

1147
SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

318



FROM: Department of Facilities Management

SUBMITTAL DATE:
December 21, 2006

SUBJECT: First Amendment to Lease – Department of Public Social Services / Missouri Plaza, L.L.C., Perris, California.

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

BACKGROUND: The County has a leasehold interest, as Lessee, under a lease between the County and Missouri Plaza, L.L.C., a Missouri limited liability company, for the facility located at 2055 North Perris Boulevard, Suites A-10 and A-11, Perris, California. The Department of Public Social Services has utilized this office for its Temporary Assistance MediCal Division.
(continued on page 2)

RF:HHR:cm
10.579

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 19,943	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 758	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ 1,501	For Fiscal Year:	06/07
SOURCE OF FUNDS: Federal 51.2%; State 45%; County 3.8%			Positions To Be Deleted Per A-30	☐
C.E.O. RECOMMENDATION: APPROVE			Requires 4/5 Vote	☐

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

JAN 17 2007

BY

Dep't Recomm.:
Per Exec. Ofc.:
☐ Consent
☒ Policy
☐ Consent
☒ Policy

Prev. Agn. Ref.: 5/25/04, #3.15

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.14

BACKGROUND: (Continued)

The facility continues to meet the needs of the department and a lease extension has been negotiated by the Department of Facilities Management/Real Estate Division. This First Amendment to Lease will extend the term for three (3) years.

Location:	2055 North Perris Boulevard Suites A-10 and A-11 Perris, California	
Lessor:	Missouri Plaza, L.L.C. 2136 Scenic Ridge Drive Chino Hills, California 91709	
Size:	1,880 square feet.	
Term:	Three (3) years, commencing January 1, 2007.	
Rent:	Current Rent:	New Rent:
	\$ 1.53 per sq. ft.	\$ 1.70 per sq. ft.
	\$ 2,876.00 per month	\$ 3,196.00 per month
	\$34,512.00 per year	\$38,352.00 per year
Rent Adjustment:	Three (3%) percent annually.	
Utilities:	Electric and telephone provided by County. All others provided by Lessor.	
Interior / Exterior Maintenance	Provided by Lessor.	
Market Data:	1688 North Perris Boulevard \$1.69 per sq. ft. 2560 North Perris Boulevard \$2.35 per sq. ft.	

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