

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

529



1110

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
October 19, 2006

**SUBJECT:** Third Amendment to Lease, Riverside County Information Technology, Rivercrest Plaza, LLC, Lessor, 6147 Rivercrest Drive, Suite A, Riverside, California

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

**BACKGROUND:** County holds a leasehold interest as Lessee, under a Lease between County and Rivercrest Plaza, LLC for the facility located at 6147 Rivercrest Drive, Suite A, Riverside, California. The lease agreement will expire on December 31, 2006. This facility continues to meet the needs and requirements of the department. A five (5) year renewal has been negotiated. Additionally, this Third Amendment to Lease will reduce the square footage of the leased premises by 12,351 square feet. The Assessor/Clerk Recorder currently leases the 12,351 square feet from RCIT under a Memorandum of Understanding. A new, separate lease for the Assessor/Clerk Recorder at this location is being negotiated.  
(Continued on Page 2)

*[Handwritten signature]*  
Reviewed by  
CIP TEAM

Departmental Concurrence

RF:TW:ss  
10.339

*[Handwritten signature: Robert Field]*  
Robert Field, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 362,404	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	06/07

SOURCE OF FUNDS: RCIT Budget	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

*[Handwritten signature: Gordon V. Ubo]*  
NOV 08 2006  
BY Gordon V. Ubo

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

Prev. Agn. Ref.: 6/5/01, #3.33; 6/5/01, #3.34; 5/7/02, #3.24;

District: 1

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3 . 20

Board of Supervisors

Form 11: Third Amendment, Riverside County Information Technology, Rivercrest Plaza, LLC, Lessor, 6147 Rivercrest Drive, Suite A, Riverside, California

October 19, 2006

Page 2

**BACKGROUND:** (Continued)

The Landlord will complete modifications to the leased premises on Exhibit "I" attached to the amendment at no cost to the County.

Lessor:	Rivercrest Plaza, LLC 101 Hodencamp Road, Suite 200 Thousand Oaks, California	
Premises Location:	6147 Rivercrest Drive, Suite A Riverside, California	
Size:	Reduced from 40,365 to 28,014 square feet.	
Term:	Five (5) years commencing January 1, 2007.	
Rent:	<u>Current</u>	<u>New</u>
	\$ 1.79 per sq. ft.	\$ 1.95 per sq. ft.
	\$ 72,401.92 per month.	\$ 54,627.30 per month.
	\$868,823.04 per year.	\$655,527.60 per year.
Rent Adjustments:	Three percent (3%) annually.	
Custodial Service:	Provided by Lessor.	
Utilities:	County pays telephone and electric, Lessor pays all other utilities.	
Maintenance:	Provided by Lessor.	
Improvements:	Provided by Lessor.	
RCIT Costs:	\$21,530.00	
Option to Terminate:	With ninety (90) days written notice.	
Parking:	Sufficient to meet County needs.	
Market Data:	1650 Spruce, Riverside	\$1.95 F.S.G.
	7898 Mission Grove, Riverside	\$1.95 F.S.G.
	1845 Chicago, Riverside	\$1.95 F.S.G.

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