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

FROM: Department of Facilities Management

SUBMITTAL DATE:
June 13, 2005

SUBJECT: LEASE AGREEMENT DISTRICT ATTORNEY - RIVERSIDE CENTRE ASSOCIATES, L.P., 3403 TENTH STREET, SUITE 200, RIVERSIDE

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: The Board of Supervisors approved in principle a request from the District Attorney's office authorizing the Department of Facilities Management to locate suitable office space for the administrative staff and training division in the downtown area due to growth in the department. The Real Estate Division issued a "Request for Proposal" and received submittals from area landlords.

(Continued on Page 2)

Departmental Concurrence

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Haym M. Austin
Reviewed by
CIP TEAM

MJS:HHR:TW:pc
9.510

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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:	\$ 427,942	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 type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandl

County Executive Office Signature

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: 3.10 5/3/05;
3.42 4/5/05

District: 2

Agenda Number:

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

3.36

BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT DISTRICT ATTORNEY – RIVERSIDE CENTRE ASSOCIATES,
L.P., 3403 TENTH STREET, SUITE 200, RIVERSIDE

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BACKGROUND: (Continued)

The District Attorney selected a site with approximately 17,396 square feet of rentable office space suitable for the requirements of the offices for their administrative staff and training division. The Department of Facilities Management has negotiated a Lease Agreement with the Landlord.

The Lease Agreement is summarized below:

Lessor:	Riverside Centre Associates, L.P. 3403 Tenth Street, 7 th Floor Riverside, California
Premises Location:	3403 Tenth Street, Suite 200 Riverside, California
Size:	Approximately 17,396 square feet.
Term:	Five (5) years.
Rent:	\$ 2.05 Per Square Foot Full Service Gross \$ 35,661.80 Per Month \$427,941.60 Per Year
Rent Adjustment:	Three percent (3%) on each anniversary date.
Custodial Service:	Provided by Lessor.
Utilities:	County pays telephone charges. Lessor pays all other utilities.
Interior/Exterior Maintenance	Provided by Lessor.
Improvements:	N/A.
Information Technology Costs:	\$64,000.00.
Option to Terminate:	For loss of funding with sixty (60) days written notice.
Parking:	Sufficient to meet County needs.

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BOARD OF SUPERVISORS

Form 11: LEASE AGREEMENT DISTRICT ATTORNEY – RIVERSIDE CENTRE ASSOCIATES,
L.P., 3403 TENTH STREET, SUITE 200, RIVERSIDE

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BACKGROUND: (Continued)

Market Rates:

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

2300 Market Street, Riverside	\$2.10 F.S.G.
3801 University Avenue, Riverside	\$2.00 F.S.G.
3880 Lemon Street, Riverside	\$2.00 F.S.G.

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

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



3.15

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Department of Facilities Management regarding a Lease Agreement for District Attorney/Riverside Centre Associates, L.P., 3403 Tenth Street, Suite 200, Riverside, 2nd District, is continued to July 12, 2005.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on
_____ June 28, 2005 _____ of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: June 28, 2005
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: James Schlemmer Deputy

AGENDA NO.
3.15

xc: Facil. Mgmt., COB
LR