

937  
10/31/5

417

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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**

October 24, 2005

**SUBJECT:** LEASE OPTION – DEPARTMENT OF PUBLIC SOCIAL SERVICES / B.H. PROPERTIES, L.L.C.

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

**BACKGROUND:** On August 15, 2000, the Board of Supervisors entered into a Lease for 30,188 square feet of office space at 10769 Hole Avenue, Riverside, which is scheduled to expire on January 18, 2006. The facility is occupied by the Department of Public Social Services, Child Protective Services program and continues to meet the needs of the Department. The lease agreement includes an option to extend the lease term for one year, and approval of the attached letter by the Board of Supervisors will extend the lease term through January 18, 2007.

(Continued on Page 2)

*Michael J. Sylvester*

MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

MJS:HHR:pc  
9.736

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 5,443.00	<b>In Current Year Budget:</b>	Y
	<b>Current F.Y. Net County Cost:</b>	\$ 212.00	<b>Budget Adjustment:</b>	N
	<b>Annual Net County Cost:</b>	\$ 14,577.00	<b>For Fiscal Year:</b>	05/06
<b>SOURCE OF FUNDS:</b> 55.3% Federal; 36.5% State; 3.9% County; 4.2% Realignment; .1% 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**

*Lisa Brandl*

County Executive Office Signature

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

Prev. Agn. Ref.: 8/15/00; #3.25

District: 1

Agenda Number:

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

3.8

BOARD OF SUPERVISORS

Form 11: LEASE OPTION – DEPARTMENT OF PUBLIC SOCIAL SERVICES / B.H. PROPERTIES, L.L.C.

October 24, 2005

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**BACKGROUND:** (Continued)

The rent shall be increased from \$30,239.40 per month to \$31,146.58 per month, effective January 19, 2006. All other terms and conditions of the lease shall remain the same.

Location: 10769 Hole Avenue, Riverside.

Lessor: B.H. Properties, L.L.C.  
11111 Santa Monica Blvd. Suite 1800  
Los Angeles, CA 90025

Size: Approximately 30,188 square feet.

Term: Commencing January 19, 2006, and expiring January 18, 2007.

Option to Extend: One (1) additional year.

Rent:	Current Rent:	New Rent:
	From:	To:
	\$ 1.00 psf	\$ 1.03 psf modified gross
	\$ 30,239.40 per month.	\$ 31,146.58 per month.
	\$362,872.80 per year.	\$373,758.96 per year.

Rental Adjustments: Annual three (3%) percent.

Utilities: County pays electricity, Lessor pays all others.

Custodial Services: Provided by Lessor.

Interior/Exterior  
Maintenance: Provided by Lessor.

Improvements: None.

Market Data: Facilities Management has researched rental rates for comparable space in close proximity and located the following properties:

11080 Magnolia, Riverside	\$1.65 Full Service Gross.
3610 Central Ave., Riverside	\$1.95 Full Service Gross.
Pierce and Riverwalk	\$2.20 Full Service Gross.

The attached Option Letter has been reviewed and approved by County Counsel as to form.