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

FROM: Department of Facilities Management

SUBMITTAL DATE:
November 4, 2003

SUBJECT: REVENUE SUBLEASE AGREEMENT / UNIVERSITY OF PHOENIX /
ECONOMIC DEVELOPMENT AGENCY

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

BACKGROUND: On March 2, 1999 (M.O. 3.11) the Board approved an agreement with Enterprise Circle, LLC at 27447 and 27463 Enterprise Circle West in Temecula, to implement a One Stop Workforce Development Center. The Economic Development Agency has partners under contract to provide various employment and educational services to the community. The rental income received is used to offset facility operational costs. The attached Sublease Agreement between the County of Riverside and the University of Phoenix reflects the terms and conditions to utilize 10,632 square feet in the Temecula Workforce Development Center for the purposes of providing classes.

Departmental Concurrence

[Handwritten signature]

MJS:LGH:sh
8.728

[Signature: T.H. Miller]
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature *[Signature]*

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

BOARD OF SUPERVISORS

Form 11: REVENUE SUBLEASE AGREEMENT – UNIVERSITY OF PHOENIX/
ECONOMIC DEVELOPMENT AGENCY

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BACKGROUND: (Continued)

The Revenue Sublease Agreement is summarized below:

Sublessor:	County of Riverside Department of Facilities Management 3133 Mission Inn Avenue Riverside, California 92507
Sublessee:	University of Phoenix 10540 Talbert Avenue, Suite 300 West Fountain Valley, California 92708
Subleased Premises Address:	27447 & 27463 Enterprise Circle West, Temecula, California
Total Size of Premises:	25,909 square feet
Subleased Premises:	10,632 square feet
Use:	University of Phoenix
Term:	Sixteen months, commencing August 1, 2003 and Expires November 30, 2004
Rent:	\$ 2.82 per square foot \$ 30,000 per month \$ 360,000 per year
Utilities & Custodial Services:	County shall provide all utilities and custodial.
Furniture, Furnishings And Equipment:	Provided by County

This Sublease has been approved as to form by County Counsel.