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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
February 3, 2004

**SUBJECT:** SECOND AMENDMENT TO LEASE BILTMORE, RIVERSIDE 1, LLC, LESSOR AND COUNTY OF RIVERSIDE MENTAL HEALTH STORAGE FACILITY

**RECOMMENDED MOTION:** That the Board of Supervisors approve the attached Second 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 this storage facility located at 11681 Sterling, #8F1 & #8G12, Riverside, California since April 16, 1991. This facility continues to meet the needs and requirements of Mental Health. At the request of the Department of Mental Health, the Department of Facilities Management, Real Estate Division has negotiated a renewal of the lease. This Second Amendment to Lease provides for a one (1) year extension of the lease term and increased rent from \$.51 to \$.56 per square foot (\$1,011.84 to \$1,115.54). This increase will commence April 1, 2004, upon approval of this Amendment by the Board.

MJS:TW:db  
8.851

MICHAEL J. SYLVESTER, Director  
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 12,453.18	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 204.23	Budget Adjustment:	No
	Annual Net County Cost:	\$ 219.54	For Fiscal Year:	03/04

**SOURCE OF FUNDS:** Federal 3.46%, Medi-Cal 20.50%, State 69.02%, 3<sup>rd</sup> Party 5.38%, County 1.64%

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

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

Prev. Agn. Ref.: 3.20 4/16/91

District: 1

Agenda Number:

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

3.14

*Ad J. Kurbata*

Departmental Concurrence

CORMLA OF RIVERSIDE  
DUPLED -3 6M 5:53  
OFFICE EXECUTIVE

300 FEB 18 4:15:51  
RECEIVED BY THE CLERK OF THE BOARD  
COUNTY OF RIVERSIDE

**BOARD OF SUPERVISORS**

Form 11: Second Amendment to Lease Biltmore Riverside 1, LLC, Lessor and County of Riverside Mental Health Storage Facility

February 3, 2004

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**BACKGROUND:** (Continued)

This Second Amendment to Lease is summarized below:

Lessor:	Biltmore Riverside 1, LLC 11860 Magnolia Avenue, Suite I Riverside, California
Premises Location:	11681 Sterling #8F1 & #8G1 Riverside, California
Size:	1,984 square feet.
Term:	Twelve (12) months
Rent:	\$ .5622 Per square foot \$ 1,115.54 Per month \$ 13,386.48 Per year
Rent Adjustment:	None
Custodial Services:	Provided by County.
Utilities:	County pays for telephone services, Lessor pays for all other utility services.
Interior/Exterior Maintenance:	Provided by Lessor
Improvements:	N/A
Option to Terminate:	For loss of funding with sixty (60) days notice.
Parking	Sufficient to meet County needs.

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