

857

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

953



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
June 15, 2005

**SUBJECT:** NEW LEASE – DISTRICT ATTORNEY/VALLEY VIEW PARTNERS, LLC 30033-B TECHNOLOGY DRIVE, MURRIETA

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

**BACKGROUND:** On September 28, 2004, the Board of Supervisors approved a request from the District Attorney's office authorizing the Department of Facilities Management to locate suitable office space in the south County area to relieve the overcrowded conditions at the Southwest Justice Center. The Real Estate Division issued a "Request for Proposal" and received submittals from area landlords. The District Attorney selected a site and a lease has been negotiated for approximately 14,482 square feet for office space for the Investigative Unit, Youth Accountability attorneys and Family Justice Center.  
(Continued on Page 2)

*Mary M. Austin*  
Reviewed by  
**CIP TEAM**

Departmental Concurrence

*[Signature]*

MJS:HHR:pc  
9.518

*[Signature]*  
MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ 327,962.76	For Fiscal Year:	05/06

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

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

*[Signature]*

County Executive Office Signature

Policy  
 Policy  
 Consent  
 Consent  
 Dept't Recomm.:  
 Per Exec. Ofc.:

Prev. Agn. Ref.: 9/28/04, #3.16 | District: 3 | Agenda Number:

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

3.16

BOARD OF SUPERVISORS

Form 11: NEW LEASE – DISTRICT ATTORNEY/VALLEY VIEW PARTNERS, LLC  
30033-B TECHNOLOGY DRIVE, MURRIETA

June 15, 2005

Page 2

**BACKGROUND:** (Continued)

The attached Lease Agreement is summarized below:

Lessor:	Valley View Partners, LLC 41623 Margarita Road, Suite 100 Temecula, California 92591
Location:	30033-B Technology Drive Murrieta, California 92563
Size:	Approximately 14,482 square feet.
Term:	Five (5) Years.
Rent:	\$ 1.89 Per square foot modified gross. \$ 27,330.23 Per month. \$ 327,962.76 Per year.
Rent Adjustments:	Three percent (3%) on each anniversary date.
Utilities:	County pays telephone and electricity. Lessor pays all other utilities.
Custodial Service:	Provided by Lessor.
Interior/Exterior Maintenance:	Provided by Lessor.
Tenant Improvements:	Cost included in the rent.
Option to Terminate:	For Funding with six (6) months notice. For any cause after thirty six (36) months of the term with six (6) months written notice.
Termination Penalty:	Reimbursement of the unamortized tenant improvements.
Information Technology Costs:	\$77,880.00.
Parking:	Sufficient to meet County needs.

(Continued on Page 3)

BOARD OF SUPERVISORS

Form 11: NEW LEASE – DISTRICT ATTORNEY/VALLEY VIEW PARTNERS, LLC  
30033-B TECHNOLOGY DRIVE, MURRIETA

June 15, 2005

Page 3

**BACKGROUND:** (Continued)

Market Data:

Facilities Management has researched rental rates for comparable space in the Murrieta area and located the following competitive properties:

41880 Kalmia Street, Murrieta	\$1.90 MG
40680 California Oaks Road, Murrieta	\$2.00 MG
27270 Madison Avenue, Murrieta	\$2.00 MG

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