

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

351



FROM: Economic Development Agency

SUBMITTAL DATE:
August 17, 2009

SUBJECT: First Amendment to Revenue Lease – Western Riverside County Regional Conservation Authority, Riverside

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

BACKGROUND: The Western Riverside County Regional Conversation Authority (WRCA) entered into a Revenue Lease Agreement with the County on July 15, 2008 for office space in the County owned Riverside Centre. This First Amendment to Lease reflects a change in the space leased by WRCA of 356 square feet of a shared lobby and adjacent hallway within Suite 300. In lieu of this space they will occupy 356 square feet of space in Suite 315, effective July 1, 2009. The three (3%) percent annual increase due July 1, 2009 and July 1, 2010 will be waived.

Robert Field

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current F.Y. Total Cost:	\$-0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	No
	Annual Net County Cost:	\$-0-	For Fiscal Year:	09/10

SOURCE OF FUNDS: WRCRCA Funds	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Jennifer L. Sargent

County Executive Office Signature

BY: Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 8-20-09
SYNTHIA M. GUNZEL DATE

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

Prev. Agn. Ref.: 7/15/08 3.29

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.42

Economic Development Agency
First Amendment to Revenue Lease – Western Riverside County Regional Conservation
Authority, Riverside
August 17, 2009
Page 2

(Continued)

BACKGROUND:

This First Amendment to Revenue Lease is summarized below:

Lessor: County of Riverside
c/o Economic Development Agency
3133 Mission Inn Avenue
Riverside, California 92507

Premises Location: Riverside Centre
3403 Tenth Street, Suite 320
Riverside, California 92501

Size: 6,299 square feet

Term: Ten (10) years

Rent: \$ 2.50 per sq. ft.
\$ 16,665.00 per month
\$199,980.00 per year

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

FINANCIAL DATA:

There are no costs associated with this Form 11.

1 **FIRST AMENDMENT TO REVENUE LEASE**
2 **WESTERN RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY**
3 **3403 Tenth Street, Suite 320, Riverside, California**

4 This First Amendment to Lease ("First Amendment") is made as of
5 _____, 2009, by and between the **COUNTY OF RIVERSIDE**, a
6 political subdivision of the State of California ("County"), and the **WESTERN**
7 **RIVERSIDE COUNTY REGIONAL CONSERVATION AUTHORITY**, a Joint Powers
8 Authority, herein "Lessee", hereby agree to amend that certain lease dated July 15,
9 2008, for the premises located at 3403 Tenth Street, Suite 320, Riverside, California,
10 as more particularity shown on Exhibit "A" attached thereto as follows:

11 **1. Recitals.**

12 a. Lessor and County entered into that certain Lease dated July 15,
13 2008 (the "Original Lease") for the premises located at 3403 Tenth Street, Suite 320,
14 Riverside, California ("Leased Premises"), as more particularly described on Exhibit
15 "A", attached hereto and made a part hereof.

16 **1. Description.**

17 (a) Effective July 1, 2009, Lessee shall vacate that portion of t
18 lobby and adjacent hallway in Suite 300/320 comprised of 356 square feet as mo
19 particularly shown on Exhibit "C" attached hereto and by this reference made a part
20 this Revenue Lease.

21 (b) Effective July 1, 2009, Lessee shall occupy a portion of Suite 3
22 comprised of three hundred fifty six (356) square feet; as more particularly shown c
23 Exhibit "D" attached hereto and by this reference made a part of this Revenue Lease.

24 **2. Rent.** The following sentences shall be added to the end of Paragraph
25 6(b) of the Lease Agreement: "The three percent (3%) annual rent increase due
the three (3%) increase due beginning
July 1, 2009 and July 1, 2010 will be waived. The three (3%) increase due beginning
July 1, 2011 shall be calculated from the current rent in Section 6(a) (i.e.,
\$15,747.50)."

3. Parking. Lessor shall allocate Lessee up to fourteen (14) unreserved
parking spaces at the prevailing rate of Thirty Five Dollars (\$35.00) per space per
month, provided, however, that Lessee shall only pay for the actual parking spaces
used in a particular month.

4. Except as modified or supplemented by this First Amendment to Lease
all terms and conditions shall remain in full force and effect.

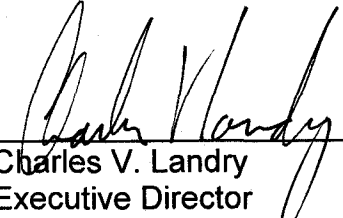
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1 This First Amendment to Lease shall not be binding or consummated until its
2 approval by the Riverside County Board of Supervisors.

3 DATED: _____

**WESTERN RIVERSIDE COUNTY
CONSERVATION AUTHORITY**

4 **ATTEST:**
5 Honey Bernas
6 Clerk of the Board

By: 
Charles V. Landry
Executive Director

7 By: 
Deputy

COUNTY OF RIVERSIDE

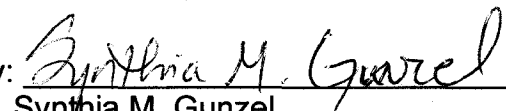
11 **ATTEST:**
12 Kecia Harper-Ihem
13 Clerk of the Board


By: _____
Jeff Stone, Chairman
Board of Supervisors

14 By: _____
15 Deputy

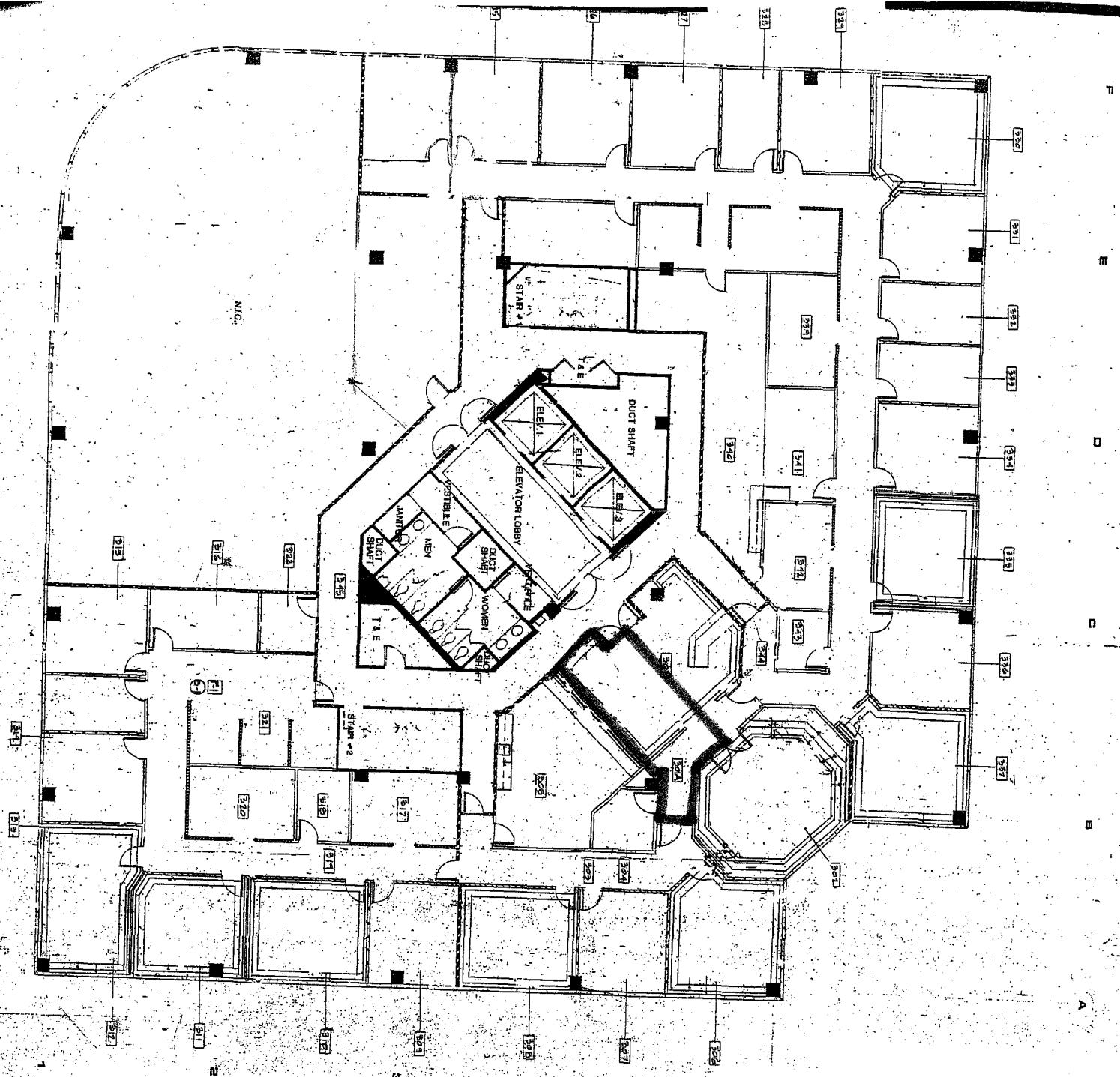
17 **APPROVED AS TO FORM:**
18 Pamela J. Walls
19 County Counsel

APPROVED AS TO FORM:

20 By: 
21 Cynthia M. Gunzel
22 Deputy County Counsel

By: 
Best, Best & Krieger
General Counsel to RCA

23 TW:ra
24 070609
25 RV383
12.766



3403 Tenth Street, Suites 320
 Riverside, California

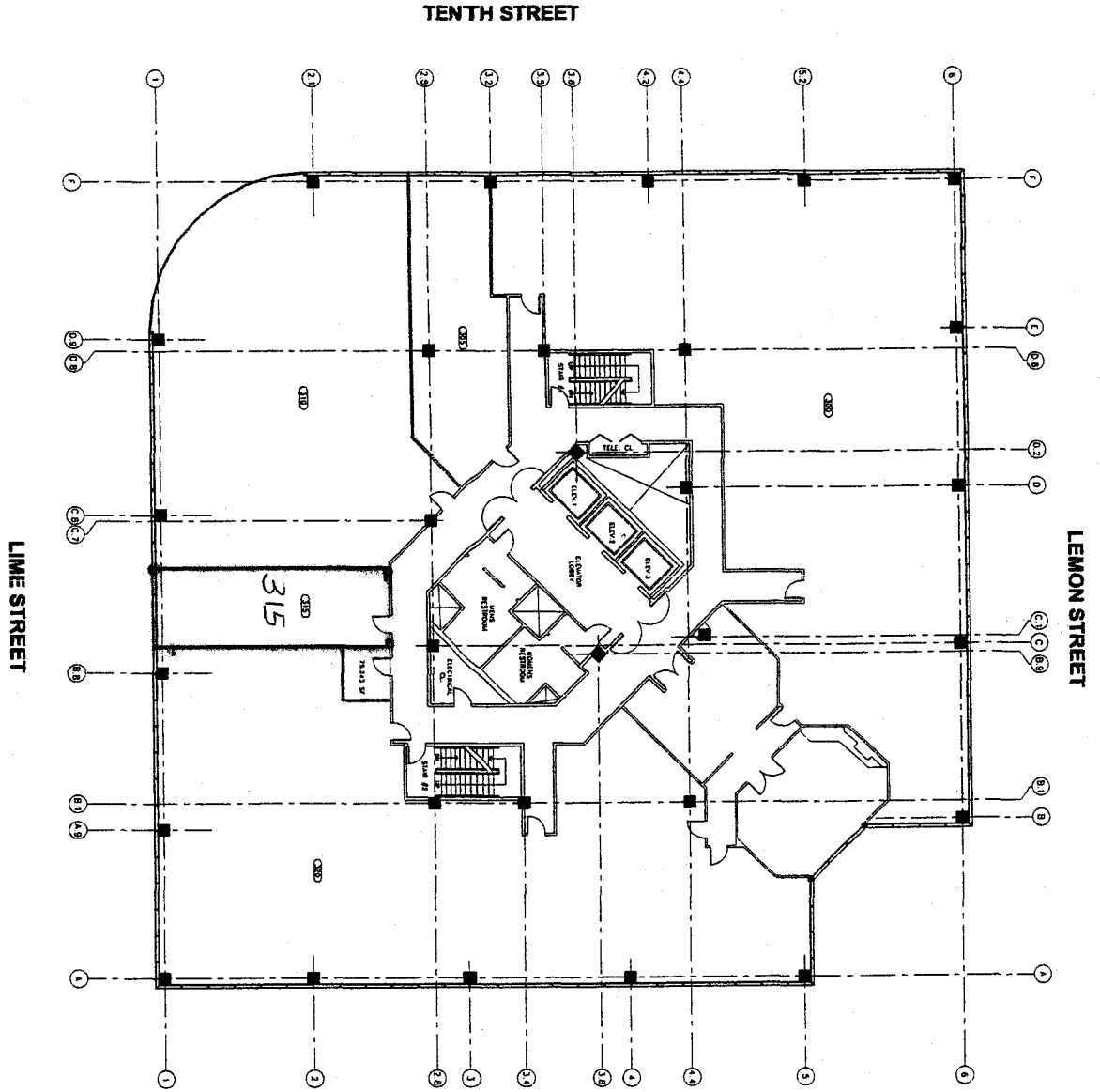
EXHIBIT C



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

THIRD FLOOR	
CONCRETE FLOOR AREA	2,575.208
VERTICAL PENETRATION	881.416
TENANT SUITES	15,264.018
GROSS FLOOR AREA	18,879.631



NINTH STREET

**3403 Tenth Street, Suites 315
Riverside, California**

EXHIBIT D

3RD FLOOR

RIVERSIDE CENTRE

B.O.M.A. CALCULATION
3403 TENTH STREET
RIVERSIDE, CA

CONTRACT NO.

DATE



3030 Central Expressway, Suite 200, Riverside, CA 92503
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www.walcolt.com

Walcolt
Architecture Interiors

07-901

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