

1068

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

594



FROM: Department of Facilities Management

SUBMITTAL DATE:
August 15, 2006

SUBJECT: First Amendment to Lease – County of Riverside and Tony Jimenez, 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 September 12, 2003, the County entered into a lease for the facility located at 3768 Tenth Street, Riverside, California, for office space. This Lease is scheduled to expire on October 14, 2006. This facility is occupied by the Department of Mental Health and the Probation Department for the Recovery Operation Program (ROC), and continues to meet the needs of the departments. The First Amendment to Lease will extend the Lease for a period of three (3) years effective as of October 1, 2006 and terminating September 30, 2009.
(Continued on page 2)

Departmental Concurrence

John J. Kubota
Michael Kingston
Probation

Robert Field
Robert Field, Director
Department of Facilities Management

RF:MH:eo
10.149

FINANCIAL DATA	Current F.Y. Total Cost:	\$58,704	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 58,704	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ 80,623	For Fiscal Year:	06/07

SOURCE OF FUNDS: 100% General Fund	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

Gordon V. Ubo

AUG 28 2006

BY *Gordon V. Ubo*

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

Prev. Agn. Ref.: 9/12/03, FM

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.30

BOARD OF SUPERVISORS

Form 11: First Amendment to Lease – County of Riverside and Tony Jimenez, Lessor

August 15, 2006

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BACKGROUND: (Continued)

The attached First Amendment to lease is summarized below:

Lessor's Address: Tony Jimenez
3872 Tenth Street
Riverside, California, 92501

Location: 3768 Tenth Street, Riverside, California

Term: Effective as of October 1, 2006 and terminating September 30, 2009

Size: 4,795 square feet

Rent:

	<u>Current</u>		<u>New</u>	
	\$ 1.20	per square foot	\$ 1.31	per square foot
	\$ 5,754.00	per month	\$ 6,271.86	per month
	\$69,048.00	per year	\$ 75,262.32	per year

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

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

Custodial Services County provides

Maintenance Lessor provides

Parking: None

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

RCIT Cost None

Tenant Improvements None

Market Data:

3403 Tenth Street, Riverside	2.05 FSMG
3880 Lemon Street, Riverside	2.10 FSMG
3850 Vine Street, Riverside	1.95 FSMG

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