

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

607



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 14, 2004

SUBJECT: LEASE OPTION / DEPARTMENT OF PUBLIC SOCIAL SERVICES / BANNING
OFFICE BUILDING

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

BACKGROUND: On December 7, 1999 (M.O. 3.4) the Board entered into a Lease for 10,131 square feet of office space for the Department of Public Social Services at 161 West Ramsey, Suites A & B, Banning, California which is due to expire January 6, 2005. Currently, the Real Estate Division is negotiating a three year lease extension with the landlord, however, lease negotiations have not yet concluded. Approval of this Form 11 will give the Real Estate Division the authority to exercise the three-year option, which expires on January 6, 2005. The rent will be increased from \$11,768.68 per month to \$12,157.05 per month effective January 7, 2005. All other terms and conditions of the Lease shall remain the same.

(Continued Page 2)

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

MJS:LGH:ss
9.247

FINANCIAL DATA	Current F.Y. Total Cost:	\$143,556	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$7,752	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$7,752	For Fiscal Year:	04/05

SOURCE OF FUNDS: 50.7% Federal, 34.3% State, 5.4% County, 9.6% Realignment	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Riva Brandt

County Executive Office Signature

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

Prev. Agn. Ref.: 12/7/99,#3.4 | District: 5 | Agenda Number:

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

3.9

Departmental Concurrence

BOARD OF SUPERVISORS
Form 11: LEASE OPTION / DEPARTMENT OF PUBLIC SOCIAL SERVICES /
BANNING OFFICE BUILDING

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BACKGROUND: (Continued)

The lease is summarized below:

Lessor:	Banning Office Building 41623 Margarita Road, Suite 100 Temecula, California 92591		
Location:	161 West Ramsey, Suites A & B Banning, California		
Size:	10,131 square feet		
	<u>Current:</u>	<u>New:</u>	
Rent:	\$1.16 per sf \$11,768.68 per month \$141,224.16 per year	\$1.20 per sf \$12,157.05 per month \$145,884.56 per year	
Term:	Expiration January 6, 2005		
Custodial Services:	Provided by Lessor		
Utilities:	County pays electricity, Lessor pays all others		
Interior/Exterior Maintenance:	Provided by Lessor		
Option to Terminate:	Yes, if funding lost		
Improvement Costs:	None		
Market Rents:	N/A		

This attached exercise of Option to Extend Letter is approved as to form by County Counsel.