

584

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



144

FROM: Department of Facilities Management

SUBMITTAL DATE:
November 4, 2003

SUBJECT: FIRST AMENDMENT TO LEASE MENTAL HEALTH, CORONA/TEMESCAL VILLAGE PARTNERS, LTD.

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

BACKGROUND: This First Amendment to Lease represents a request from the Department of Mental Health's Family Adolescent Children Treatment of Corona (FACT), to extend the term of this lease an additional thirty six (36) months commencing on February 1, 2004 and terminating on January 31, 2007, for the facility located at 1195 Magnolia Avenue, Corona. Effective February 1, 2004 the rent shall be increased from \$6,115.88 per month to \$6,370.99 per month. This facility continues to meet the needs and requirements of the department. No other provisions of the Lease are affected by this amendment.

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Departmental Concurrence

MJS:TW:sh
8.745

for T.L. Miller
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 74,661	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$769	Budget Adjustment:	No
	Annual Net County Cost:	\$787	For Fiscal Year:	03/04

SOURCE OF FUNDS: Medi-Cal FFP 14.03%, State 76.32%, Realignment 7.94%, 3rd Party .69%, County 1.03%

Positions To Be Deleted Per A-30
Requires 4/5 Vote

C.E.O. RECOMMENDATION: **APPROVE**

County Executive Office Signature

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

Prev. Agn. Ref.: 3.10 10/1/96 | **District:** 2 | **Agenda Number:**

3.24

Board of Supervisors

Form 11: FIRST AMENDMENT TO LEASE MENTAL HEALTH, CORONA/TEMESCAL
VILLAGE PARTNERS, LTD.

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Background: (Continued)

This First Amendment to Lease is summerarized below:

Lessor:	Temescal Village Partners, Ltd. c/o Interpacific Asset Management 5505 Garden Grove Blvd., Suite 150 Westminister, California 92683	
Premises Location:	1195 Magnolia Avenue, Corona	
Size:	4,800 square feet.	
Term:	Commencing February 1, 2004, extended to January 31, 2007.	
Rent:	From:	To:
	\$ 1.274 Per sq. ft. \$	\$ 1.327 Per sq. ft.
	\$ 6,115.88 Per month	\$ 6,370.99 Per month
	\$73,390.56 Per year	\$76,451.88 Per year
Rent Adjustment:	3% per year, during the lease term.	
Custodial Services:	Paid by Lessor.	
Utilities:	County pays electric and telephone. Lessor pays all other utilities.	
Interior/Exterior Maintenance:	Paid by Lessor.	
Improvements:	Paint all interior surfaces.	
Option to Terminate:	Option for County to terminate due to funding with sixty (60) days notice.	
Parking:	Sufficient to meet County needs.	

The attached First Amendment to Lease is approved as to form by County Counsel.