

1061

595

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
August 15, 2006

SUBJECT: Second Amendment to Lease – Department of Human Resources / Riverside Centre Associates, Lessor

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

BACKGROUND: On February 9, 1999, the County entered into a Lease for the facility located at 3901 Lime Street, First Floor, Riverside, for office space. This Lease is scheduled to expire on October 7, 2006. This facility is occupied by the Human Resources Department, Safety Division, and continues to meet the needs of the department. The Second Amendment to Lease will extend the Lease for a period of five (5) years effective as of October 1, 2006 and terminating September 30, 2011.

(Continued on page 2)

[Signature]
Approved by Ronald W. Komers
Asst. County Executive Officer/
Human Resources Director

Departmental Concurrence

Robert Field, Director
Department of Facilities Management

RF:MH:eo
10.150

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 94,548	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ -0-	For Fiscal Year:	06/07

SOURCE OF FUNDS: 45800-11320-00000-526700 (Exclusive Care)	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

[Signature]

AUG 28 2006

BY *[Signature]*

Policy

Consent

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

Prev. Agn. Ref.:
2/9/99,3.9;8/10/99;3.26

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.29

BOARD OF SUPERVISORS

Form 11: Second Amendment to Lease – Department of Human Resources / Riverside Centre Associates, Lessor

August 15, 2006

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BACKGROUND: (Continued)

The attached Second Amendment to Lease is summarized below:

Lessor's Address: Riverside Centre Associates, L.P.
3403 Tenth Street, 7th Floor
Riverside, California, 92501

Location: 3901 Lime Street, First Floor, Riverside, California

Term: Effective as of October 1, 2006 and terminating September 30, 2011

Size: 4,976 square feet.

Rent:	<u>Current</u>	<u>New</u>
	\$ 1.97 per square foot	\$ 2.03 per square foot
	\$ 9,803.64 per month	\$ 10,101.28 per month
	\$117,643.68 per year	\$ 121,215.36 per year

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

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

Custodial Services Lessor provides.

Maintenance Lessor provides.

Parking: County's right to fourteen (14) parking spaces shall be revoked with this Lease extension.

Option to Terminate: Option to terminate related to reduced or unavailable funding with sixty (60) days advanced noticed to Lessor.

RCIT Cost None.

Tenant Improvements None.

Market Data:	3403 Tenth Street, Riverside	2.05 FSMG
	3880 Lemon Street, Riverside	2.10 FSMG
	Ironworks 3850 Vine Street, Riverside	1.95 FSMG

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