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

FROM: Department of Facilities Management

SUBMITTAL DATE:
January 12, 2006

SUBJECT: LEASE OPTION – ASSESSOR/COUNTY CLERK/RECORDER/BLUE MOUNTAIN
TWO/1111 SPRUCE STREET, RIVERSIDE

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

BACKGROUND: On October 26, 2004 (M.O. 3.24) the Board entered into a twelve (12) month Lease Agreement for 11,900 square feet of office space for the Assessor/County Clerk/Recorder at 1111 Spruce Street, Riverside. The Assessor/County Clerk/Recorder required this temporary office space due to the pending remodeling of the space they occupied on the 6th floor of the County Administrative Center.

Lang Whelan
Departmental Concurrence

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

MJS:TW:eo
9.819

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 879	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	05/06

SOURCE OF FUNDS: 10000 – 1200100000 – 526700 Assessor Operating Budget	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lora Brandt

County Executive Office Signature

Policy

Consent

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

Prev. Agn. Ref.: 8/23/05, #3.46

District: 1

Agenda Number:

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

3.15

BOARD OF SUPERVISORS
Form 11: LEASE OPTION – ASSESSOR/COUNTY CLERK/RECORDER/BLUE
MOUNTAIN TWO/1111 SPRUCE STREET, RIVERSIDE

January 12, 2006

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BACKGROUND: (Continued)

This lease provided two (2) six (6) month options to extend the lease. The renovations have not been completed and the Assessor/County Clerk/Recorder has elected to exercise their second option and extend the lease an additional six (6) months commencing May 1, 2006. The rent will be increased from \$12,562.83 per month to \$13,002.52 per month effective May 1, 2006. All other terms and conditions of the Lease shall remain the same.

The lease is summarized below:

Lessor:	Blue Mountain Two 28 Hammond, Suite F Irvine, California								
Premises Location:	1111 Spruce Street, Riverside, California.								
Size:	Approximately 11,900 square feet.								
Term:	Six (6) months commencing May 1, 2006								
Rent:	<table><thead><tr><th>Current</th><th>New</th></tr></thead><tbody><tr><td>\$ 1.0557 per sq. ft.</td><td>\$ 1.092 per sq. ft.</td></tr><tr><td>\$ 12,562.83 per mo.</td><td>\$ 13,002.52 per mo</td></tr><tr><td>\$150,753.96 per yr.</td><td>\$156,030.00 per yr</td></tr></tbody></table>	Current	New	\$ 1.0557 per sq. ft.	\$ 1.092 per sq. ft.	\$ 12,562.83 per mo.	\$ 13,002.52 per mo	\$150,753.96 per yr.	\$156,030.00 per yr
Current	New								
\$ 1.0557 per sq. ft.	\$ 1.092 per sq. ft.								
\$ 12,562.83 per mo.	\$ 13,002.52 per mo								
\$150,753.96 per yr.	\$156,030.00 per yr								
Rent Adjustment:	Three and one-half percent (3.5%) effective May 1, 2006.								
Custodial Service:	Provided by Lessor.								
Utilities:	County pays electric and telephone service.								
Interior/Exterior Maintenance:	Provided by Lessor.								
Improvements:	N/A								
Information Technology Costs:	N/A								

(Continued on Page 3)

BOARD OF SUPERVISORS

Form 11: LEASE OPTION – ASSESSOR/COUNTY CLERK/RECORDER/BLUE
MOUNTAIN TWO/1111 SPRUCE STREET, RIVERSIDE

January 10, 2006

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BACKGROUND: (Continued)

Option to
Terminate:

Due to reduced or unavailable funding with ninety
(90) days written notice.

Parking:

Sufficient to meet County needs.

Facilities Management has researched rental rates for competitive space in the
Riverside area and located the following competitive properties:

3880 Lemon Street, Riverside	\$1.95 per square foot full serve gross
3610 Central Avenue, Riverside	\$1.75 per square foot full serve gross
11611 Magnolia, Riverside	\$1.85 per square foot full serve gross

The attached exercise of Option to Extend letter was approved as to form by County
Counsel.