

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

105



10/14
7/10/06
eh
7/19/06

FROM: Department of Facilities Management

SUBMITTAL DATE:
May 31, 2006

SUBJECT: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/ KENNETH ODA, HARRY S. BROWN AND MICHELLE E. BROWN AS ASSIGNED TO TEMECULA LEGACY PROPERTIES, LLC., TEMECULA, CALIFORNIA

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

BACKGROUND: On March 2, 1999, the County entered into a lease for the facility located at 27464 Commerce Center Drive, Temecula, for office space. This lease is scheduled to expire on June 14, 2006. This facility is occupied by the Department of Public Social Services (DPSS) and continues to meet the needs of the department. While this lease increases \$0.75 per square foot, the resulting lease rate is still below market, reflects current market conditions and is economically beneficial. This First Amendment to Lease will extend the term for a period of three (3) years effective as of June 15, 2006 and terminating June 30, 2009.

(Continued Page 2)

Robert Field

ROBERT FIELD, DIRECTOR
Department of Facilities Management

RF:MH:eo
10.046

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 4,142	In Current Year Budget:	Y
	Current F.Y. Net County Cost:	\$ 211	Budget Adjustment:	N
	Annual Net County Cost: 06/07	\$10,664	For Fiscal Year:	05/06

SOURCE OF FUNDS: Federal 50.8%, State 33.9%, County 5.1%, Realign 10.0% & Other 0.2%

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

aa

C.E.O. RECOMMENDATION: APPROVE

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

Jordan V. Ubo

JUN 20 2006

BY Jordan V. Ubo

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

Prev. Agn. Ref.: 3/2/99, 3.14; 3/9/04, 3.21; 3/15/05, 3.17

District: 3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3 . 12

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/ KENNETH ODA, HARRY S. BROWN AND MICHELLE E. BROWN AS ASSIGNED TO TEMECULA LEGACY PROPERTIES, LLC, TEMECULA, CALIFORNIA

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BACKGROUND: (Continued)

The attached First Amendment to Lease is summarized below:

Location: 27464 Commerce Center Drive
Temecula, California

Lessor: Temecula Legacy Properties, LLC.
901 Hacienda Drive
Vista, California, 92083

Size: 10,311 square feet

Term: Extended for a period of three (3) years effective as of June 15, 2006 and terminating June 30, 2009

Option to Terminate: Option to terminate due to reduced or unavailable County funding with (90) days advanced written notice.

	<u>Current</u>	<u>New</u>
Rent:	\$.94 per square foot	\$ 1.69 per square foot
	\$ 9,658.70 per month	\$ 17,425.59 per month
	\$115,904.00 per year	\$209,107.00 per year

Utilities: County pays electricity, Lessor pays all other utilities.

Custodial Services: Provided by Lessor

Interior/Exterior Maintenance: Provided by Lessor

RCIT Cost: None

Tenant Improvements: None

Market Data: One Better World Circle, Temecula, California \$2.45 FSMG
Three Better World Circle, Temecula, California \$2.35 FSMG

The attached First Amendment to Lease has been approved as to form by County Counsel.