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971



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
June 20, 2005

**SUBJECT:** LEASE AGREEMENT, ENVIRONMENTAL HEALTH/PAVEZ FAMILY, LLC, LESSOR,  
2275 S. MAIN STREET, SUITE 204, CORONA

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

**BACKGROUND:** On August 24, 2004 the Board of Supervisors approved Agenda item #3.26 authorizing the Department of Facilities Management, Real Estate Division, to locate suitable office space for the Environmental Health Agency in Corona. The Real Estate Division issued a "Request For Proposal" and received submittals from area Landlords. The Department of Facilities Management located approximately 10,164 square feet of office space which meets the requirements of the department and a lease has been negotiated.  
(Continued on Page 2)

Departmental Concurrence

*Nancy M. Chastain*  
Reviewed by  
**CIP TEAM**

MJS:TW:eo  
9.525

*for T. Miller*  
MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$199,050.00	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	05/06

**SOURCE OF FUNDS:** 100% Fee For Service

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

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

**APPROVE**

County Executive Office Signature

*Lisa Brandt*

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

Prev. Agn. Ref.: 3.26, 8/24/04

District: 2

Agenda Number:

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

3.17

BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT, ENVIRONMENTAL HEALTH, PAVEZ FAMILY, LLC,  
LESSOR, 2275 S. MAIN STREET, SUITE 204, CORONA

June 20, 2005

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**BACKGROUND:** (Continued)

The Lease Agreement is summarized below:

Lessor:	Pavez Family, LLC 2275 South Main Street, Suite 100 Corona, California
Premises Location:	2275 South Main Street, Suite 204 Corona, California
Size:	Approximately 10,164 Square Feet.
Term:	Five (5) years.
Rent:	\$ 1.96 Per Square Foot. \$ 19,905.00 Per Month. \$238,860.00 Per Year.
Rent Adjustment:	Three percent (3%) annual increase.
Custodial Service:	Provided by Lessor.
Utilities:	County to pay for telephone and electricity. Lessor pays all other utilities.
Interior/Exterior Maintenance:	Provided by Lessor.
Improvements:	Full build-out, reception area, testing room, offices, conference room, clerical area, County's cost \$61,866.00 to be paid upon completion and acceptance.
Information Technology Costs:	\$72,000.00
Option to Terminate:	For loss of funding with sixty (60) days written notice. Or a portion of the space may be vacated after three (3) years, if a County facility becomes available.
Parking	Sufficient to meet County needs.

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BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT, ENVIRONMENTAL HEALTH, PAVEZ FAMILY, LLC,  
LESSOR, 2275 S. MAIN STREET, SUITE 204, CORONA

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**BACKGROUND:** (Continued)

Market Rates:

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

1250 Corona Point Court, Corona	\$2.20	Full Service Gross
1871 California Avenue, Corona	\$2.05	Full Service Gross
Corona Corporate III, Corona	\$1.90	Full Service Gross

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