

797

520

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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
February 17, 2005

**SUBJECT:** FIRST AMENDEMENT TO LEASE / LIBRARY/CITY OF CANYON LAKE

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

**BACKGROUND:** On February 15, 2000 (M.O. 3.7) the Board entered into a Lease for 1,886 square feet, for Library use, located within the City Hall at 31516 Railroad Canyon Road, Suite 101, Canyon Lake, California. The attached First Amendment to Lease excercises the first of two (2) – five (5) year options to renew this agreement.  
(Continued Page 2)

MJS:LGH:ss  
9.352

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

|                |                               |             |                         |       |
|----------------|-------------------------------|-------------|-------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost:      | \$32,226.12 | 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: 100% County Library Fund | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
|   | Requires 4/5 Vote                | <input type="checkbox"/> |

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

**APPROVE**

*Lisa Brandt*

County Executive Office Signature

Dep't  
Recomm.:  
Per Exec.  
Ofc.

Consent

Policy

Consent

Policy

Prev. Agn. Ref.: 1/15/00,#3.7

District: 3

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.7

**BACKGROUND:** (Continued)

The attached First Amendment to Lease Agreement is summarized below:

Lessor: City of Canyon Lake  
31516 Railroad Canyon Road, Suite 101  
Canyon Lake, California 92587

Location: 31516 Railroad Canyon Road, Suite 101  
Canyon Lake, California

Size: 1,886 square feet.

Rent: \$ 1.42 per sq. ft.  
\$ 2,685.51 per mo.  
\$32,226.12 per yr.

Rent Increases: Two percent (2%) annually.

Term: Expires February 28, 2010.

Custodial Services: Provided by Lessor.

Utilities: Telephone provided by County all other utilities provided by Lessor.

Interior/Exterior Maintenance: Provided by Lessor.

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

Improvement Costs: None.

Market Rents: The Department of Facilities Management has researched rental rates for comparable space in the area and they range from \$1.41 to \$1.79 per square foot.

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