

411



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
August 7, 2006

SUBJECT: First Amendment to Lease – County of Riverside and Lake Hemet Municipal Water District, Mountain Center, Lessor

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

BACKGROUND: On August 11, 2003, the County entered into a lease for the facility located at 56550 Highway 74, Mountain Center, California, for office space. This lease is scheduled to expire on August 31, 2006. This facility is occupied by the Sheriff's Department and continues to meet the needs of the department. The First Amendment to lease will extend the lease for a period of three (3) years effective as of September 1, 2006 and terminating August 31, 2009.
(Continued on page 2)

Departmental Concurrence

Robert Field

ROBERT FIELD, Director
Department of Facilities Management

RF:MH:eo
10.139

FINANCIAL DATA	Current F.Y. Total Cost:	\$15,983	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$15,983	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$19,755	For Fiscal Year:	06/07

SOURCE OF FUNDS: 10000-2500303200-526700	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

County Executive Office Signature

James K. Conklin

AUG 16 2006

BY *Gordon V. Ubo*

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

Prev. Agn. Ref.: 8/11/92, 3.32

District: 3

Agenda Number:

James K Conklin for Bob Doyle 062

BOARD OF SUPERVISORS

Form 11: First Amendment to Lease – County of Riverside and Lake Hemet Municipal Water District, Mountain Center, Lessor

August 7, 2006

Page 2

BACKGROUND: (Continued)

The attached First Amendment to lease is summarized below:

Lessor Address: Lake Hemet Municipal Water District
2480 E. Florida Avenue
Hemet, California 92561

Location: 56550 Highway 74, Mountain Center, California

Term: Effective as of September 1, 2006 and terminating August 31, 2009

Size: 1,360 square feet

Rent:

	<u>Current</u>		<u>New</u>	
	\$ 1.10	per square foot	\$ 1.13	per square foot
	\$ 1,490.51	per month	\$ 1,535.23	per month
	\$17,886.12	per year	\$ 18,422.76	per year

Rent Adjustment: Three percent (3%) annual increases.

Utilities: County shall pay for all telephone and gas services and Lessor shall provide and pay for all other utility services.

Custodial Services: Lessor provides.

Maintenance: Lessor provides.

Option to Terminate: Option to terminate after three years with sixty (60) days advanced notice to Lessor.

RCIT Cost: None.

Tenant Improvements: None.

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