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304

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 10, 2004

SUBJECT: REVENUE GROUND LEASE AGREEMENT – RIVERSIDE COUNTY OFFICE
OF EDUCATION – 9825 COUNTY FARM ROAD, RIVERSIDE

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

BACKGROUND: County holds an ownership interest in the real property located on County Farm Road west of Harrison in the city of Riverside known as assessors parcel 145-240-004 comprised of approximately 2.23 acres, also known as 9825 County Farm Road, Riverside. The Riverside County Office of Education holds a Ground Leasehold interest in the property for purposes of providing its Regional Occupational Programs and a Dental Clinic. The Department of Facilities Management, Real Estate Division, contacted the Riverside Office of Education to extend the Ground Lease Agreement and entered into negotiations to renegotiate the rent and lease term. The Real Estate Division negotiated a rental increase and a thirty year lease extension on the terms and conditions as set forth on page two of this document. Approval of this Form 11 by the Board of Supervisors will consummate this transaction.

(Continued on Page 2)

Departmental Concurrence

Reviewed by *[Signature]*
CIP TEAM

MJS:SG:db
8.887

[Signature]
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	N/A	For Fiscal Year:	03/04

SOURCE OF FUNDS: Lease revenue to be directed to the Capital Improvement Program (CIP) Fund	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
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.: | **District:** 1 | **Agenda Number:**

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

3.7

BACKGROUND: (Continued)

The attached Ground Lease is summarized below:

Lessor: Riverside County Office of Education
3939 Thirteenth Street
Riverside, California 92502

Premises Location: 9825 County Farm Road, Riverside

Size: Approximately 2.23 acres.

Term: Commencing upon execution by the County.

Rent:	Current Rent:	New Rent:
	From:	To:
	\$0 per month	\$2,023 per month
	\$0 per year	\$24,276 per year

Rent Adjustments: Rent to be adjusted to 80 percent of CPI in year 5.

Custodial Services: Not Applicable.

Utilities: Office of Education responsible for all utilities.

Interior/Exterior Maintenance: Office of Education responsible for all maintenance.

Improvements: None currently, any future improvements to be at the sole cost and expense of the Office of Education.

Option to Terminate: Option for County to terminate due to any breach of the agreement by County Office of Education, also in the event County elects to redevelop the property. Option for Office of Education to terminate due to lack of funding of their operations, provided they give County sixty (60) days advanced written notice.

The attached Ground Lease is approved as to form by County Counsel.