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





FROM: Economic Development Agency / Facilities Management

**Current F.Y. Total Cost:** 

SUBMITTAL DATE: April 5, 2012

Yes

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		
Assistant County	Executive	Officer/EDA

In Current Year Budget:

FINANCIAL	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
DATA	Annual Net County Cost:	<b>\$</b> 0	For Fiscal Year:	2011/12
COMPANION IT	EM ON BOARD OF DIRECTORS	AGENDA: No		
COURSE OF TH	NDC. A LE			Positions To Be —

\$0

SOURCE OF FUNDS:	Sublanca	rovonuo	fnom	0+++2	Employment	Positions To Be	
Development Departme		revenue	I I OIII	3 ta te	Emproyment	Deleted Per A-30	
beveropment bepar time	511.6					Requires 4/5 Vote	

C.E.O. RECOMMENDATION:

APPROVE

**County Executive Office Signature** 

nifer / 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:

2 Policy

Policy

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☐ Consent

Dep't Recomm.:

Buster, Tavaglione, Stone, Benoit and Ashley

Nays:

None

Absent:

None

Date:

April 17, 2012

XC:

EDA, Auditor

Kecia Harper-Ihem

Clerk of the Board

Deputy

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

of 06/28/11

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Agenda Number:

(Rev 08/2010)

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April 5, 2012
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**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

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### VHEN DOCUMENT IS FULLY EXECUTED RETURN

## CLERK'S COPY

hereinafter called the State

Thank you.

AMENDMENT TO SUBLEASE

to Riverside County Clerk of the Board, Stop 1010 Post Office Box 1147, Riverside, Ca 92502-1147

AMENDMENT NO. ONE (1) FILE NO. PROJECT NO.

6115-002

133691

THIS AMENDMENT TO SUBLEASE, made and entered into this 23RD day of January 2012, by and between County of Riverside, hereinafter called Sublessor, and the State of California acting by and through the Director of the Department of General Services,

WHEREAS, under sublease dated May 6, 2011, the State hires from Sublessor certain premises located at 30135 Technology Drive, Murrieta, CA as more particularly described in said sublease; and

WHEREAS, the parties hereto desire to amend said sublease to (1) Supersede Exhibit "A" with Exhibit "E"; (2) add additional space; and (3) increase the monthly rental accordingly.

NOW THEREFORE, it is mutually agreed between the parties hereto as follows:

- Effective January 23, 2012, the Exhibit "A", consisting of one (1) sheet titled "Office Quarters, No. 129096" dated March 9, 2011, is hereby superseded by Exhibit "E" consisting of one (1) sheet titled "Office Quarters, No. 133691" dated October 21, 2011, attached hereto and made part of this Sublease Amendment ONE (1)
- 2. Effective January 23, 2012, the description paragraph of said sublease is amended to add thereto 593 net square feet of space on the first and second floor as outlined in green (shared) and red (EDD exclusive) on the attached Exhibit "E" making a new total of approximately 9,610 net square feet of office space hired under this sublease.
- Effective January 23, 2012, the monthly rent schedule as shown in Paragraph 4 of said sublease is deleted and the following rent schedule is substituted in its place:

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

02.697,01\$

Base Rent: Furniture:

\$96\$ \$2.137,11\$

:lstoT

(\$\$\\21,83\) from January 1, 2012, through January 31, 2012, calculated as follows; then

62.58,02\$ 61.839\$ 51.83,13

Base Rent: Furniture:

Tota:

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

\$21,430.30 \$988.13 \$4.888,42

Base Rent: Furniture:

Total:

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

\$22,006.90 \$1.83

\$22,965.03

Base Rent: Furniture:

:lstoT

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.

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

\$22,583.50 \$958.13

\$23,541.63

Base Rent:

Furniture: Total:

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	Otale of Gallorial
By_	a de la
Henry Pollak, Real Estate Officer	John Tavaglione, Chairman Board of Supervisors
Date	Date 4-17-12
Approved	ATTEST:
DIRECTOR OF THE DEPARTMENT OF GENERAL SERVICES	KECIA HARPER-IHEM Clerk of the Board
	<u>Horrau (Anova)</u> Deputy
	Date 4-17-12
	APPROVED AS TO FORM: PAMELA J. WALLS, County Counsel
ByR. James Koerner, Leasing Manager Real Estate and Planning Section	By Synthia M. Gunzel, Deputy County Counsel
Date	Date 3-22-12

