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



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 12, 2004

SUBJECT: FIRST AMENDMENT TO LEASE – COUNTY SERVICE AREA 143/SWEENEY & ASSOCIATES, INC.

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

BACKGROUND: On December 19, 2000 (M.O. 3.12) the Board approved an agreement with Sweeney & Associates, Inc., to lease the building at 38730 Sky Canyon Drive, Suite B, Murrieta, for the Economic Development Agency (EDA) and the County Service Area 143. This First Amendment to Lease represents a one year lease extension. This space continues to meet the department's standard for continued use.

Departmental Concurrence

(Continued on Page 2)

MJS:LGH:sh
9.013


MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$28,452	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$0	For Fiscal Year:	04/05

SOURCE OF FUNDS: County Service Area 143	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 

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

Prev. Agn. Ref.: 12/19/00.#3.12 | District: 3 | Agenda Number:

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

3.25

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BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE – COUNTY SERVICE AREA 143/SWEENEY & ASSOCIATES, INC.

May 12, 2004

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BACKGROUND: (Continued)

The lease is summarized below:

Location: 38730 Sky Canyon Drive, Suite B,
Murrieta, California

Size: 1,335 Square Feet

	<u>Current</u>	<u>Proposed Estimate</u>
Rent:	\$ 1.79 Per Square Foot \$ 2,387.38 Per Month \$ 28,648.56 Per Year	\$ 1.76 Per Square Foot \$ 2,348.00 Per Month \$28,176.00 Per Year

Term: Expiration January 31, 2005.

Improvement Costs: None.

Services: Maintenance and Custodial paid by Lessor.

Utilities: County pays for telephone, electrical and gas services. Lessor pays all other utilities.

Parking Spaces: Sufficient for County needs.

Communication Costs: None

Market Rents: Facilities Management has researched rental rates for office building in the greater Temecula/Murrieta area for this renewal. Rates include interior/exterior maintenance and utilities with the exception of electricity. The lease renewal was negotiated at \$1.76.

27368 Via Industrial, Temecula	\$1.98	Modified Gross
27710 Jefferson Ave., Temecula	\$2.03	Modified Gross
41593 Winchester, Temecula	\$2.14	Modified Gross

This First Amendment to lease has been approved as to form by County Counsel.