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



FROM: Department of Facilities Management

SUBMITTAL DATE:
January 30, 2004

SUBJECT: THIRTEENTH AMENDMENT TO LEASE - ECONOMIC DEVELOPMENT AGENCY/DANIEL C. BURKE, MICHAEL P. BURKE, ADRIENNE C. BURKE AND ELAINE ORTUNO

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Thirteenth Amendment to Lease 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 Daniel C. Burke, et al, for the facility located at 1151 Spruce Street, Riverside, California. The Economic Development Agency (EDA) utilizes the facility at this location for its Workforce Development Center. Tenant improvements are required in the Culinary Academy in order to upgrade the facility and comply with Health Department requirements, including recarpeting of

(Continued on Page 2)

MJS:TW:db
8.820

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 37,140	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: Federal 100%			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

Terrence J. Summers

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 12/11/01 3.14 | District: 1 | Agenda Number:

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

3.21

Departmental Concurrence

CA

RECEIVED BY CLERK OF THE BOARD
JAN 31 10 58 AM '04

BACKGROUND: (Continued)

dining room area, painting, installation of tile in food preparation area and steam cleaning tile in kitchen. Additionally, a locked gated area will be installed in the parking lot for the purpose of housing EDA's mobile unit. The costs will be paid in full by EDA upon completion and acceptance of the improvements. No other provisions are affected by this Amendment.

The attached Thirteenth Amendment to Lease is summarized below:

Lessor:	Daniel C. Burke, Michael P. Burke, Adrienne C. Burke, Elaine Ortuno 28 Hammond, Suite F Irvine, California
Premises Location:	1151 Spruce Street, Riverside
Size:	57,120 square feet
Term:	No change, lease terminates November 2004 (approximately eleven (11) months currently remaining).
Rent:	\$71,749 per month \$1.26 per square foot \$860,990 per year
Rental Adjustment:	Based on percentage change in CPI; maximum increase 8%.
Custodial Service:	Lessor provides
Utilities:	Lessee pays electrical and gas, Lessor pays all other utilities.
Interior/Exterior Maintenance:	Lessor provides

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BOARD OF SUPERVISORS

Form 11: THIRTEENTH AMENDMENT TO LEASE – ECONOMIC DEVELOPMENT
AGENCY/DANIEL C. BURKE, MICHAEL P. BURKE, ADRIENNE C. BURKE AND
ELAINE ORTUNO

January 30, 2004

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(Continued)

Improvements: Not to exceed \$37,140 to be paid in full by County upon completion and acceptance of work.

Option To
Terminate: Upon sixty (60) days notice for loss of funding.

Parking: Sufficient to meet County needs.

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