

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



154

FROM: Department of Facilities Management

SUBMITTAL DATE:
November 27, 2006

SUBJECT: Fourth Amendment to Lease – Department of Public Social Services / MCC Venture, LP.

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

BACKGROUND: The County holds a leasehold interest as Lessee, under a lease between the County and MCC Venture LP, a California limited partnership, for the facility located at 22690 Cactus Avenue, Moreno Valley. The Department of Public Social Services has occupied this location for its Employee Training Division since 1998. The facility continues to meet the needs of DPSS, and a five (5) year lease extension has been negotiated by the Department of Facilities Management, Real Estate Division.

(Continued on Page 2)

Robert Field

Robert Field, Director
Department of Facilities Management

RF:HR:ss
10.383

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 246,892	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 7,160	Budget Adjustment:	No
	Annual Net County Cost: '07/'08	\$ 15,711	For Fiscal Year:	06/07

SOURCE OF FUNDS: 59.2% Federal; 33.3% State; 2.9% County; 4.5% Realignment; 0.1% Other	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

James J. Dwyer

BY: *Gordon V. Ubo*

DEC 19 2006

BY: *Gordon V. Ubo*

1134
12/21/06
12/22/06

Ch 1-10-07

Departmental Concurrence

Reviewed by CITE

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

Prev. Agn. Ref.: 12/16/97, #3.5;
11/09/99, #3.7; 04/11/00, #3.14;
03/11/03, #3.17; 03/22/05, #3.9

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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BACKGROUND: (Continued)

Location: 22690 Cactus Avenue,
Moreno Valley, California

Lessor: MCC Ventures, LP
c/o Property Management Associates
5120 Goldenleaf Circle
Los Angeles, CA 90056

Size: Approximately 27,131 square feet.

Term: Five (5) years, commencing February 1, 2007.

Option to Extend: Two (2) one-year options to renew.

Rent: Current Rent: New Rent:
\$ 1.46 per sq. ft. \$ 1.75 per sq. ft. *
\$ 39,540.83 per month \$ 47,479.25 per month
\$474,489.96 per year \$569,751.00 per year

*Free rent is provided during the months of July and August (partial) of each year of the lease term. The effective rent for the first year is \$1.60 per square foot.

Rent Adjustment: Four (4%) percent.

Utilities: County.

Interior/Exterior Maintenance: Provided by Lessor.

Market Data: 23119 Cottonwood Ave., Moreno Valley: \$1.71 per sq. ft.
14375 Nason Street., Moreno Valley: \$1.76 per sq. ft.

The attached Fourth Amendment to Lease has been reviewed and approved by County Counsel as to form.