



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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
February 15, 2006

**SUBJECT:** FOURTH AMENDMENT TO LEASE – MELBA DUNLAP COMMUNITY COMPLEX -  
YOUNG MEN'S CHRISTIAN ASSOCIATION, LESSEE, RIVERSIDE

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

**BACKGROUND:** In 1994, the County entered into a lease with the Young Men's Christian Association (YMCA) to operate a Childcare Center at the Melba Dunlap Community Complex in Glen Avon. The need for childcare services in the community has grown tremendously since that time and pursuant to an agreement with the Riverside County Redevelopment Agency, the YMCA will expand the center this year with the addition of a 5,040 square foot modular building.  
(Continued on page 2)

*[Signature]*  
MICHAEL J. SYLVESTER, DIRECTOR  
Department of Facilities Management

MJS:LGH:eo  
9.875

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 0	<b>In Current Year Budget:</b>	Y
	<b>Current F.Y. Net County Cost:</b>	\$ 0	<b>Budget Adjustment:</b>	N
	<b>Annual Net County Cost:</b>	\$ 0	<b>For Fiscal Year:</b>	05/06

<b>SOURCE OF FUNDS:</b>	<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**  
*[Signature: Ava Brandt]*  
County Executive Office Signature

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

Prev. Agn. Ref.: 12/20/94, 3.72;  
8/10/99, 3.28; 3/19/02, 3.22; 5/25/04,  
3.17  
District: 2  
Agenda Number:

993  
CE  
FORM APPROVED  
COUNTY COUNSEL  
FEB 22 2006  
BY *[Signature]*  
Departmental Concurrence  
Reviewed by  
CIP TEAM

COUNTY OF RIVERSIDE  
CLERK OF THE BOARD  
EX-100

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: FOURTH AMENDMENT TO LEASE – MELBA DUNLAP COMMUNITY  
COMPLEX - YOUNG MEN'S CHRISTIAN ASSOCIATION, LESSEE,  
RIVERSIDE

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**BACKGROUND:** (Continued)

Because of the substantial investment that will be made by both parties to expand the facility, it is desired that the lease with the YMCA be extended to ensure the long term use of the property for this purpose and it will also favorably position the YMCA for future grant funding. This Fourth Amendment to Lease will extend the term of the Lease between the County and the YMCA an additional twenty (20) years. The attached Lease Agreement is summarized below:

Lessee's Address:	4020 Jefferson Street Riverside, California 92504	
Location:	9254 Galena Street Riverside, California 92509	
	<u>Current</u>	<u>New</u>
Size:	5,400 Square feet	10,440 Square feet
Term Extension:	Twenty (20) years.	
Commencement Date:	March 1, 2005 terminating February 28, 2025.	
Rent:	No rent in consideration of services provided.	
Utilities:	Lessee pays electric and telephone. County pays for water.	
Custodial Service:	Lessee provides.	
Interior/Exterior Maintenance:	Lessee provides.	
Option to Extend:	None.	
Option to Terminate:	Funding, with ninety (90) days written notice by either party.	
Information Technology Costs:	Not applicable.	

County Counsel has reviewed and approved the attached document as to form.