

1076

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

501



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
August 25, 2006

**SUBJECT:** Lease - Community Services Division, Economic Development Agency, Murrieta/Schiffiler Enterprises, L.P., Lessor

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

**BACKGROUND:** At the request of the Economic Development Agency, County Service Area 143 (CSA), the Department of Facilities Management, Real Estate Division, negotiated a five year lease for the facility located at 24885 Whitewood Road, Suite 105, Murrieta. This 980 square foot office meets the needs and requirements of the division.  
(Continued on Page 2)

Departmental Concurrence

RF:SE:dl  
10.224

Robert Field, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 35,391	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$	Budget Adjustment:	No
	Annual Net County Cost:	\$	For Fiscal Year:	06/07
SOURCE OF FUNDS: County Services Area 143			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

County Executive Office Signature

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3 . 26

**BACKGROUND:** (Continued)

The Lease is summarized below:

Lessor: Schiffiler Enterprises, L.P.  
c/o Whitewood Professional Center  
24885 Whitewood Rd., Suite 102  
Murrieta, CA 92563

Location: 24885 Whitewood Road, Suite 105, Murrieta, California

Size: 980 square feet

Term: Five (5) years

Rent: \$ 2.15 per square foot  
\$ 2,107.00 per month  
\$25,284.00 per year

Annual Increases: Four (4%) percent

Services: (a) Landlord provides and pays for maintenance and custodial services.  
  
(b) Landlord provides and pays all utility services with the exception of telephone.

IT Costs: \$13,478.49

Options to Terminate: For loss of funding with sixty days' written notice.

Option Penalty: Four (4) month's rent

Parking: Sufficient to meet County needs.

Facilities Management has researched rental rates for competitive sites in the area and located the following comparable properties:

30045 Technology Drive	\$1.89 Full Service Modified Gross (County pays electric)
38605 – 38615 Calistoga Drive	\$2.25 Full Service Modified Gross

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