

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



125

FROM: Department of Facilities Management

SUBMITTAL DATE:
November 27, 2006

1132

SUBJECT: Third Amendment to Lease, Community Health Agency – Beard Family Trust, dated September 2, 1982, Kenneth A. Beard Trust, dated July 10, 1984, and Pacific Media Properties, LLC, a California limited liability company, 3900 Sherman Drive, 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 the same on behalf of the County.

BACKGROUND: On April 18, 2006 (M.O. 3.5) the Board of Supervisors approved an In-Principle authorizing the Community Health Agency to pursue an additional 2,620 square feet of space at 3900 Sherman Drive, Suite 1C, Riverside, California, contiguous to their existing space, for expansion needs. This Third Amendment to Lease is requesting approval for the expansion and for improvements required to occupy this space.

Robert Field

RF:TW:cm
10.396

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 434,845	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: 60% Clinic Revenue, 40% Realignment	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

Jennifer K. Bryant

County Executive Office Signature

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: 10/22/02, 3.19,
3/11/03, 3.15, 6/24/03, 3.17, 5/24/06,
3.15

District: 1

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.19

Susan D. Harrington

Departmental Concurrence

Board of Supervisors

Form 11: Third Amendment to Lease, Community Health Agency – Beard Family Trust, dated September 2, 1982, Kenneth A. Beard Trust, dated July 10, 1984, and Pacific Media Properties, LLC, a California Limited Liability Company, 3900 Sherman Drive, Riverside, California

November 27, 2006

Page 2

BACKGROUND: (Continued)

Lessor: Beard Family Trust dated September 2, 1982, Kenneth A. Beard Trust dated July 10, 1984, and Pacific Media Properties, LLC.

Premises Location: 3900 Sherman Drive, Riverside, California

Size: Increased 2,620 square feet from 31,353 to 33,973 square feet, effective as of February '07.

Rent:	<u>Current</u>	<u>New</u>
	\$ 1.86 per sq. ft.	\$ 1.86 per sq. ft.
	\$ 58,224.36 per month	\$ 63,097.56 per month
	\$698,692.32 per year	\$757,170.72 per year

Term: Current term expires 11/30/09

Rent Adjustments: Three (3%) percent annually.

Custodial Service: Provided by County.

Utilities: County pays for electricity and telephone. Lessor pays for all other utilities.

Maintenance: Provided by Lessor.

Improvements: Not to exceed \$91,190.00. County to pay in full upon completion and acceptance.

RCIT Costs: \$15,548.00.

Option to Terminate: For loss of funding with one hundred eighty (180) days written notice.

Option Penalty: Reimbursement for any remaining improvement cost.

Parking: Sufficient to meet County needs.

Market Data:	3610 Central Avenue, Riverside	\$1.90 F.S.G.
	9041 Magnolia, Riverside	\$1.90 F.S.G.
	3687 Adams, Riverside	\$1.85 F.S.G.

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