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441

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 24, 2004

SUBJECT: LEASE AGREEMENT - COMMUNITY HEALTH AGENCY, ANIMAL SERVICES/METROPOLITAN WATER DISTRICT - ED PERKIC STREET EAST OF WILDERNESS, RIVERSIDE

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

BACKGROUND: The Department of Facilities Management, Real Estate Division, was contacted by the Community Health Agency, Animal Services and Licensing Division, who requested that additional parking be provided for the Animal Shelter located at 5950 Wilderness Avenue, Riverside. The Real Estate Division contacted the Metropolitan Water District, owner of an adjacent property, and entered into lease negotiations for the property. The Real Estate Division concluded negotiations with the Metropolitan Water District which will provide for the property to be used as a parking lot to serve the Animal Shelter Facility. The details of the lease agreement are set forth on page two of this Form 11.

(Continued on Page 2)

MJS:SG:db
8.854

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

FINANCIAL DATA	Current F.Y. Total Cost:	0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	0	Budget Adjustment:	No
	Annual Net County Cost:	\$100	For Fiscal Year:	04/05

SOURCE OF FUNDS: CHA - Animal Services Budget	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

James J. Danner

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

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

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

3.18

COUNTY OF RIVERSIDE
OFFICE EXECUTIVE
RECEIVED
FEB 26 11:28
MAY 9 1893

BACKGROUND: (Continued)

The attached Lease Agreement is summarized below:

Lessor: Metropolitan Water District
700 North Alameda Street
Los Angeles, California 90012

Premises Location: Ed Perkić Street, East of Wilderness Avenue, Riverside.

Size: 2.47 Acres.

Term: Commencing July 1, 2004, and expiring June 30, 2014.

Rent: \$100 per year.

Rent Adjustments: 3% per year, during the lease term.

Utilities: County pays for electricity.

Exterior
Maintenance: County responsible for maintenance.

Improvements: Resurface parking lot, repair pole lamps, remove ballards, at
County's expense. Cost of \$22,000, including a ten percent (10%)
contingency.

Option to Terminate: Option for County to terminate with one (1) year's advanced
notice.

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

The financial data reflects no FY03/04 costs as this agreement commences the beginning of FY04/05. The annual lease cost commencing in FY04/05 is \$100 and there will be a one-time parking lot resurface cost of \$22,000.