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

FROM: Department of Facilities Management

SUBMITTAL DATE:
March 4, 2004

SUBJECT: LEASE OPTION, DEPARTMENT OF PUBLIC SOCIAL SERVICES – D.D.
BAINBRIDGE, LLC – 541 N. SAN JACINTO STREET, HEMET

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 May 11, 1999, the County entered into a lease for 54,252 square feet of office space for the Department of Public Social Services at 541 N. San Jacinto Street, Hemet which is scheduled to expire on September 27, 2004. The facility is occupied by the Department of Public Social Services' Self-Sufficiency and Child Protective Services Divisions, and continues to meet the needs of the Department. The lease agreement includes an option to extend the lease term for one year. Approval by the Board of this Form 11 will extend the lease term for a period of one year, commencing September 28, 2004 and expiring on September 27, 2005. The rent will be increased from \$57,120.68 per month, to \$59,405.51 per month effective September 28, 2004. All other terms and conditions of the lease shall remain the same.

Departmental Concurrence

(Continued on Page 2)

MICHAEL J. SYLVESTER, Director
Department of Facilities Management

MJS:SG:db
8.921

FINANCIAL DATA	Current F.Y. Total Cost:	\$678,857	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$25,117	Budget Adjustment:	No
	Annual Net County Cost:	\$26,122	For Fiscal Year:	04/05

SOURCE OF FUNDS: Federal 58%, State 34.4%, County 3.7%,
Realignment 3.9%

Positions To Be Deleted Per A-30

Requires 4/5 Vote

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

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

COUNTY OF RIVERSIDE
MAY 13 10 58 AM '04

RECEIVED RIVERSIDE COUNTY

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

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.15

BOARD OF SUPERVISORS
Form 11: DEPARTMENT OF PUBLIC SOCIAL SERVICES
541 N. SAN JACINTO STREET, HEMET

March 4, 2004

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BACKGROUND: (Continued)

The Exercise of Option to Extend Letter is summarized below:

Lessor: D.D. Bainbridge, LLC
11150 Olympic Blvd., Suite 805F
Los Angeles, California

Premises Location: 541 N. San Jacinto Street, Hemet

Size: 54,252 square feet.

Term: Commencing September 28, 2004 and expiring September 28, 2005.

Rent:	Current Rent:	New Rent:
	From:	To:
	\$1.05 psf	\$1.095 psf
	\$57,121 per month \$685,452 per year	\$59,406 per month \$712,872 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 language due to reduced or unavailable County funding with six (6) months advanced written notice is in the Original Lease.

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