

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

840



FROM: Department of Facilities Management

SUBMITTAL DATE:
January 10, 2005

SUBJECT: LEASE AGREEMENT BETWEEN RIVERSIDE COUNTY FARM BUREAU, LESSOR AND COUNTY OF RIVERSIDE, COOPERATIVE EXTENSION

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

BACKGROUND: At the request of The Cooperative Extension Program the Department of Facilities Management, Real Estate Division negotiated a Lease Agreement for a term of thirty-six (36) months commencing on January 1, 2005 and terminating on December 31, 2007. The monthly rental will be increased from \$4,598.58 to \$4,690.95. This facility continues to meet the needs and requirements of the department.

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Departmental Concurrence

MJS:TW:ss
9.294

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$55,737	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$55,737	Budget Adjustment:	No
	Annual Net County Cost:	\$56,291	For Fiscal Year:	04/05

SOURCE OF FUNDS: 100% General Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

Lisa Brandell

County Executive Office Signature

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: 3.31 07/07/92

District: 5

Agenda Number:

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

3.18

BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT BETWEEN RIVERSIDE COUNTY FARM BUREAU,
LESSOR AND COUNTY OF RIVERSIDE, COOPERATIVE EXTENSION

January 10, 2005

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BACKGROUND: (Continued)

The attached Lease agreement is summarized below:

Lessor: Riverside County Farm Bureau
21160 Box Springs Road, Suite 102
Moreno Valley, California

Premises Location: 21150 Box Springs Road, #2
Moreno Valley, California

Size: 6,000 square feet.

Term: Thirty-six (36) months.

Rent: \$.78 per square foot.
\$ 4,690.55 per month.
\$ 56,287.00 per year.

Rent Adjustment: Two percent (2%) annually.

Custodial Service: Paid by County of Riverside.

Utilities: Lessor pays for gas, water, sewer service and refuse collection,
County pays for telephone and electric.

Interior/Exterior
Maintenance: Paid by Lessor with the exception of interior maintenance under
\$100.00, paid by County.

Improvements: N/A.

Option to Terminate: For loss of funding with sixty (60) days notice.

Parking: In common with other tenants, sufficient to meet County needs.

Market Rates: Facilities Management has researched rates in the Moreno Valley
area for comparable space and they range from \$1.07 to \$1.38 per
sq. ft.

The attached Lease Agreement is approved as to form by County Counsel.