

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



578

FROM: Department of Facilities Management

SUBMITTAL DATE:
August 8, 2005

SUBJECT: LEASE OPTION – ASSESSOR / COUNTY CLERK RECORDER / DANIEL BURKE
Et. Al / 1111 SPRUCE STREET, RIVERSIDE

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

BACKGROUND: On October 26, 2004 (M.O. 3.24) the Board entered into a twelve (12) month Lease Agreement for 11,900 square feet of office space for the Assessor/County Clerk/Recorder at 1111 Spruce Street, Riverside. The Assessor/County Clerk/Recorder required this temporary office space due to the pending remodeling of the space they occupied on the 6th floor of the County Administrative Center. This lease provided two (2) six (6) month options to extend the lease. The renovations have not been completed and the Assessor/County Clerk/Recorder has elected to exercise their option and extend the lease an additional six (6) months. The rent will be increased from \$12,138.00 per month to \$12,562.83 per month effective November 1, 2005. All other terms and conditions of the Lease shall remain the same.
(Continued on Page 2)

Departmental Concurrence

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

MJS:TW:pc
9.586

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 149,055.00	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: Recorder Modernization Funds			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
 Dep't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 10/26/04, #3.24

District: 2

Agenda Number:

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

3.46

BOARD OF SUPERVISORS

Form 11: LEASE OPTION – ASSESSOR/COUNTY CLERK RECORDER/DANIEL
BURKE, Et. Al / 1111 SPRUCE STREET, RIVERSIDE

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BACKGROUND: (Continued)

The lease is summarized below:

Lessor:	Daniel Burke, Et.Al. 28 Hammond, Suite F Irvine, California								
Premises Location:	1111 Spruce Street, Riverside, California.								
Size:	11,900 square feet.								
Term:	Six (6) months commencing November 1, 2005.								
Rent:	<table><thead><tr><th>Current</th><th>New</th></tr></thead><tbody><tr><td>\$ 1.02 per sq. ft.</td><td>\$ 1.0557 per sq. ft.</td></tr><tr><td>\$ 12,138.00 per mo.</td><td>\$ 12,562.83 per mo.</td></tr><tr><td>\$145,656.00 per yr.</td><td>\$150,753.96 per yr.</td></tr></tbody></table>	Current	New	\$ 1.02 per sq. ft.	\$ 1.0557 per sq. ft.	\$ 12,138.00 per mo.	\$ 12,562.83 per mo.	\$145,656.00 per yr.	\$150,753.96 per yr.
Current	New								
\$ 1.02 per sq. ft.	\$ 1.0557 per sq. ft.								
\$ 12,138.00 per mo.	\$ 12,562.83 per mo.								
\$145,656.00 per yr.	\$150,753.96 per yr.								
Rent Adjustment:	Three and one-half percent (3.5%) effective November 1, 2005.								
Custodial Service:	Provided by Lessor.								
Utilities:	County pays electric and telephone service.								
Interior/Exterior Maintenance:	Provided by Lessor.								
Improvements:	N/A								
Information Technology Costs:	N/A								
Option to Terminate:	Due to reduced or unavailable funding with ninety (90) days written notice.								
Parking:	Sufficient to meet County needs.								

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BACKGROUND: (Continued)

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

3880 Lemon Street, Riverside	\$1.95 per square foot full serve gross
3610 Central Avenue, Riverside	\$1.75 per square foot full serve gross
11611 Magnolia, Riverside	\$1.85 per square foot full serve gross

The attached exercise of Option to Extend letter was approved as to form by County Counsel.