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

FROM: Department of Facilities Management

SUBMITTAL DATE:
August 17, 2005

SUBJECT: THIRD AMENDMENT TO LEASE - DEPARTMENT OF CHILD SUPPORT SERVICES
- BROTHERTON FAMILY TRUST DBA SAN JACINTO BUSINESS PARK SUCESSOR IN
INTEREST TO RANEL DEVELOPMENT COMPANY

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

BACKGROUND: The Board of Supervisors approved a Lease on December 3, 1996 (M.O. 3.14),
as amended on February 2, 1999 (M.O. 3.16), as amended November 20, 2001 (M.O. 3.38) for the
15,883 square feet of office space located at 1370 South State Street, San Jacinto, California, for
the Department of Child Support Services. The building continues to meet the requirements of the
department. The attached Third Amendment to Lease represents a Lease extension for an
additional five years.

(Continued on page 2)

Departmental Concurrence

Quillo
Reviewed by
CIP TEAM

Wm. Ruybale
DCSS

Michael J. Sylvester

MICHAEL J. SYLVESTER, Director
Department of Facilities Management

MJS:LGH:pc
9.647

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 203,873	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	05/06

SOURCE OF FUNDS: 66% Federal; 34% State; 0% General

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

Lisa Brandt

County Executive Office Signature

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

Prev. Agn. Ref.: 12/3/96, 3.14; 2/2/99,
3.16; 11/20/01, 3.38

District: 3

Agenda Number:

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

3.23

BOARD OF SUPERVISORS

Form 11: THIRD AMENDMENT TO LEASE DEPARTMENT OF CHILD SUPPORT SERVICES / BROTHERTON FAMILY TRUST DBA, SAN JACINTO BUSINESS PARK, SUCESSOR IN INTEREST TO RANEL DEVELOPMENT COMPANY

August 17,2005

Page 2

BACKGROUND: (Continued)

The Lessor will paint and provide new carpet in approximately 8,000 square feet of the office at no additional cost to the county.

The Third Amendment to Lease is summarized below:

Lessor: Brotherton Family Trust
1057 Ridge Heights Drive
Fallbrook, California 92028

Location: 1370 South State Street, Suite "A"
San Jacinto, California 92583

Term: October 1, 2005 through September 30, 2010.

Size: 15,883 square feet.

	<u>Current</u>	<u>New</u>
Rent:	\$ 1.03 per square foot	\$ 1.08 per square foot
	\$ 16,399.78 per month	\$ 17,186.01 per month
	\$196,797.36 per year	\$206,232.12 per year

Tenant
Improvements: None.

Option to
Terminate: Yes, ninety (90) days if funding is eliminated.

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

Custodial/
Maintenance: Provided by Lessor.

Parking: Sufficient to meet County requirements.

Market Data: 1330 S. State Street, San Jacinto \$1.23 Full service modified gross.
650 N. State street, Hemet \$1.41 Full service modified gross.

This Third Amendment to Lease has been approved as to from by County Counsel.