

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

416



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
April 5, 2012

SUBJECT: Revenue Amendment to Sublease – Economic Development Agency, Murrieta, California

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

BACKGROUND: The County of Riverside (County) holds a leasehold interest at 30135 Technology Drive, Murrieta, California, for use by the Workforce Division as the Workforce Development Center (WDC). As a mandated partner, the State of California Employment Development Department (EDD) has occupied 9,017 square feet within the WDC for their use. The EDD has recently expanded their occupied space by 593 square feet and this Amendment to Sublease sets forth the additional space and corresponding increase in revenue rent.

(Continued)

Robert Field

Robert Field
Assistant County Executive Officer/EDA

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:	2011/12

COMPANION ITEM ON BOARD OF DIRECTORS AGENDA: No

SOURCE OF FUNDS: Sublease revenue from State Employment Development Department	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature *Jennifer Sargent*
BY: Jennifer Sargent

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 17, 2012
xc: EDA, Auditor

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

Prev. Agn. Ref.: 3.23 of 12/09/08; 3.12 of 10/06/09; 3.55 of 06/28/11 **District:** 3/3

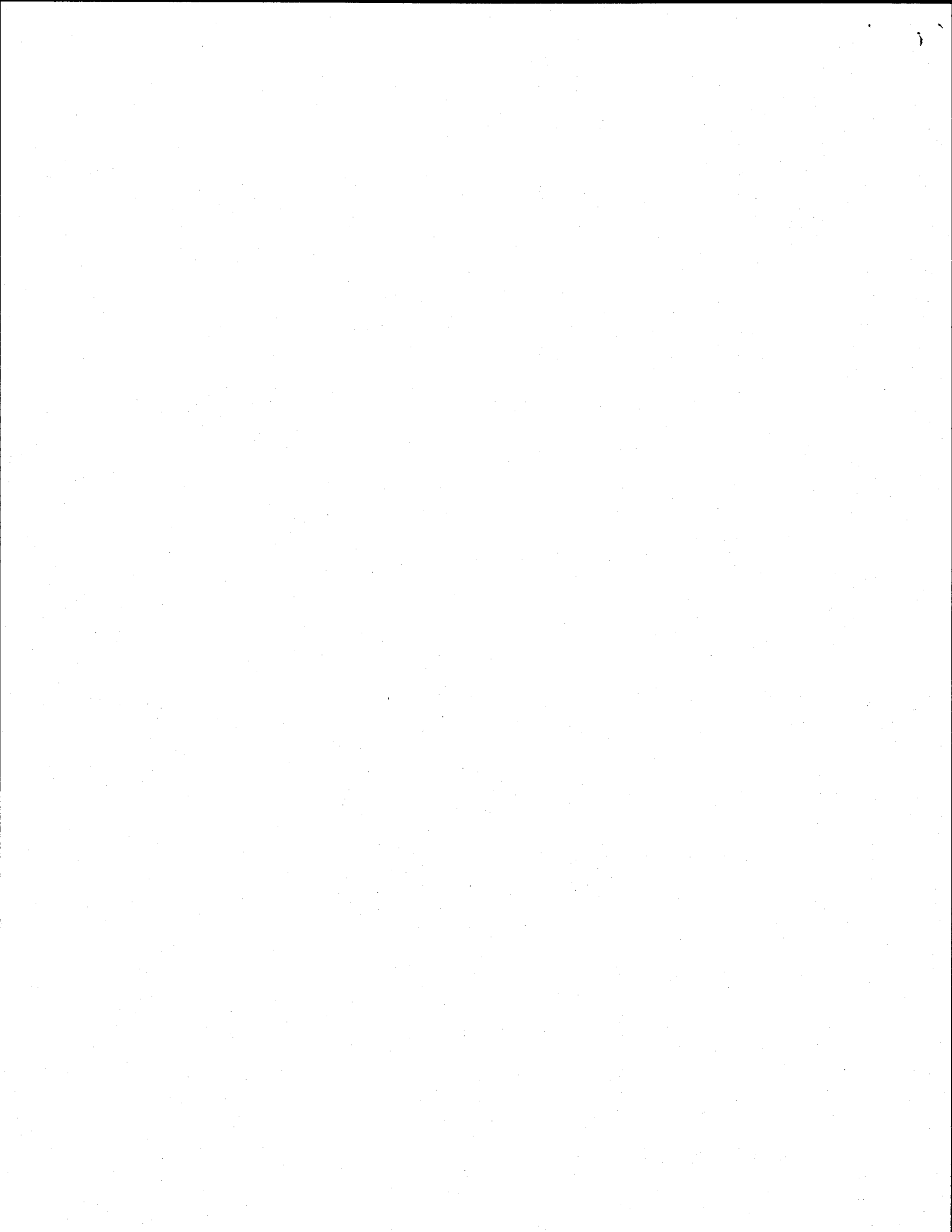
Agenda Number:

3.9

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 3-22-12
SYNTHIA M. GUNZEL
Departmental Conference DATE

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy



BACKGROUND: (Continued)

Location: 30135 Technology Drive
Murrieta, CA 92563

Term: Expires January 31, 2015.

Size: Increased from 9,017 square feet to 9,610 square feet.

Rent Revenue: Current monthly rental income increased from \$21,066.04 to \$23,541.63.

Utilities: Provided by Lessor and County under the master lease.

Custodial: Provided by Lessor under the master lease.

Maintenance: Provided by Lessor under the master lease.

Termination: EDD may terminate after April 30, 2012, with a 30-day written notice.

Pursuant to the California Environmental Quality Act (CEQA), the Sublease is categorically exempt from CEQA under the CEQA Guidelines 15301, Class 1 – Existing Facilities. The proposed project, the Sublease, is the subletting of property involving existing facilities and no expansion of space under the master lease will occur.

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

Attachments:
Sublease Agreement



4. Rental payments shall be paid by the State, in arrears on the last day of each month, and shall be subject to annual appropriations during said term as follows:

ELEVEN THOUSAND SEVEN HUNDRED TWENTY-ONE AND 33/100 DOLLARS (\$11,721.33) from December 16, 2011, through December 31, 2011, calculated as follows; then

Base Rent:	\$10,763.20
Furniture:	\$958.13
Total:	<u>\$11,721.33</u>

TWENTY-ONE THOUSAND EIGHT HUNDRED ELEVEN AND 83/100 DOLLARS (\$21,811.83) from January 1, 2012, through January 31, 2012, calculated as follows; then

Base Rent:	\$20,853.70
Furniture:	\$958.13
Total:	<u>\$21,811.83</u>

TWENTY-TWO THOUSAND THREE HUNDRED EIGHTY-EIGHT AND 43/100 DOLLARS (\$22,388.43) from February 1, 2012, through January 31, 2013, calculated as follows; then

Base Rent:	\$21,430.30
Furniture:	\$958.13
Total:	<u>\$22,388.43</u>

TWENTY-TWO THOUSAND NINE HUNDRED SIXTY-FIVE AND 03/100 DOLLARS (\$22,965.03) from February 1, 2013, through January 31, 2014, calculated as follows; then

Base Rent:	\$22,006.90
Furniture:	\$958.13
Total:	<u>\$22,965.03</u>

TWENTY-THREE THOUSAND FIVE HUNDRED FORTY-ONE AND 63/100 DOLLARS (\$23,541.63) from February 1, 2014, through January 31, 2015, calculated as follows; and thereafter.

Base Rent:	\$22,583.50
Furniture:	\$958.13
Total:	<u>\$23,541.63</u>

Except as amended herein, all the terms of said sublease hereinabove referred to

shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, this Amendment to Sublease has been executed by the parties hereto on the date first above written.

STATE OF CALIFORNIA

SUBLESSOR

Approval Recommended:

DEPARTMENT OF GENERAL SERVICES
REAL ESTATE SERVICES DIVISION

COUNTY OF RIVERSIDE,
a political subdivision of the
State of California

PROFESSIONAL SERVICES BRANCH

By Henry Pollak, Real Estate Officer

By John Favaglione, Chairman
Board of Supervisors

Date _____

Date 4-17-12

Approved:
DIRECTOR OF THE DEPARTMENT
OF GENERAL SERVICES

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

Yerrain (Anova)
Deputy

Date 4-17-12

APPROVED AS TO FORM:
PAMELA J. WALLS, County Counsel

By R. James Koerner, Leasing Manager
Real Estate and Planning Section

By Synthia M. Gunzel
Synthia M. Gunzel,
Deputy County Counsel

Date _____

Date 3-22-12

