

FORM APPROVED COUNTY COUNSEL
 BY: Patricia Munroe 11/13/13
 DATE
 PATRICIA MUNROE

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

837



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
 December 20, 2013

SUBJECT: Fourth Amendment to Lease – Department of Public Social Services, One Year Renewal, CEQA Exempt, District 5, [\$44,157]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities; and
2. Ratify the attached Fourth Amendment to Lease and authorize the Chairman of the Board to execute the same on behalf of the County.

**BACKGROUND:
 Summary**

(Commences on Page 2)

FISCAL PROCEDURES APPROVED
 PAUL ANGULO, CPA, AUDITOR-CONTROLLER
 BY: [Signature] 12/20/13

[Signature]

Robert Field
 Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 44,157	\$ 0	\$ 44,157	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 1,360	\$ 0	\$ 1,360	\$ 0	
SOURCE OF FUNDS: Federal 50.69%, State 46.23%, County 3.08%				Budget Adjustment: No	
				For Fiscal Year: 2013/14	

C.E.O. RECOMMENDATION:

APPROVE
 BY: [Signature]
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

By: Susan Loew
 Susan Loew
 Director of Public Social Services

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 3.11 of 1/31/12 | District: 5/5 | Agenda Number:

3-21

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

Economic Development Agency/Facilities Management

FORM 11: Fourth Amendment to Lease – Department of Public Social Services, One Year Renewal, CEQA Exempt, District 5, [\$44,157]

DATE: December 20, 2013

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BACKGROUND:

Summary

On May 25, 2004 the County entered into a lease agreement on behalf of the Department of Public Social Services (DPSS) for the facility located at 2055 N. Perris Blvd., Suites A-10 – A-11, Perris. At the request of DPSS the Real Estate Division of the Economic Development Agency (EDA) has negotiated a twelve month extension effective July 1, 2013. DPSS eventually will be relocating staff to a new office facility located at 201 Redlands Avenue, Perris, which is currently under construction.

Lessor: Juhns Rialto Investment, LLC
9030 E. Blair Street
Rosemead, California 92770

Premises: 2055 N. Perris Blvd., Suites A-10/A11
Perris, California

Term: Twelve months

Size: 1,880 square feet

Rent:	Current	New
	\$1.75 per sq. ft.	\$1.79 per sq. ft.
	\$3,291.87 per month	\$3,357.70 per month
	\$39,502.44 per year	\$40,292.40 per year

New rent commences January 1, 2014

Rental Adjustment: Two percent

Utilities: County pays electricity and telephone, Lessor pays all others

Maintenance: Provided by Lessor

Custodial: Provided by Lessor

This Fourth Amendment to Lease has been reviewed and approved by County Counsel as to legal form.

Impact on Residents and Businesses

There will be no foreseeable impact on residents and local businesses.

SUPPLEMENTAL:

Additional Fiscal Information

See Exhibit A

DPSS has budgeted these costs in FY 2013/14 and will reimburse EDA for all lease costs on a monthly basis.

(Continued)

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Contract History and Price Reasonableness

The original lease was executed May 25, 2004, and subsequent amendments executed thereafter. The lease rate is a competitive fair market rental rate.

Attachments:

Exhibit A

Fourth Amendment

Exhibit A

FY 2013/14

Department of Public Social Services Lease Cost Analysis

2055 N. Perris Blvd., Suite A10/A11, Perris California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	1,880	SQFT		
Approximate Cost per SQFT (July - Dec)	\$	1.75		
Approximate Cost per SQFT (Jan - Jun)	\$	1.79		
Lease Cost per Month (July - Dec)			\$	3,291.87
Lease Cost per Month (Jan- June)			\$	3,357.70
Total Lease Cost (July - Dec)			\$	19,751.22
Total Lease Cost (Jan - June)			\$	20,146.20
Total Estimated Lease Cost for FY 2013/14			\$	39,897.42

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12		
Estimated Utility Costs per Month (July - June)			<u>\$</u>	<u>225.60</u>
Total Estimated Utility Cost			\$	2,707.20
EDA Lease Management Fee (Based @ 3.89%)			\$	1,552.01
TOTAL ESTIMATED COST FOR FY 2013/14			\$	44,156.63
TOTAL COUNTY COST 3.08%			\$	1,360.02

1 **FOURTH AMENDMENT TO LEASE**

2
3 **THIS FOURTH AMENDMENT TO LEASE** ("Fourth Amendment"), dated as of
4 _____, 2013, is entered into by and between **JUHNS RIALTO**
5 **INVESTMENTS, LLC**, as Lessor, and the **COUNTY OF RIVERSIDE**, a political
6 subdivision of the State of California, as Lessee.

7 **RECITALS**

8 a. Lessor and Lessee have entered into that certain Lease dated May 25,
9 2004, pursuant to which Lessor has agreed to lease to Lessee and Lessee has agreed
10 to lease from Lessor that certain building located at 2055 N. Perris Blvd., Suites A10 –
11 A11, Perris (the "Building"), as more particularly described in the Lease (the "Original
12 Premises").

13 b. The amendments of the Lease are summarized as follows:

14 1. The First Amendment to Lease dated February 6, 2007 by and
15 between County of Riverside, and Missouri Plaza, LLC.

16 2. The Second Amendment to Lease dated May 4, 2010 by and
17 between County of Riverside and Missouri Plaza, LLC.

18 3. The Third Amendment to Lease dated January 31, 2012 by and
19 between County of Riverside and Juhns Rialto Investments, LLC as successor in
20 interest to Missouri Plaza, LLC.

21 c. The Parties now desire to amend the Lease to extend the term.

22 1. NOW THEREFORE, for good and valuable consideration the
23 receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

24 2. TERM. Section 3 (a) of the Lease is hereby amended by adding
25 the following:

26 The term of this lease shall be extended twelve (12) months commencing
27 on July 1, 2013 and shall expire on June 30, 2014.

28

1 3. RENT. Section 5 of the Lease is hereby amended by adding the
2 following:

3 Monthly rent shall be paid as follows during the extended term:

4 July 1, 2013 through December 31, 2013 \$3,291.87

5 January 1, 2014 through June 30, 2014 \$3,357.70

6 4. FOURTH AMENDMENT TO PREVAIL. The provisions of this
7 Fourth Amendment shall prevail over any inconsistency or conflicting provisions of the
8 Lease. Any capitalized terms shall have the meaning defined in the Lease, unless
9 defined herein or context requires otherwise.

10 5. MISCELLANEOUS. Except as amended or modified herein, all
11 terms of the Lease shall remain in full force and effect. If any provisions of this
12 Amendment shall be determined to be illegal or unenforceable, such determination
13 shall not affect any other provision of the Lease. Neither this Amendment nor the
14 Lease shall be recorded by the Lessee.

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16 (SIGNATURES PROVISION ON NEXT PAGE)
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1 6. EFFECTIVE DATE. This Fourth Amendment to Lease shall not be
2 binding or consummated until its approval by the Riverside County Board of
3 Supervisors and fully executed by the Parties.

4 WITNESS WHEREOF, the parties have executed this Fourth Amendment to
5 Lease as of the date first written above.

6 LESSEE:
7 COUNTY OF RIVERSIDE

LESSOR:
JUHNS RIALTO INVESTMENT
TRUST, LLC

8
9 By: _____
10 Jeff Stone, Chairman
11 Board of Supervisors

By: H. Y. Juhn
Juhn Hyunyoung, Manager

12
13 ATTEST:
14 Kecia Harper-Ihem
15 Clerk of the Board

16 By: _____
17 Deputy

18
19 APPROVED AS TO FORM:
20 Pamela J. Walls
21 County Counsel

22 By: 
23 Patricia Munroe
24 Deputy County Counsel