

606



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

FROM: EDA/FACILITIES MANAGEMENT

SUBMITTAL DATE:
February 16, 2011

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

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

BACKGROUND: The Western Riverside County Regional Conservation Authority (WRCA) entered into a Revenue Lease Agreement with the county on July 15, 2008, for office space located at 3403 Tenth Street, Suite 320, Riverside, California. WRCA currently occupies a portion of Suite 315 in addition to Suite 320 comprised of 6,299 square feet. The Second Amendment to Revenue Lease represents an expansion of 363 square feet into the remaining space available in Suite 315, total premises occupied 6,662 square feet commencing February 1, 2011. Effective February 1, 2011, rent shall be \$14,989.50 per month.

(Continued)

Robert Field

Robert Field
Assistant County Executive Officer/EDA
By Lisa Brandl, Managing Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: N/A	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*
Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: March 1, 2011
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.: 3.29 of 7/15/08, 3.42 of 9/29/09 | District: 2 | Agenda Number: **3.12**

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel*
SYNTHIA M. GUNZEL
Deputy County Counsel

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD
Per Exec. Ofc.: Consent Policy

Economic Development Agency
Second Amendment to Revenue Lease – Western Riverside County Regional Conservation
Authority, Riverside
February 16, 2011
Page 2

BACKGROUND: (Continued)

Lessor: County of Riverside/EDA
3403 Tenth Street, Suite 500
Riverside, California 92501

Premises Location: Riverside Centre
3403 Tenth Street, Suites 315 & 320
Riverside, California 92501

Size 6,614 square feet

Term: Ten years commencing August 8, 2008

Rent: \$ 2.25 per square foot
\$ 14,881.50 per month
\$178,578.00 per year

This Second Amendment to Revenue Lease has been approved as to legal form by County Counsel.

FINANCIAL DATA:

There are not costs associated with this Second Amendment to Revenue Lease.

Attachments:

Second Amendment to Revenue Lease

1 **3. Leased Premises.** Section 1 (b) of the First Amendment to Lease is deleted in
2 its entirety and hereby amended as follows. The leased premises shall consist of Suites 315
3 and 320 comprised of 6,662 square feet per the attached Exhibit "E"

4 **4. Rent.** Section 2 of the First Amendment is deleted in its entirety and hereby
5 amended as follows: Lessee shall pay to Lessor \$14,989.50 per month commencing February
6 1, 2011. Effective July 1, 2012, rent shall be increased by two percent (2%) and on each
7 July 1 annually thereafter.

8 **5. Notices.** Section 16 of the Original Lease is hereby amended as follows:
9

10 County:	Lessor:
11 County of Riverside	Western Riverside County Regional
12 Economic Development Agency	Conservation Authority
13 3403 Tenth Street, Suite 500	3403 Tenth Street, Suite 320
14 Riverside, California 92501	Riverside, California 92501

15
16 **6.** Except or modified or supplemented by this Second Amendment to Lease, all
17 provisions of this Lease shall remain in full force and effect.

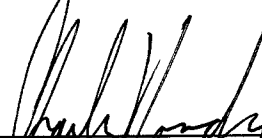
18 ///
19 ///
20 ///
21 ///
22 ///
23 ///
24 ///
25 ///
26 ///
27 ///
28 ///

1 7. This Second Amendment to Original Lease shall not be binding or consummate
2 until it's executed by the County's Board of Supervisors.


3
4 IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written
5 above.

6 Dated: 2/9/11

**WESTERN RIVERSIDE COUNTY
REGIONAL CONSERVATION
AUTHORITY**

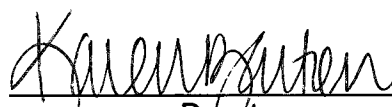
By: 
Charles V. Landry, Executive Director


COUNTY OF RIVERSIDE

By: 
Bob Buster, Chairman
Board of Supervisors

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

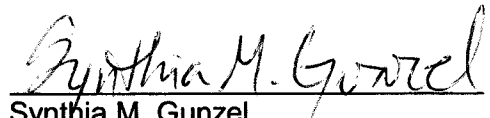
ATTEST:

By: 
Deputy

By: 
Honey Bernas, Clerk of the Board

APPROVED AS TO FORM:
Pamela J. Walls
County Counsel

APPROVED AS TO FORM:

By: 
Synthia M. Gunzel
Deputy County Counsel

By: 
Best Best & Krieger, LLP
RCA General Counsel

TW:ad 13.835 S:\Real Property\TYPING\Docs-13.500 to 13.999\13.835.doc

