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



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 23, 2006

SUBJECT: THIRD AMENDMENT TO LEASE-DEPARTMENT OF CHILD SUPPORT SERVICES
/IMPERIAL HARDWARE COMPANY, A CALIFORNIA CORPORATION

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

BACKGROUND: On September 29, 1998 (M.O. 3.13) the Board approved an agreement with Imperial Hardware Company, to lease the building at 1287 W. Hobson Way, Blythe, California for the Department of Child Support Services' (DCSS). This Third Amendment to Lease represents a three year lease extension. This space continues to meet the department's standard for continued use.

(Continued on Page 2)

Jan Ryckle
Departmental Concurrence

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

MJS:LGH:eo
9.777

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 488	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost: 06/07	\$ 0	For Fiscal Year:	05/06

SOURCE OF FUNDS: Federal Financial Participation 66%; State Enforcement Incentive 34%	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandl

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 9/29/98, #3.13,
2/3/04, #3.9, 3/1/05, #3.14

District: 4

Agenda Number:

3.8

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: THIRD AMENDMENT TO LEASE-DEPARTMENT OF CHILD SUPPORT SERVICES /IMPERIAL HARDWARE COMPANY, A CALIFORNIA CORPORATION

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BACKGROUND: (Continued)

The Third Amendment to Lease is summarized below:

Lessor: Imperial Hardware Company
c/o URC Management
3525 Del Mar Heights Road, #294
San Diego, California 92130-2123

Location: 1287 W. Hobson Way
Blythe, California

Term: February 1, 2006 through January 31, 2009.

Size: 1,855 square feet.

	<u>Present</u>	<u>New</u>
Rent:	\$ 1.32	\$ 1.37 per square foot (FSMG)
	\$ 2,441.23	\$ 2,538.88 per month (FSMG)
	\$ 29,294.76	\$ 30,466.56 per year (FSMG)

Tenant Improvements: None.

Option to Terminate: If funds are reduced or become unavailable, County may terminate.

Utilities: County pays electrical and telephone, Lessor pays all others.

Custodial / Maintenance: Provided by Lessor.

Parking: Sufficient to meet County needs.

Market Data: 1297 W. Hobson Way, 9,660 square feet, \$1.40 (FSMG)
1293 W. Hobson Way, 1,845 square feet, \$1.30 (FSMG)

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