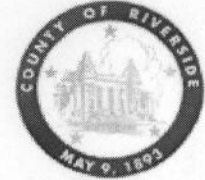


443



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
February 15, 2005

SUBJECT: FIFTH AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/BEL AIR PLAZA, LP

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

BACKGROUND: The Department of Public Social Services is located in a three building complex at 23119 Cottonwood (Buildings A, B and C). The attached Fifth Amendment to Lease affects Buildings A & C only. This office continues to meet the requirements of the department. The Lease term is extended for Five (5) years from March 1, 2005 through February 28, 2010. The requested Leasehold Improvements will include paint, ceramic floor tile, and carpet tiles in an amount not to exceed \$193,201.00.

(Continued on Page 2)

MJS:LGH:ss
9.351

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$1,101,617.64	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$45,166	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$45,166	For Fiscal Year:	04/05

SOURCE OF FUNDS: 51.4% Federal, 44.5% State, 4.10% County	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 *Lisa Brandl*

Consent
 Policy
 Consent
 Policy

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

Prev. Agn. Ref.: 10/28/97, #3.9, 2/24/98, #3.3, 12/21/99, #3.7, 4/4/00, #3.3, 2/27/01, #3.11,
 District: 5
 Agenda Number:

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

3.16

796
2/28/05

Reviewed by
CIP TEAM

Departmental Concurrence

COUNTY OF RIVERSIDE
CLERK OF THE BOARD
EXECUTIVE

BOARD OF SUPERVISORS

Form 11: FIFTH AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/BEL AIR PLAZA, LP

February 15, 2005

Page 2

BACKGROUND: (Continued)

The lease is summarized below:

Lessor:	Bel Air Plaza LP 1875 Century Park East, Suite 1350 Riverside, California 90067	
Location:	23119 Cottonwood, Buildings A - C Moreno Valley, California	
Expiration:	February 28, 2007	
Size:	47,784 square feet	
	<u>Current</u>	<u>New</u>
Rent:	\$1.38 psf \$ 66,080.28 \$792,963.36	\$1.65 (Full Service Modified Gross) \$78,843.60 per month \$946,123.20 per year
Tenant Improvements:	Not to exceed \$193,201.00 One-third to be paid upon completion One-third paid (with 10% interest) July 2005 One third paid (with 10% interest) July 2006	
Option to terminate:	If funding is reduced or becomes unavailable. 90 day notice	
Utilities:	Electrical and telephone provided by County all others Landlord.	
Custodial/ Maintenance:	Provided by Lessor	
Parking:	Sufficient for County purposes	
Market Data:	14375 Nason 22690 Cactus,	\$1.66 (FSMG) \$1.83 (FSMG)

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