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



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 24, 2004

SUBJECT: FIRST AMENDMENT TO SUB LEASE, DISTRICT ATTORNEY/JOHN C. CHURCH - 4053 MAIN STREET, RIVERSIDE

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

BACKGROUND: County holds a leasehold interest as Sublessee, under a lease between the County and John C. Church, for the facility located at 4053 Main Street, Riverside. County's Offices of the District Attorney occupy the facility at this location. The facility continues to meet the needs of the District Attorney and therefore a lease extension has been requested. The Department of Facilities Management, Real Estate Division, has negotiated a thirty-six (36) month lease term extension and, in addition, has renegotiated a lower rental rate with no annual increases which is set forth in the attached Sublease Amendment.

(Continued on Page 2)

Departmental Concurrence

MJS:SG:db
8.904

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 14,025	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$14,025	Budget Adjustment:	No
	Annual Net County Cost:	\$56,100	For Fiscal Year:	03/04
SOURCE OF FUNDS: District Attorney's Operating 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

Robert T. Swann

Consent
 Policy

 Consent
 Policy

 Dept's Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: | District: 2 | Agenda Number:

3.43

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO SUBLEASE – DISTRICT ATTORNEY/JOHN C.CHURCH
– 4053 MAIN STREET, RIVERSIDE

April 14, 2004

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BACKGROUND: (Continued)

The attached First Amendment to Sublease is summarized below:

Lessor: Mr. John C. Church
2225 Glenneyre, Unit K
Laguna Beach, California 92651

Premises Location: 4053 Main Street, Riverside

Size: 2,193 Square Feet

Term: Commencing April 1, 2004, extended to March 31, 2007

Rent:	From:	To:
	\$2.25 per square foot	\$2.13 per square foot
	\$4,937 per month	\$4,675 per month
	\$59,244 per year	\$56,100 per year

Rent Adjustments: None during the lease term.

Custodial Services: Sublessor to provide.

Utilities: County pays utilities and telephone services.

Interior/Exterior
Maintenance: Sublessor to provide.

Parking: Nine (9) reserved parking spaces, valued at \$75.00 per space per month, included in the monthly rent.

Improvements: None.

Option to Terminate: Option to terminate the Sublease due to reduced or unavailable funding with ninety (90) days advanced notice to Sublessor.

Facilities Management has researched the rental rates for competitive space in Downtown Riverside and has located the following competitive properties:

<u>Location</u>	<u>Rental Rate</u>	<u>Additional Cost per Parking Space per Month</u>
3750 University Avenue, Riverside	\$1.95 per square foot +	\$70 per space
3403 Tenth Street, Riverside	\$1.95 per square foot +	\$75 per space
3801 University Avenue, Riverside	\$1.95 per square foot +	\$65 per space