

1003
4/12/06

612



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
April 5, 2006

SUBJECT: FOURTH AMENDMENT TO LEASE – BEL AIR PLAZA, LTD./DEPARTMENT OF PUBLIC SOCIAL SERVICES, MORENO VALLEY

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

BACKGROUND: The Department of Public Social Services has occupied 7,367 square feet of office space located at 23119 Cottonwood Avenue, Building "A", Moreno Valley, since March 2, 1995.

(Continued on Page 2)

Departmental Concurrence



MICHAEL J. SYLVESTER, Director
Department of Facilities Management

MJS:HHR:eo
9.944

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 6,964	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 223	Budget Adjustment:	No
	Annual Net County Cost 06/07:	\$ 4668	For Fiscal Year:	05/06

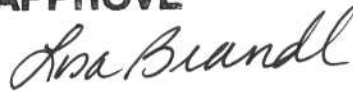
SOURCE OF FUNDS: 61.2% Federal; 31.7% State; 3.2% County; 3.8% Realign; .1% Other

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL



APR 17 2006

County Executive Office Signature

BY 

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 08/31/93, #3.32;
01/03/95, #3.21; 12/16/97, #3.6;
02/27/01, #3.11

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.15

BOARD OF SUPERVISORS

Form 11: FOURTH AMENDMENT TO LEASE – BEL AIR PLAZA, LTD./DEPARTMENT OF PUBLIC SOCIAL SERVICES, MORENO VALLEY

April 5, 2006

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BACKGROUND: (Continued)

The premises continue to meet the needs of the department's Adult Protective Services program, and this Fourth Amendment to Lease extends the term four (4) years commencing March 1, 2006, through February 28, 2010.

The lease is summarized below:

Location: 23119 Cottonwood, Building "A"
Moreno Valley, CA

Lessor: Bel Air Plaza, LTD.
1875 Century Park East, Suite 1350
Riverside, CA 90067

Size: Approximately 7,367 square feet.

Term: Commencing March 1, 2006, through February 28, 2010.

Option to Extend: None.

Rent:	<u>Current</u>	<u>New</u>
	\$ 1.41 per sq. ft.	\$ 1.65 per sq. ft.
	\$ 10,414.38 per month.	\$ 12,155.55 per month.
	\$124,972.56 per year.	\$145,866.60 per year.

Rental Adjustments: Four percent (4%) annually.

Utilities: Electrical and telephone provided by County. All others provided By Lessor.

Custodial Services: Provided by Lessor.

Interior/Exterior Maintenance: Provided by Lessor.

Improvements: None.

Market Data: Comparable rental rates in the Moreno Valley area are as follows:

14375 Nason Street, Moreno Valley	\$1.71 per square foot
12125 Day Street, Moreno Valley	\$1.75 per square foot

The attached Fourth Amendment to Lease has been reviewed and approved by County Counsel as to form.