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



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 21, 2005

SUBJECT: FIRST AMENDMENT TO LEASE, DEPARTMENT OF PUBLIC SOCIAL SERVICES - B.H. PROPERTIES. L.L.C. - 10769 HOLE AVENUE, SUITE 110, RIVERSIDE, CALIFORNIA

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

BACKGROUND: On August 15, 2000, the County entered into a lease for 30,188 square feet of office space for the Department of Public Social Services at 10769 Hole Avenue, Suite 110, Riverside, California.

(Continued on Page 2)

Departmental Concurrence


Michael J. Sylvester, Director
Department of Facilities Management

MJS:SS:pc
9.786

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 2,100	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 81	Budget Adjustment:	No
	Annual Net County Cost 06/07	\$ 70	For Fiscal Year:	05/06

SOURCE OF FUNDS: Federal 55.3%, State 36.5%, County 3.9%, Realignment 4.2%, Other .1%

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

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.: 11/8/05; #3.8 | District: 1 | Agenda Number:

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

3.13

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE, DEPARTMENT OF PUBLIC SOCIAL SERVICES – B.H. PROPERTIES. L.L.C. – 10769 HOLE AVENUE, SUITE 110, RIVERSIDE, CALIFORNIA

December 21, 2005

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BACKGROUND: (Continued)

This First Amendment to Lease provides for a rent increase of \$150.00 per month due to increased electrical charges as a result of tenant improvements requested by the Department of Public Social Services for the installation of additional parking lot and pathway lighting in the facility's parking lot and security sensors on the building's exterior. Although the facility's exterior lighting was in full building code compliance prior to this installation, the Department of Public Social Services felt the increased lighting was necessary for the safety of their staff and county property. Additional parking lot and pathway lighting was installed by the property owner during the month of May, 2005. The rent will be increased from \$30,239.40 per month to \$30,389.40 effective May 1, 2005. All other terms and conditions of the lease shall remain the same.

The First Amendment to Lease is summarized below:

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

Premises Location: 10769 Hole Avenue, Suite 110
Riverside, California 92505

Rent:	Current Rent:	New Rent:
	From:	To:
	\$ 1.00 psf	\$ 1.00 psf
	\$ 30,239.40 per month \$362,872.80 per year	\$ 30,389.40 per month \$364,672.80 per year

Rental Adjustments: \$150.00 per month.

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