

882

532

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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
July 28, 2005

**SUBJECT:** SECOND AMENDMENT TO LEASE, PROBATION DEPARTMENT  
BROTHERTON FAMILY TRUST

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

**BACKGROUND:** Since May 1995, the County of Riverside has leased the facility for the Probation Department, located at 1330 South State Street, Suite A, San Jacinto. This facility provides offices for its Probation Officers, who counsel adult and juvenile probationers on the terms and conditions of their probation and is also used for training of the probation officers. This facility continues to meet the requirements of the department. This Second Amendment to Lease will extend the Lease for an additional five years through May 31, 2010.  
(Continued on Page 2)

*Amy Carter*  
Reviewed by  
**CIP TEAM**

*M. Whittington*  
Probation  
Departmental Concurrence

*Michael J. Sylvester*  
MICHAEL J. SYLVESTER, DIRECTOR  
Department of Facilities Management

MJS:LGH:pc  
9.580

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 73,842	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ 12,553	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ 12,553	<b>For Fiscal Year:</b>	05/06

<b>SOURCE OF FUNDS:</b> 13% Federal; 65% State; 17% General Fund; 5% Other	<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**

*Rosa Brandl*

**County Executive Office Signature**

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

Prev. Agn. Ref.: 2/21/95 3.15;8/15/00  
3.23

District: 3

Agenda Number:

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

**3.47**

DEPARTMENT OF FACILITIES MANAGEMENT  
Form 11: SECOND AMENDMENT TO LEASE, PROBATION DEPARTMENT/  
BROTHERTON FAMILY TRUST

July 28, 2005

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**BACKGROUND:** (Continued)

The Lessor will paint and provide new carpet at no additional cost to the county.

The Second Amendment to Lease is summarized below:

Lessor: Brotherton Family Trust, dba San Jacinto Business Park  
1057 Ridge Heights Drive  
Fallbrook, California 92028

Location: 1330 South State Street  
San Jacinto, California 92583

Term: May 21, 2005 through May 31, 2010.

Size: 5,000 square feet

	<u>Current</u>	<u>New</u>	
Rent:	\$ 1.18 Per square foot	\$ 1.23 Per square foot	
	\$ 5,897.16 Per month	\$ 6,133.05 Per month	
	\$70,765.92 Per year	\$73,596.60 Per year	

Tenant  
Improvements: New paint and carpet, no cost to the county.

Option to  
Terminate: Funding with (180) One Hundred Eighty days written notice.

Utilities: County pays for electrical and telephone, Lessor pays all other utilities.

Custodial/  
Maintenance: Provided by Lessor.

Parking: Sufficient to meet county needs.

Market Data: 650 N. State Street, \$1.41 Full Service modified gross.  
1005 N. State Street, \$1.30 Full Service modified gross.

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