

1151
ck
SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: Department of Facilities Management

319
SUBMITTAL DATE:
December 26, 2006

SUBJECT: Fifth 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 Fifth 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 B1 – C5, Perris, California. The Department of Public Social Services has utilized this office for its Temporary Assistance MediCal Division. 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.
(continued on page 2)

RF:HHR:cm
10.582

Robert Field
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 177,450	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 6,743	Budget Adjustment:	No
	Annual Net County Cost: 07/08	\$ 13,292	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 *Gordon V. Lobo*

Policy ☒ Policy ☒

Consent ☐ Consent ☐

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.: 5/26/92, #3.39;
11/10/92, #3.21; 3/22/94, #3.10;
8/26/03, #3.21; 5/25/04, #3.16

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3 . 15

BACKGROUND: (Continued)

The Fifth Amendment to Lease will extend the term for three (3) years.

Location: 2055 North Perris Boulevard
Suites B1 through C5
Perris, California

Lessor: Missouri Plaza, L.L.C.
2136 Scenic Ridge Drive
Chino Hills, California 91709

Size: 16,250 square feet

Term: Three (3) years, commencing January 1, 2007.

Rent:

Current Rent:	New Rent:
\$ 1.80 per sq. ft.	\$ 1.75 per sq. ft.
\$ 29,196.99 per month	\$ 28,437.50 per month
\$350,363.88 per year	\$341,250.00 per year

Rent Adjustment: Two and one-half (2.5%) 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 Fifth Amendment to Lease has been reviewed and approved by County Counsel as to form.