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



FROM: Department of Facilities Management

SUBMITTAL DATE:
March 29, 2006

SUBJECT: FIRST AMENDMENT TO LEASE – SANDS PARAGON MANAGEMENT, LLC /
WOODCREST PROPERTIES, INC. / OFFICE OF THE COUNTY LIBRARY, RIVERSIDE

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

BACKGROUND: On August 7, 2001, the County Board of Supervisors approved a Lease on
behalf of the Office of the County Library. The attached First Amendment to Lease extends the
term for nine (9) months. The Library has contracted to build a new facility, which is projected to
be completed June 2007.

(Continued on Page 2)

Departmental Concurrence

T.I. Miller

ROBERT D. FIELD
Department of Facilities Management

LGH:eo
9.934

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	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:	06/07

SOURCE OF FUNDS: 100% County Library Fund

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

C.E.O. RECOMMENDATION:

FORM APPROVED
COUNTY COUNSEL

APR 11 2006

County Executive Office Signature

White APPROVE

BY *Gordon V. Lobo*

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Policy
- Consent
- Consent

Prev. Agn. Ref.: 8/7/01, 3.27

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: FIRST AMENDMENT TO LEASE – SANDS PARAGON MANAGEMENT, LLC / WOODCREST PROPERTIES, INC. / OFFICE OF THE COUNTY LIBRARY, RIVERSIDE

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BACKGROUND: (Continued)

The First Amendment to Lease is summarized below:

Location:	17024C Van Buren Blvd., Woodcrest	
Lessor:	Sands Paragon Management c/o Woodcrest Properties, Inc. The Remm Group 505 South Villa Real, Suite 201 Anaheim, California 92807	
Size:	2,142 square feet	
Term:	Nine (9) months, commencing October 1, 2006.	
	<u>Current</u>	<u>New</u>
Rent:	\$ 1.59 per square foot \$ 3,400 per month \$40,800 per year	\$ 1.75 per square foot \$ 3,750 per month \$45,000 per year
Tenant Improvements:	Not applicable.	
Custodial:	Provided by County of Riverside.	
Utilities:	County pays electricity. All other utilities, including gas, septic, and refuse collection provided by Lessor.	
Parking:	Sufficient for County needs.	
Informational Technologies:	Not applicable.	
Market Data:	Madison Square, 2,500 square feet, \$1.88 psf. Trautwein / Mission Grove Parkway, \$1.90 psf.	

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