

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



217

FROM: Department of Facilities Management

SUBMITTAL DATE:
November 17, 2005

SUBJECT: THIRD AMENDMENT TO LEASE, DEPARTMENT OF PUBLIC SOCIAL SERVICES / COTTONWOOD PARTNERS, INC., DBA, FREEWAY PLAZA, LESSOR, 371-D WILKERSON AVENUE, SUITE L&M, PERRIS

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

BACKGROUND: The Family Resource Center (FRC) Program of the Department of Public Social Services has occupied this facility located at 371-D Wilkerson, Suites L & M, Perris since February 20, 2001.

(Continues on Page 2)

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

MJS:TW:eo
9.764

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 879	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 45	Budget Adjustment:	No
	Annual Net County Cost 06/07:	\$ 2,259	For Fiscal Year:	05/06

SOURCE OF FUNDS: Federal 50.8%, State 33.9%, County 5.1%, Realignment 10%, Other 0.2%	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
 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 2/24/04 #3.15 | District: 5 | Agenda Number:

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

3 . 14

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: THIRD AMENDMENT TO LEASE, DEPARTMENT OF PUBLIC SOCIAL SERVICES / COTTONWOOD PARTNERS, INC., DBA, FREEWAY PLAZA, LESSOR, 371-D WILKERSON AVENUE, SUITE L&M, PERRIS

November 17, 2005

Page 2

BACKGROUND: (Continued)

The attached Third Amendment to Lease extends the lease an additional twelve months commencing on February 1, 2006 and terminating on January 31, 2007. This facility continues to meet the needs and requirements of the department.

Lessor: Cottonwood Partners, Inc., dba Freeway Plaza
P.O. Box 5490
Vacaville, California

Premises Location: 371-D Wilkerson, Suites L & M, Perris

Size: Approximately 3,200 sq. ft.

Term: Twelve (12) months commencing on February 1, 2006 and terminating January 31, 2007.

Rent:	<u>Current</u>	<u>New</u>
	\$ 1.10 per sq. ft.	\$ 1.15 per sq. ft.
	\$ 3,514.80 per month	\$ 3,690.54 per month
	\$ 42,177.60 per year	\$ 44,286.48 per year

Rent Adjustments: CPI on each anniversary date.

Custodial Service: Provided by Lessor.

Utilities: County pays electrical, Lessor pays all others.

Maintenance: Provided by Lessor.

Improvements: None.

Option to Terminate: For loss of funding with ninety (90) days written notice.

Parking: Sufficient to meet County needs.

IT Costs: None.

Market Data: 2221 S. A St., Perris \$1.25 F.S.M.G.
1888 N. Perris Blvd., Perris \$1.59 F.S.M.G.
2055 N. Perris Blvd., Perris \$1.49 F.S.M.G.

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