

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



FROM: Economic Development Agency / Facilities Management

SUBMITTAL DATE:
May 31, 2012

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

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

BACKGROUND: The County of Riverside (County) holds a leasehold interest at 1325 Spruce Street, Riverside, 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 10,251 square feet within the WDC for their use. The EDD has recently expanded their occupied space by 133 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

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 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
BY: Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, 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: June 12, 2012
xc: EDA

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

FORM APPROVED COUNTY COUNSEL
 BY: Synthia M. Gunzel 5-21-12
 SYNTHIA M. GUNZEL
 DEPARTMENTAL CONCURRENCE

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

BACKGROUND: (Continued)

Location: 1325 Spruce Street
Riverside, CA 92507

Size: Increased from 10,251 square feet to 10,384 square feet.

Term: Expires March 31, 2014.

Rent Revenue: Current monthly rental income increased from \$28,953.76 to \$29,282.88.

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: State may terminate after March 31, 2012, with 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

FULLY EXECUTED RETURN
CLERK'S COPY

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

AMENDMENT NO. One (1)
FILE NO. 6197-001
PROJECT NO. 133875

AMENDMENT TO SUBLEASE

THIS AMENDMENT TO SUBLEASE, made and entered into this 13th day of March 2012, by and between the County of Riverside, hereinafter called Sublessor, and the State of California acting by and through the Director of the Department of General Services, hereinafter called the State.

WHEREAS, under sublease dated April 18, 2011, the State hires from Sublessor certain premises located at 1325 Spruce Street, Riverside, California as more particularly described in said lease, and

WHEREAS, the parties hereto desire to amend said lease to (1) add an additional 133 net usable square footage, and (2) adjust the rental accordingly.

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

1. Effective April 1, 2012, the description paragraph of said lease is amended to add thereto 133 net usable square feet (rust) of space on the second (2nd) floor, as outlined in blue on the attached Exhibit "E", consisting of two (2) pages, Project No. 133875, dated October 21, 2011, hereby being incorporated by said reference into this sublease, making a new total of approximately 10,384 rust of space hired under this sublease.

2. Effective April 1, 2012, the rent schedule in Paragraph 4 is amended to read:

Rent 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.

TWENTY-NINE THOUSAND TWO HUNDRED EIGHTY-TWO AND 88/100 DOLLARS
(\$29,282.88) from April 1, 2012, through March 31, 2013; then

THIRTY THOUSAND ONE HUNDRED THIRTEEN AND 60/100 DOLLARS
(\$30,113.60) from April 1, 2013, through March 31, 2014; and thereafter.