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



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 13, 2007

SUBJECT: Fifth Amendment to Lease – Department of Public Social Services, Perris, California

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

BACKGROUND: The Department of Public Social Services' GAIN (Greater Avenues for Independence) program has occupied the facility located at 351-D Wilkerson Avenue in Perris, California since February, 1998. The office continues to meet the needs of the department and a lease extension has been negotiated by the Department of Facilities Management Real Estate Division. This Fifth Amendment to Lease extends the term through December 31, 2009.
(Continued on Page 2)

Department of Facilities Management

Robert Field

Robert Field, Director
Department of Facilities Management

RF:HR:ss
10.712

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 26,960	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 270	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ 1,618	For Fiscal Year:	06/07

SOURCE OF FUNDS: Federal 85.46%; State 13.17%; County 0.01%; Realignment 1.36%

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 D. Byrnes

BY *Gordon V. Ubo*

MAR 19 2007

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 2/24/98, #3.2;
8/18/98, #3.15; 06/26/01, #3.2;
05/20/03, #3.23; 1/10/06, #3.15

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.21

BACKGROUND: (Continued)

Lessor: Perris Freeway Plaza, L.L.C.
P.O. Box 5490
Vacaville, California 95698

Premises Location: 371-D Wilkerson Avenue
Perris, California

Size: Approximately 11,050 square feet.

Term: May 1, 2007, through December 31, 2009.

Rent: \$ 1.18 per square foot, modified gross.
\$ 12,961.65 per month.
\$155,539.80 per year.

Rental Adjustments: Four (4%) percent annually.

Utilities: Electric paid by County. All others provided by Lessor.

Custodial Services: Provided by Lessor.

Maintenance: Provided by Lessor.

Improvements: None.

RCIT Costs: None.

Option to Terminate: For loss of funding with ninety (90) days' written notice.

Option Penalty: None.

Parking: Sufficient to meet County requirements.

Market Data: Facilities Management has researched rental rates for competitive rates in the area and located the following:

1688 North Perris Boulevard \$1.69 per sq. ft.
2560 North Perris Boulevard \$2.35 per sq. ft.

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