

878  
D/1/8/5

516



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
July 14, 2005

**SUBJECT:** FIRST AMENDMENT TO LEASE, DEPARTMENT OF PUBLIC SOCIAL SERVICES /  
BANNING OFFICE BUILDING, LLC

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

**BACKGROUND:** This First Amendment to Lease represents a request from the Department of  
Public Social Services (DPSS) to extend the lease for three (3) years at its office located at 161  
Ramsey Street, Suites 1 & 2, Banning, California.  
(Continued on Page 2)

Departmental Concurrence

MJS:LGH:pc  
9.523

MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 154,429	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 8,339	Budget Adjustment:	No
	Annual Net County Cost:	\$ 8,339	For Fiscal Year:	05/06
SOURCE OF FUNDS: 50.60% Federal; 34.40% State; 5.40% County General, 9.60% Realignment			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

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

County Executive Office Signature

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.: 12/7/99, #3.4

District: 5

Agenda Number:

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

3.48

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE, DEPARTMENT OF PUBLIC SOCIAL SERVICES /  
BANNING OFFICE BUILDING, LLC

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**BACKGROUND:** (Continued)

The facility provides services to the community from the DPSS Adult Protective Services and Child Protective Services programs. This building continues to meet the requirements of the department.

The First Amendment to Lease is summarized below:

Lessor: Banning Office Building, LLC  
41623 Margarita Road, Suite 100  
Temecula, California 92591

Location: 161 Ramsey Street, Suites 1 & 2  
Banning, California 92220

Term: February 1, 2005 through January 31, 2008.

Size: 10,131 Square Feet.

Rent:

	<u>Current</u>	<u>New</u>
	\$ 1.16 Per Sq. Ft.	\$ 1.25 (Full Service Modified Gross)
	\$ 11,768.68 Per Mo.	\$ 12,710.17 Per Mo.
	\$141,224.16 Per Yr.	\$152,522.04 Per Yr.

Tenant Improvements: None.

Option to Terminate: Funding with (60) sixty days written notice.

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

Custodial/Maintenance: Provided by Lessor.

Parking: Sufficient to meet County needs.

Market Data: 63 South Fourth Street, Banning \$1.18 Full service modified gross.  
3055 West Ramsey Street, Banning \$1.41 Full service modified gross.

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