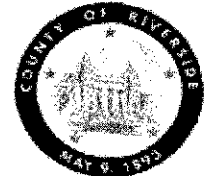


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

545



FROM: Department of Facilities Management

SUBMITTAL DATE:
August 21, 2008

SUBJECT: Revenue Lease Cancellation – Stewart Title of California, Inc., Riverside

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

BACKGROUND: The County of Riverside purchased the office building located at 3403 Tenth Street, in Riverside, on January 11, 2008. The occupancy of the building has numerous tenancies under leasehold agreements, including Stewart Title of California, Inc. The county has received a request from Stewart Title to terminate their Lease, and the Department of Facilities Management (DOFM) has negotiated a mutually acceptable termination for the return of the premises effective November 30, 2008. Once vacated, the space will allow for the future occupancy of county departments, or other government entities.

(Continued)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$126,544	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: Loss of lease revenue from Stewart Title of California	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

Reviewed by
CIP TEAM
Christopher Hans

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo 8/27/08
DATE
GORDON V. WOO

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.:

District: 2

Agenda Number:

3.25

(Continued)

BACKGROUND:

The attached Revenue Lease Cancellation Agreement sets forth the terms and conditions for the lease termination.

Lessee: Stewart Title of California, Inc.

Location: 3403 Tenth Street, Suites 400 and 530
Riverside, California

Size: Approximately 19,052 square feet

Termination Date: November 30, 2008

Consideration: Three (3) month's forgiven rent at \$42,181.28 per month for September, October and November, 2008.

Penalty: Two hundred (200%) percent holdover rent increase per month beginning December 1, 2008.

The attached Revenue Lease Cancellation Agreement has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

The associated revenue reduction from this Revenue Lease Cancellation Agreement will be fully absorbed by the DOFM. No net county cost will be incurred therefore, a budget adjustment is not required.