

623

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

845



FROM: Department of Facilities Management

SUBMITTAL DATE:
January 5, 2004

SUBJECT: FIRST AMENDMENT TO LEASE MENTAL HEALTH, RIVERSIDE
AP - SANTA MARIA, LLC, LESSOR

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: The County of Riverside has leased the facility located at 1777 Atlanta Avenue, Riverside, since 1993 and is utilized by the Department of Mental Health's Alcohol Program. This facility continues to meet the needs and requirements of the department and this First Amendment to Lease will extend the term of the lease an additional thirty-six (36) months commencing on January 1, 2004 and terminating on December 31, 2006. No other provisions of the Lease Agreement shall be affected by this First Amendment.

(Continued on Page 2)

MJS:TW:db
8.827

Michael J. Sylvester
MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 91,980	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost:	\$93,339	For Fiscal Year:	03/04
SOURCE OF FUNDS: 16% Federal; 84% Third Party Fees & Insurance			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

County Executive Office Signature

[Signature]

Consent
 Policy

 Consent
 Policy

 Dept't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: 3.11 01/09/01 | District: 1 | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

3.25

Sol J. Kubota

Departmental Concurrence

RECEIVED BY RIVERSIDE COUNTY

BACKGROUND: (Continued)

The First Amendment to Lease is summarized below:

Lessor:	AP – Santa Maria, LLC 310 Golden Shore, Suite 300 Long Beach, California
Premises Location:	1777 Atlanta, Riverside
Size:	7,080 square feet
Term:	Thirty six (36) months, commencing January 1, 2004 terminating December 31, 2006.
Rent:	\$ 93,339.48 Per Year \$ 7,778.29 Per Month \$ 1.098 Per Square Foot
Rent Adjustments:	Prevailing CPI, 3% minimum – 6% maximum
Custodial Service:	Paid by Lessor
Utilities:	County pays electric and telephone. Lessor pays all other utilities.
Interior/Exterior Maintenance:	Lessor provides interior/exterior maintenance and custodial.
Improvements:	None
Option to Terminate:	For loss of funding with sixty (60) days notice.
Parking:	In common with other tenants; sufficient for County's needs.

This First Amendment to Lease has been approved by County Counsel as to form.