DATE:
October 8, 2003

SUBJECT: FOURTH AMENDMENT TO LEASE – DEPARTMENT OF CHILD SUPPORT SERVICES/HUNTER PARK OFFICE PLAZA

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

BACKGROUND: The Board of Supervisors approved a lease on August 29, 1989, for the facility located at 2041 Iowa, Riverside, for the Department of Child Support Services. Subsequently, the Board approved expansion into two adjacent facilities located at 2001 and 2081 Iowa, Riverside, to accommodate the Departments increased space requirements. The attached Fourth Amendment to Lease represents a lease extension for an additional seven years.

(Continued on Page 2)

John Reynolds
Departmental Concurrence

Tom O'Neil
Reviewed by
CIP TEAM

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

MJS:LGH:sh
8.635

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 2,013,328	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	03/04

SOURCE OF FUNDS: 66% Federal, 34% State	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

[Signature]

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: 5/22/01, 3.14,
5/14/02, 3.14, 6/4/02, 3.30, 8/27/02,
3.36

District: 1

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.15

BOARD OF SUPERVISORS

Form 11: FOURTH AMENDMENT TO LEASE – DEPARTMENT OF CHILD
SUPPORT SERVICES/HUNTER PARK OFFICE PLAZA

October 8, 2003

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BACKGROUND: (Continued)

The landlord will provide the leasehold improvements of framing, drywall, carpet and paint within the 2001, 2041 and 2081 Iowa buildings. As part of the lease extension negotiations, the landlord will waive the scheduled 4% rental increase due February 2004.

The Lease is summarized below:

Lessor:	Hunter Park Office Plaza Magnon Companies 1650 Spruce Street, Suite 400 Riverside, California 92507	
Location:	2001-2041-2081 Iowa Avenue, Riverside, California	
	<u>Current:</u>	<u>New:</u>
Rent:	\$1.49 per square foot \$163,544 per month \$1,962,533 per year	\$1.45 per square foot \$169,893.60 per month \$2,038,723.20 per year
Size:	109,968 square feet	117,168 square feet.
Tenant Improvements:	Provided by Landlord.	
Option to Terminate:	Upon sixty (60) days notice, if funding is reduced or becomes unavailable.	
Utilities:	Electrical and telephone provided by County, all others Landlord.	
Custodial/ Maintenance:	Provided by Landlord.	
Parking:	Sufficient for County purposes.	

This Fourth Amendment to Lease has been approved as to form by County Counsel.