

3/2/5
808

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

705



FROM: Department of Facilities Management

SUBMITTAL DATE:
March 3, 2005

SUBJECT: FIRST AMENDMENT TO LEASE - DEPARTMENT OF PUBLIC SOCIAL SERVICES/ IOWA AVENUE HOLDINGS, LLC

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: The Board of Supervisors approved a lease on February 7, 2002 for the facility at 2038 Iowa Avenue, Suite 103, Riverside, for the Department of Public Social Services. This building continues to meet the requirements of the department and the attached First Amendment to Lease reflects a twenty-six (26) month lease extension. The monthly rental amount will be increased from \$1,166.99 to \$1,381.50.
(Continued on Page 2)

Departmental Concurrence

MJS:LGH:db
9.350

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$13,697.00	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: 66% Federal, 34% Other (Southern California Gas Company)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lora Brandl

County Executive Office Signature

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: 04/13/04 #3.14

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.18

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/ IOWA AVENUE HOLDINGS, LLC

March 3, 2005

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BACKGROUND: (Continued)

The lease is summarized below:

Lessor: Iowa Avenue Holdings, LLC
c/o Janez Properties
12526 High Bluff Drive, Suite 190
San Diego, California 92130

Location: 2038 Iowa Avenue, Suite 103
Riverside, California

Size: 1,842 square feet.

Term: Twenty-six (26) months commencing March 1, 2005.

	<u>Current:</u>		<u>New:</u>	
Rent:	\$.63	per sq. ft.	\$.75	per sq. ft. (FSMG)
	\$ 1,166.99	per month	\$ 1,381.50	per month
	\$14,003.88	per year	\$16,578.00	per year

Tenant Improvements: None.

Option to Terminate: Upon sixty (60) days notice, if funding is reduced or becomes unavailable.

Utilities: Electrical and telephone provided by County all other utilities provided by Landlord.

Custodial & Maintenance: Provided by Landlord.

Parking: Sufficient to meet County needs.

Market Data:	2025 Chicago, Riverside	\$1.00 Full Service Modified Gross (FSMG)
	1040 Iowa, Riverside	\$1.10 Full Service Modified Gross (FSMG)
	3100 Chicago, Riverside	\$1.42 Full Service Modified Gross (FSMG)

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