

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



ITEM: 3.13  
(ID # 24091)

**MEETING DATE:**

Tuesday, February 06, 2024

**FROM :** FACILITIES MANAGEMENT AND RIVERSIDE COUNTY INFORMATION TECHNOLOGY (RCIT) :

**SUBJECT:** FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) AND RIVERSIDE COUNTY INFORMATION TECHNOLOGY DEPARTMENT (RCIT): Ratification and Approval the First Amendment to Lease with JS MCA Hunter Park, LP, a Nevada Limited Partnership, Five Year Lease Extension, California Environmental Quality Act Exempt pursuant to State CEQA Guidelines Sections 15301 and 15061(b)(3); District 1. [Total Cost: \$6,031,985 RCIT Budget] (Clerk to file Notice of Exemption)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities Exemption, and Section 15061(b)(3), "Common Sense" Exemption;
2. Ratify and Approve the attached First Amendment to Lease and authorize the Chair of the Board to execute the same on behalf of the County;
3. Authorize the Director of Facilities Management, or designee, to execute any other documents and administer all actions necessary to complete this transaction; and
4. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk and the State Clearinghouse within five (5) working days of approval by the Board.

**ACTION:Policy**

  
Rose Salgado, Director of Facilities Management 1/31/2024


  
Jim Smith, Chief Information Officer 1/31/2024

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: February 6, 2024  
xc: FM-RE, RCIT, Recorder

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$627,708	\$1,169,142	\$6,031,985	N/A
<b>NET COUNTY COST</b>	\$0	\$0	\$0	N/A
<b>SOURCE OF FUNDS:</b> RCIT Budget – 100% Fund 45500			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	23/24-28/29

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The County of Riverside, on behalf of the Riverside County Information Technology Department (RCIT), has been under lease at 1960 Chicago Avenue, Building F, Riverside, since December 16, 2013 (Lease), for use as a data center. This 23,477 square foot office facility continues to meet the needs for RCIT. The County has requested the Lease be extended for five (5) years commencing December 16, 2023, under a First Amendment to Lease (First Amendment).

The current County Data Center is rated as a Tier 3 facility and is comprised of essential infrastructure and equipment with unique features which are conducive to the County operations. The County is seeking to eventually relocate the Data Center from this leased facility and into a County-owned facility by the end of this five-year term.

Pursuant to the California Environmental Quality Act (CEQA), the First Amendment was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Class 1 – Existing Facilities Exemption and Section 15061(b)(3) – “Common Sense” Exemption. The proposed project, the First Amendment, is the letting of property involving existing facilities, and no expansion of an existing use will occur.

A summary of the First Amendment is as follows:

Premises Location: 1960 Chicago Avenue, Building F  
Riverside, CA 92507

Lessor: JS MCA Hunter Park, LP  
1600 Chicago Avenue, Suite R-1  
Riverside, CA 92507

Size: 23,477 square feet

Term: Five (5) years commencing December 16, 2023, and expiring December 15, 2028

Rent:	<u>Current</u>	<u>New</u>
	\$0.85 per sq. ft.	\$2.77 per sq. ft.

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

\$19,876.52 per mo.	\$65,000.00 per mo.
\$238,518.24 per yr.	\$780,000.00 per yr.

Rent Adjustments: Commencing December 16, 2024, rent shall be adjusted 3% annually.

Utilities: County pays for all electrical and telephone. Lessor provides all other utilities.

Custodial: Provided by County

Interior/Exterior Maintenance: County to maintain its specific equipment and leasehold improvements per Exhibits B and E of the original Lease. Lessor to maintain all other parts of the property.

The attached First Amendment has been reviewed and approved by County Counsel as to form.

**Impact on Residents and Businesses**

RCIT will continue to provide services to accommodate the needs of the County.

**Additional Fiscal Information**

See attached Exhibits A, B and C. RCIT will budget their proportionate share of costs in FY 23/24 through FY 28/29 and will reimburse Facilities Management – Real Estate Division (FM-RE) for all associated Lease costs.

**Contract History and Price Reasonableness**

The lease rate is based on the Landlord's demand to value the facility at its highest and best use as a data center and not as a warehouse. At the commencement of this Lease the valuation methodology used to value the rate was as a warehouse. Since the commencement of the original term of the Lease, market rents for both warehouses and data centers have increased substantially. In addition, the property was sold, and the new owner or landlord of the facility is seeking an increased rental value of the property to consider the improvements as a data center. This five-year term will afford the County sufficient time to plan and migrate their Data Center operations to a County-owned location.

**Lease and Amendments**

Lease

**Date and M.O.**

11/26/2013 M.O. 3.20

**Attachments**

- First Amendment
- Exhibit A, B & C

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


- Notice of Exemption
- Aerial Map

*Veronica Santillan*  
Veronica Santillan, Principal Management Analyst 2/1/2024

*Ryan Yabko*  
Ryan Yabko 1/31/2024



County of Riverside  
Facilities Management  
3450 14<sup>th</sup> Street, Riverside, CA 92501

<b>FILED / POSTED</b>		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-202400133 02/07/2024 10:36 AM Fee: \$ 50.00 Page 1 of 2		
Removed:	By:	Deputy
		

## NOTICE OF EXEMPTION

January 25, 2024

**Project Name:** First Amendment to the Riverside County Information Technology Department (RCIT) Chicago Lease Agreement with JS MCA Hunter Park, LLC, Riverside

**Project Number:** FM042611055800

**Project Location:** 1960 Chicago Avenue, Building F, Suite R-1, north of Spruce Street, Riverside, California, 92507; Assessor's Parcel Number (APN) 249-110-030

**Description of Project:** The County of Riverside has been under lease at 1960 Chicago Avenue, Building F, Riverside, since December 16, 2013 (Lease), on behalf of RCIT for use as a data center. The Data Center is rated as a Tier 3 data center and is comprised of essential equipment with unique features which are highly conducive to the County data center operations. This 23,477 square-foot office facility continues to meet the needs for RCIT. The County has requested the lease be extended for five years, commencing December 16, 2023, under a First Amendment to the Lease. The approval of the First Amendment to the Lease is identified as the proposed project under the California Environmental Quality Act (CEQA). The proposed project would involve the continuation of the use of existing space. No expansion of the footprint or increase in capacity of use would occur as a result of the extension of the Lease Agreement. The operation of the facility will continue to serve public use and no additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County

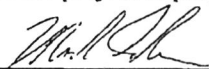
**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the extension of the Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to the extension of the lease agreement for continued use of an existing facility. The project will not substantially increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed extension of the Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 1-25-2024  
Mike Sullivan, Senior Environmental Planner  
County of Riverside, Facilities Management

1 FIRST AMENDMENT

2 TO

3 LEASE

4 (COUNTY OF RIVERSIDE/KOLL/PER RIVERSIDE, LLC)

5 THIS FIRST AMENDMENT TO LEASE (this "First Amendment"), executed as of  
6 the 6 day of February, 2024, but effective as of December 15, 2023 (the  
7 "Effective Date") is by and between JS MCA Hunter Park, LP, a Nevada limited  
8 partnership, successor in interest to KOLL/PER RIVERSIDE, a Delaware limited liability  
9 company ("Lessor"), and the COUNTY OF RIVERSIDE, a political subdivision of the  
10 State of California ("Lessee").

11 WITNESSETH:

12  
13 WHEREAS, Lessor and Lessee are Parties to that certain undated lease (the  
14 "Lease"), with respect to certain premises commonly known as 1960 Chicago Avenue,  
15 Building F, located in the City of Riverside, County of Riverside, State of California, a  
16 portion of Assessor Parcel 249-110-030 consisting of approximately 23,477 square feet  
17 of office/data center/communications and information technology space and forty seven  
18 (47) unreserved parking spaces (the "Leased Premises");

19 WHEREAS, Lessee has declined to timely exercise any preemptory option to  
20 extend the term of the Lease from its expiration date of December 15, 2023;

21 WHEREAS, Lessor and Lessee nonetheless desire to amend the Lease to  
22 extend the term thereof for an additional period of five (5) years, and to make other  
23 modifications to the Lease, all upon the terms and provisions set forth herein.

24 NOW, THEREFORE, in consideration of the mutual covenants herein contained  
25 and other good and valuable consideration, the receipt and sufficiency of which are  
26 hereby acknowledged, Lessor and Lessee hereby agree as follows:  
27  
28



1           1.     Capitalized Terms. Capitalized terms not otherwise expressly defined  
2 herein have the meanings ascribed to them in the Lease. The term "Parties" refers to  
3 Lessor and Lessee.

4           2.     Extension of Term. The term of the Lease is hereby extended for an  
5 additional period of five (5) years (the "Extended Term") from December 15, 2023, such  
6 that the term of the Lease now expires on December 15, 2028. The Expiration Date of  
7 the Lease, as set forth in Section 4.1 of the Lease, is hereafter defined to be December  
8 15, 2028.

9           3.     No Further Options to Extend. As the extension of the term of the Lease  
10 documented in this First Amendment has been negotiated independent of the options  
11 provided for in Section 6 of the Lease, said Section 6 and all of its subsections are  
12 hereby deleted from the Lease.

13           4.     Rent. Lessee shall continue to pay rent due under the Lease up to and  
14 including December 15, 2023 in accordance with the terms and conditions of the Lease.  
15 Effective as of December 16, 2023, and in lieu of the rent provided for in Section 5.1 of  
16 the Lease, rent payable by Lessee to Lessor in accordance with the terms of the Lease  
17 shall be in the amount of Sixty-Five Thousand (\$65,000.00) Dollars per month. Any  
18 payments of rent made by Lessee to Lessor prior to the execution of this First  
19 Amendment and attributable to periods after December 15, 2023 shall be credited  
20 against the rent due in this Section 4. As provided in Section 5.2 of the Lease, on each  
21 anniversary of the commencement of the Extended Term, the rent shall increase to an  
22 amount equal to one hundred and three (103%) percent of the rent for the prior lease  
23 year.

24           5.     Condition of Premises. Lessor has no current or future obligation to alter,  
25 remodel, decorate, clean or improve the Premises (or to provide Lessee with any credit  
26 or allowance for the same). For the avoidance of doubt, the "Base Building Systems"  
27 defined in Section 2.5 of the Lease do not include any property described in Exhibits B  
28



1 or E to the Lease or any other improvements installed by Lessee or any current or prior  
2 occupant of the Premises.

3 6. Periodic Services. Section 9.5 of the Lease is deleted in its entirety and  
4 replaced with the following:

5  
6 **9.5 Periodic Services**. Lessor shall provide, or cause to be provided, and pay  
7 for the following periodic services: painting of exterior common areas as necessary to  
8 maintain them in industry-standard condition, pest control services as needed for proper  
9 prevention and extermination; fire extinguisher inspections as required by code, reset  
10 any exterior time clocks and any interior time clocks not under the control of Lessee or  
11 any of its subtenants or licensees, as necessary to reflect time changes, annual roof  
12 inspections and maintenance to include roof repairs/replacement, cleaning of roof  
13 gutters, drains, and down spouts prior to rainy season.

14 7. Insurance. Sections 11.3.1.4 (a) (b) and (c) are deleted in their entirety  
15 and replaced with the text below (Section 11.3.1.4 (c) is not replaced):

16 11.3.1.4 **Property** (Physical Damage).

17 (a) All-Risk real property insurance coverage, exclusive of  
18 earthquake and flood, for the full replacement cost value of buildings, structures,  
19 fixtures, all improvements therein, and building systems on the Project as the same  
20 exists at each anniversary of the term, but excluding the property described in Exhibits  
21 B and E to the Lease and any other improvements installed by Lessee or any current or  
22 prior occupant of the Premises. Policy shall include Business Interruption, Extra  
23 Expense, and Expediting Expense coverage. Policy shall name the County as a Loss  
24 Payee as their interests may appear.

25 (b) Boiler and Machinery insurance providing coverage for all  
26 coverable insurable interests on a full replacement cost basis, but excluding the  
27 property described in Exhibits B and E to the Lease and any other improvements  
28 installed by Lessee or any current or prior occupant of the Premises. Policy shall

1 include Business Interruption, Extra Expense, and Expediting Expense coverage.  
2 Policy shall name the County as a Loss Payee as their interests may appear.

3  
4 For the avoidance of doubt, the property on which Lessor is required to obtain  
5 and maintain all-risk real property insurance coverage includes only that property which  
6 Lessor is obligated to maintain, repair and/or restore pursuant to Sections 2.5, 9.1 and  
7 12.1 of the Lease, and does not include the property described in Exhibits B or E to the  
8 Lease or any other improvements installed by Lessee or any current or prior occupant  
9 of the Premises. Further, as the improvements contemplated by Exhibit B to the Lease  
10 were completed prior to the commencement of the Extended Term, Section 11.3.1.4(c)  
11 of the Lease is hereby deleted.

12 8. Colocation. Lessor and Lessee each agree to use good faith efforts to  
13 negotiate a colocation license structure as an alternative to this Lease if Lessor is able  
14 to secure a colocation operator acceptable to Lessor for the operation of the data center  
15 facilities in the Leased Premises.

16 9. Assignment and Subletting. Section 18.19 of the Lease is deleted in its  
17 entirety and replaced with the following text:

18 18.19 Assignment and Subletting. Except as otherwise provided in this  
19 section, Lessee shall not, either voluntarily or otherwise, assign or  
20 encumber this Lease or permit the transfer of this Lease to another party  
21 without the consent of Lessor, which consent shall not be unreasonably  
22 withheld. Without the necessity of obtaining Lessor's consent, Lessee  
23 may sublease or license space within the Premises for data center, data  
24 communications and information technology use only, and for term(s),  
25 including option periods, that do not extend beyond the Expiration Date,  
26 provided that Lessee delivers to Lessor, upon execution and upon  
27 Lessor's request, all documentation concerning any such sublease or  
28 license and all amendments or modifications thereto.



1           10.    Notice. The Lessor notice address contained in the Lease is hereby  
2 amended to be as follows:

3                    JS MCA Hunter Park, LP  
4                    c/o MCA Realty, Inc.  
5                    1600 Chicago Ave, Suite R-1  
6                    Riverside, CA 92507

7           11.    Lessee represents and warrants to Lessor that (a) Lessee is not in default  
8 under any of the terms and provisions of the Lease, (b) Lessor is not in default in the  
9 performance of any of its obligations under the Lease, (c) Lessee is unaware of any  
10 condition or circumstance which, with the giving of notice or the passage of time or both,  
11 would constitute a default by Lessor or Lessee under the Lease, and (d) Lessor has  
12 paid all building construction allowances provided for under the Lease, if any. Lessee  
13 further acknowledges that Lessee has no defense, offset, lien, claim or counterclaim  
14 against Lessor under the Lease or against the obligations of Lessee under the Lease  
15 (including, without limitation, any rentals or other charges due or to become due under  
16 the Lease).

17           12.    Lessee represents to Lessor that Lessee has not dealt with any broker or  
18 agent representing Lessee in connection with this First Amendment, and no other  
19 broker or agent negotiated this First Amendment. Lessee agrees to indemnify, defend  
20 and hold Lessor, its property manager and their respective employees, harmless from  
21 and against any claims for a fee or commission made by any broker or agent claiming to  
22 have acted by or on behalf of Lessee in connection with this First Amendment.

23           13.    It is mutually agreed that all covenants, conditions and agreements set  
24 forth in the Lease, as amended hereby, shall remain binding upon the Parties and inure  
25 to the benefit of the Parties hereto and their respective permitted successors and  
26 assigns.





1 IN WITNESS WHEREOF, Lessor and Lessee have caused this First Amendment  
2 to be duly executed, under seal, by persons hereunto duly authorized, as of the date  
3 first above written.

4  
5 LESSEE:

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

7  
8 By: 

9 Chuck Washington, Chair  
10 Board of Supervisors

11  
12 ATTEST:

13  
14 By: 

15 (Deputy)  
16 Kimberly A. Rector  
17 Clerk of the Board

18  
19 APPROVED AS TO FORM:

20 MINH C. TRAN  
21 COUNTY COUNSEL

22  
23 By: 

24 Ryan Yabko  
25 Deputy County Counsel  
26  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

LESSOR:  
JS MCA HUNTER PARK, LP, A NEVADA LIMITED PARTNERSHIP  
BY: MCA REALTY INC., A CALIFORNIA CORPORATION,  
IT'S AUTHORIZED AGENT

  
By: \_\_\_\_\_

Peter Cheng, Vice President

# Exhibit A

FY 2023/24

RC3 Data Center

1960 Chicago Avenue Suite F, Riverside, CA 92507

## **ESTIMATED AMOUNTS**

### **Total Square Footage to be Leased:**

Current Office:	23,477	SQFT	
Approximate Cost per SQFT (Dec - Jun)	\$	2.77	SQFT
Lease Cost Per Month (Dec - Jun)		\$ 65,000.00	
Total Lease Cost (Dec - Jun)			<u>\$ 423,548.39</u>
<b>Total Estimated Lease Cost for FY 2023/24</b>			<b><u>\$ 423,548.39</u></b>

### **Estimated Additional Costs:**

Utility Cost per SQFT	\$	1.20	
Estimated Utility Costs per Month		<u>\$ 28,172.40</u>	
Total Estimated Utility Cost			<u>\$ 183,574.99</u>
			<b><u>\$ 183,574.99</u></b>
FM Lease Management Fee as of 7/1/2023		4.86%	<u>\$ 20,584.45</u>
<b>TOTAL ESTIMATED COST FOR FY 2023/24</b>			<b><u>\$ 627,707.83</u></b>
<b>TOTAL COUNTY COST</b>		<b>0%</b>	<b>\$ -</b>

\*Month of December is split on December 15th/16th\*

Exhibit B

FY 2024/25

RC3 Data Center

1960 Chicago Avenue Suite F, Riverside, CA 92507

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office:	23,477 SQFT	
Approximate Cost per SQFT (Jul - Dec)	\$ 2.77	
Approximate Cost per SQFT (Dec - Jun)	\$ 2.85	
Lease Cost Per Month (Jul - Dec)	\$ 65,000.00	
Lease Cost Per Month (Dec - Jun)	\$ 66,950.00	
Total Lease Cost (Jul - Dec)	\$	356,451.61
Total Lease Cost (Dec - Jun)	\$	436,254.84
<b>Total Estimated Lease Cost for FY 2024/25</b>	<b>\$</b>	<b>792,706.45</b>

**Estimated Additional Costs:**

Utility Cost per SQFT	\$ 1.20	
Estimated Utility Costs per Month	\$ 28,172.40	
Total Estimated Utility Cost		\$ 338,068.80
		<b>\$ 338,068.80</b>
FM Lease Management Fee as of 07/01/2024	4.84%	\$ 38,366.99
<b>TOTAL ESTIMATED COST FOR FY 2024/25</b>		<b>\$ 1,169,142.24</b>
<b>TOTAL COUNTY COST</b>	<b>0%</b>	<b>\$ -</b>

\*Month of December is split on December 15th/16th\*



# Exhibit C

**FY 2025/26 to 2028/29**

**RC3 Data Center**

**1960 Chicago Avenue Suite F, Riverside, CA 92507**

**ESTIMATED AMOUNTS**

**Total Square Footage to be Leased:**

Current Office: 23,477 SQFT

	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29
Approximate Cost per SQFT (Jul - Dec)	\$ 2.85	\$ 2.94	\$ 3.03	\$ 3.12
Approximate Cost per SQFT (Dec - Jun)	\$ 2.94	\$ 3.03	\$ 3.12	
Lease Cost Per Month (Jul - Dec)	\$ 66,950.00	\$ 68,958.50	\$ 71,027.26	\$ 73,158.07
Lease Cost Per Month (Dec - Jun)	\$ 68,958.50	\$ 71,027.26	\$ 73,158.07	-
Total Lease Cost (Jul - Dec)	\$ 367,145.16	\$ 378,159.52	\$ 389,504.30	\$ 401,189.43
Total Lease Cost (Dec - Jun)	\$ 449,342.48	\$ 462,822.76	\$ 476,707.44	-
<b>Total Estimated Lease Cost for FY 2025/26 to 2028/29</b>	<b>\$ 816,487.65</b>	<b>\$ 840,982.27</b>	<b>\$ 866,211.74</b>	<b>\$ 401,189.43</b>

**Estimated Additional Costs:**

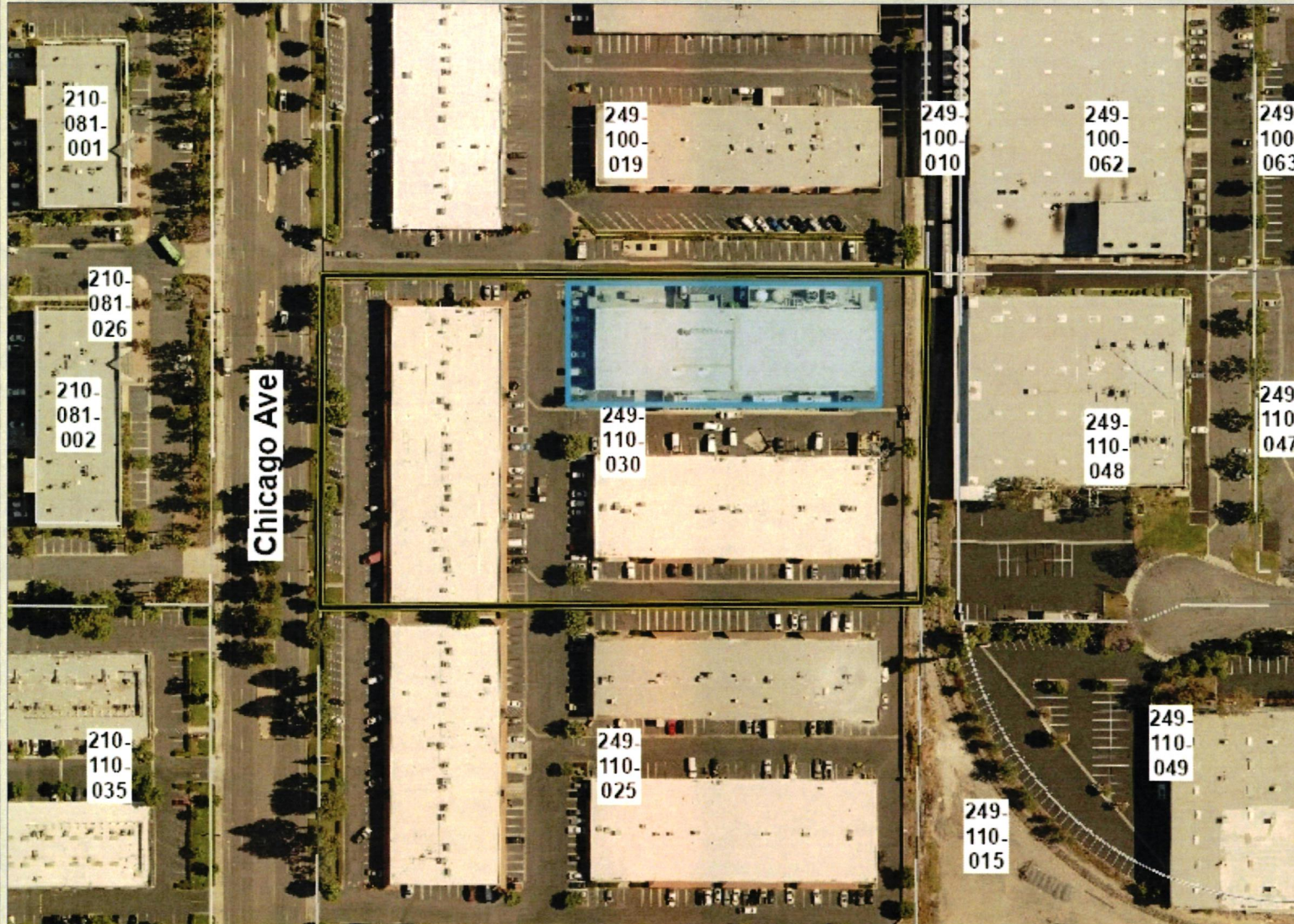
Utility Cost per SQFT	\$ 1.20	\$ 1.20	\$ 1.20	\$ 1.20
Estimated Utility Costs per Month	\$ 28,172.40	\$ 28,172.40	\$ 28,172.40	\$ 28,172.40
Total Estimated Utility Cost	<b>\$ 338,068.80</b>	<b>\$ 338,068.80</b>	<b>\$ 338,068.80</b>	<b>\$ 154,493.81</b>
FM Lease Management Fee as of 07/01/2024 <span style="float: right;">4.84%</span>	\$ 39,518.00	\$ 40,703.54	\$ 41,924.65	\$ 19,417.57
<b>TOTAL ESTIMATED COST FOR FY 2025/26 to 2028/29</b>	<b>\$ 1,194,074.45</b>	<b>\$ 1,219,754.62</b>	<b>\$ 1,246,205.19</b>	<b>\$ 575,100.81</b>

F11 Total Cost					\$ 6,031,985.14
F11 Total County Cost	0%				\$ -

\*Month of December is split on December 15th/16th\*

# 1960 Chicago Avenue Suite F

Riverside, CA



### Legend

- County Boundary
- City Boundaries
- Parcel APNs
- Parcels, County
- County Centerline Names
- Blueline Streams



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

### Notes

District 1  
 APN: 249-110-030  
 Blue outline is Premises

0 187 374 Feet

REPORT PRINTED ON... 1/29/2024 12:20:52 PM

© Riverside County GIS