

2/22/05
794

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

445



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 7, 2005

SUBJECT: LEASE OPTION / DEPARTMENT OF PUBLIC SOCIAL SERVICES / R/R
BLUMENTHAL FAMILY TRUST

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

Departmental Concurrence

BACKGROUND: On March 2, 1999 (M.O. 3.14) the Board entered into a Lease for 10,311 square feet of office space for the Department of Public Social Services at 27464 Commerce Center Drive, Temecula, California. Approval of this Form 11 will give the Real Estate Division the authority to exercise the one-year option, which expires on June 15, 2005. The facility continues to meet the needs of the department and is economically beneficial. All other terms and conditions of the Lease shall remain the same.

(Continued Page 2)

MJS:LGH:ss
9.340

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$115,904	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$6,259	Budget Adjustment:	No
	Annual Net County Cost 05/06:	\$6,259	For Fiscal Year:	05/06

SOURCE OF FUNDS: 52.3% Federal, 33.1% State, 5.4% County, 9.2% Realignment

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandl

County Executive Office Signature

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.:
3/2/99,#3.14,3/9/04,#3.21

District: 3

Agenda Number:

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

3.17

COUNTY OF RIVERSIDE
02 MAR - 3 11:03
02 MAR - 3 5:22
OFFICE

BOARD OF SUPERVISORS

Form 11: LEASE OPTION / DEPARTMENT OF PUBLIC SOCIAL SERVICES / R/R
BLUMENTHAL FAMILY TRUST

February 7, 2005

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BACKGROUND: (Continued)

The lease is summarized below:

Lessor:	R/R Blumenthal Family Trust 901 Hacienda Drive Vista, California 92083
Location:	27464 Commerce Center Drive Temecula, California
Size:	10,311 square feet
Rent:	\$.94 per square foot \$ 9,658.70 per month \$115,904.00 per year
Term:	Expiration June 14, 2006
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:	43460 Ridge Park Drive \$2.84 (FSMG) Overland Drive & Ynez Road \$2.54 (FSMG) 28459 Old Town Front Street \$1.97 (FSMG)

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