

645

424



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
February 24, 2004

**SUBJECT:** LEASE OPTION, DEPARTMENT OF PUBLIC SOCIAL SERVICES - KENNETH ODA, HARRY S. BROWN, MICHELLE E. BROWN – 27464 COMMERCE CENTER DRIVE, TEMECULA

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

**BACKGROUND:** On March 2, 1999, the County entered into a lease for 10, 311 square feet of office space for the Department of Public Social Services at 27464 Commerce Center Drive, Temecula, which is due to expire on June 14, 2004. The lease agreement includes an option to extend provision for the County which gives the County the right to extend the lease term. Approval by the Board of this Form 11 will extend the lease term for a period of one year, commencing June 15, 2004 and expiring on June 15, 2005. The rent will be increased from \$9,289.70 per month, to \$9,475.49 per month effective June 15, 2004. All other terms and conditions of the lease shall remain the same.

(Continued on Page 2)

Departmental Concurrence

*Michael J. Sylvester*

MJS:SG:db  
8.895

MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$111,570	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	6,136	Budget Adjustment:	No
	Annual Net County Cost:	6,261	For Fiscal Year:	FY 03/04

<b>SOURCE OF FUNDS:</b> Federal 50.9%, State 34.2%, County 5.5%, Realignment 9.4%	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

**County Executive Office Signature** *Terence Stinson*

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

**Prev. Agn. Ref.:** | **District:** 3 | **Agenda Number:**

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

**3.21**

COUNTY OF RIVERSIDE  
OFFICE OF THE CLERK  
RECEIVED  
FEB 24 2004  
CLERK OF THE BOARD

BOARD OF SUPERVISORS  
Form 11: DEPARTMENT OF PUBLIC SOCIAL SERVICES  
27464 COMMERCE CENTER DRIVE, TEMECULA  
February 24, 2004  
Page 2

**BACKGROUND:** (Continued)

The Exercise of Option to Extend Letter is summarized below:

Lessor: Ken Oda, Harry S. Brown, Michelle E. Brown  
33282 Golden Lantern, Suite 105  
Dana Point, California

The R/R Blumenthal Family Trust established April 28, 2000  
dba Temecula Legacy Properties LLC  
Trustees are Richard and Rose Blumenthal

Premises Location: 27464 Commerce Center Drive, Temecula

Size: 10,311 square feet.

Term: Commencing June 15, 2004 and expiring June 14, 2005.

Rent:	Current Rent:	New Rent:
	From:	To:
	\$9,289.70 per month \$111,476.40 per year	\$9,475.49 per month \$113,705.88 per year

Custodial Services: Provided by Lessor.

Utilities: County pays electricity, Lessor pays all others.

Interior/Exterior  
Maintenance: Provided by Lessor.

Improvements: None.

Option to Terminate: Option to terminate Lease due to reduced or unavailable County funding with ninety (90) days advanced written notice is in Original Lease.

The attached Exercise of Option to Extend Lease Letter is approved as to form by County Counsel.