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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
August 7, 2006

**SUBJECT:** Second Amendment to Lease, County of Riverside – Blue Mountain Two, L.P., a Limited Partnership, Lessor, 2121 Rustin Avenue, Riverside, California

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

**BACKGROUND:** On January 1, 2005 the Director of the Department of Facilities Management executed a lease agreement, pursuant to Resolution No. 2002-364, for the facility located at 2121 Rustin Avenue, Riverside, California. The site is utilized by the Economic Development Agency as a storage facility. This Second Amendment to Lease represents a request from the agency to extend the term of this lease an additional thirty-four (34) months, commencing on January 1, 2007 and expiring on October 31, 2009.

(Continued on Page 2)

ROBERT FIELD, DIRECTOR  
Department of Facilities Management

RF:TW:eo  
10.174

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 12,480	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	06/07

<b>SOURCE OF FUNDS:</b> EDA Administration 21100-1900100000-537000	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

**APPROVE**

FORM APPROVED  
COUNTY COUNSEL

County Executive Office Signature

AUG 16 2006

BY Gordon V. Ubo

- Policy
- Policy
- Consent
- Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.: 1/31/05, FM; 1/1/06, FM | District: 1 | Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

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DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: Second Amendment to Lease, County of Riverside – Blue Mountain Two, L.P., a Limited Partnership, Lessor, 2121 Rustin Avenue, Riverside, California

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**BACKGROUND:** (Continued)

Lessor: Blue Mountain Two  
20 Hammond, Suite F  
Irvine, California 92618

Premises Location: 2121 Rustin Avenue  
Riverside, California

Size: 4,000 square feet.

Term: Thirty four (34) months commencing on January 1, 2007 through October 31, 2009.

Rent:	Current	New
	\$ .46 per sq. ft.	\$ .50 per sq. ft.
	\$ 1,850.00 per month	\$ 2,000.00 per month
	\$22,200.00 per year	\$24,000.00 per year

Rent Adjustments: \$100.00 annually.

Custodial Service: Storage, N/A.

Utilities: Provided by County.

Maintenance: Provided by Lessor.

Improvements: None.

Information  
Technology Costs: None.

Option to Terminate: For loss of funding with ninety (90) days written notice.

Parking: Sufficient to meet County needs.

Facilities Management has researched rental rates for comparable space in the Riverside area and located the following competitive properties.

11681 Sterling, Riverside	\$.70 per square foot
7545 Jurupa, Riverside	\$.56 per square foot

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