

032

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

117



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
February 26, 2007

**SUBJECT:** Lease Agreement – Department of Public Social Services, Riverside, California

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

**BACKGROUND:** On May 18, 1999, Agenda #3.10, the Board of Supervisors approved a Lease Agreement for a 54,592 square foot office for the Department of Public Social Services. This location is utilized for their Self Sufficiency program and continues to meet their needs. The department desires to continue its occupancy and the proposed lease provides for a new term of ten years, which will commence at the same time as occupancy of a new office (currently under construction) for the Child Protective Services (CPS) program; the new CPS Facility is adjacent to this Facility.

(Continued on Page 2)

RF:HR:ss  
10.728

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 162,569	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ 4,877	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost: 07/08</b>	\$ 29,263	<b>For Fiscal Year:</b>	06/07

**SOURCE OF FUNDS:** Federal 56.3%; State 40.1%; County 3.0%; Realignment 0.6%

<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

**APPROVE**

FORM APPROVED  
COUNTY COUNSEL

County Executive Office Signature

APR 02 2007

BY Gordon V. Ubo

Policy

Consent

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

Prev. Agn. Ref.: 5/18/99, #3.10;  
8/10/99, #3.29; 12/21/99, #3.12;  
12/13/05, #3.10

District: 1

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.12

**BACKGROUND:** (Continued)

**Location:** 11060 Magnolia Avenue  
Riverside, California

**Lessor:** Grae La Sierra, L.L.C.  
1801 Century Park East, Suite 1080  
Los Angeles, California 90067

**Size:** Approximately 54,592 square feet

**Term:** Ten (10) years

**Rent:** \$ 1.45 per sq. ft., modified gross  
\$ 78,158.40 per month  
\$949,900.80 per year

**Rent Adjustments:** Three (3%) annually

**Custodial Services:** Provided by Lessor

**Interior/Exterior Maintenance:** Provided by Lessor

**Tenant Improvements:** None

**Option to Terminate:** For funding with sixty (60) days notice.

**Option Penalty:** Reimbursement of any unamortized tenant improvements and ten (10%) percent of the remaining rent balance.

**Data/Communication Costs:** None

**Market Data:** 9707 Magnolia, Riverside \$1.48 per sq. ft. MG  
3900 Sherman, Riverside \$1.86 per sq. ft. MG  
3687 Adams, Riverside \$1.85 FSG

The attached lease agreement has been approved by County Counsel as to form.