

862

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

130



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
June 20, 2005

**SUBJECT:** FOURTH AMENDMENT TO LEASE – DISTRICT ATTORNEY/PONDEROSA BUSINESS PARK – 7545 JURUPA AVENUE, SUITES C AND D, RIVERSIDE

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

**BACKGROUND:** County holds a leasehold interest as Lessee, under a lease between the County and the Ponderosa Business Park, a California General Partnership, for the facility located at 7545 Jurupa Avenue, Suites C and D, Riverside. County's District Attorney occupies the facility at this location for its Special Prosecutions Section. The facility continues to meet the needs of the District Attorney and therefore a lease extension has been requested. The Department of Facilities Management, Real Estate Division, has negotiated a 36 month lease term extension.

(Continued on Page 2)

Departmental Concurrence

MJS:SS:pc  
9.529

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 18,635.04	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	05/06

**SOURCE OF FUNDS:** 25% Real Estate DA800; 25% Urban DA2200; 50% Insurance Fraud DA2500.

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

Consent  
 Policy  
  
 Consent  
 Policy

Prev. Agn. Ref.: 11/18/03, #3.19

District: 1

Agenda Number:

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

3.33

BOARD OF SUPERVISORS

Form 11: FOURTH AMENDMENT TO LEASE – DISTRICT ATTORNEY – 7545 JURUPA AVENUE, SUITES C AND D, RIVERSIDE

June 20, 2005

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**BACKGROUND:** (Continued)

The attached Fourth Amendment to Lease is summarized below:

Lessor: Ponderosa Business Park  
3100 Airway Avenue, Suite 135  
Costa Mesa, California

Location: 7545 Jurupa Avenue, Suites C and D, Riverside.

Size: 2800 Square Feet.

Term: Commencing August 1, 2005, extending to July 31, 2008.

Rent: From: To:  
\$ .53 per sq. ft. \$ .56 per sq. ft.  
\$ 1,471.96 per mo. \$ 1,560.28 per mo.  
\$17,663.52 per yr. \$18,723.36 per yr.

Rent Adjustments: Five Percent (5%) increase August 1, 2006. Four and a Half Percent (4 ½%) increase August 1, 2007.

Utilities: County provides for telephone, gas and electric.

Custodial Service: Provided by County.

Interior/Exterior Maintenance: Lessor performs HVAC preventative maintenance and pest control.

Option to Terminate: Option for County to terminate due to funding with ninety (90) days notice.

Tenant Improvements: None.

Market Data: 11681 Sterling Avenue, Riverside \$ .56 per sq. ft.  
1231 Rubidoux Boulevard, Riverside \$ .59 per sq. ft.  
5910 Mission Boulevard, Riverside \$ .67 per sq. ft.

The attached Fourth Amendment to Lease has been approved as to form by County Counsel.