

649

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

604



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 25, 2004

SUBJECT: SIXTH AMENDMENT TO LEASE, COMMUNITY HEALTH AGENCY,
RIVERSIDE, ANDREWS DEVELOPMENT COMPANY AND MOHAVE PACIFIC, INC,
LESSOR

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

BACKGROUND: On September 1, 1990, the County entered into a Lease for the Community Health Agency at 9415 Mission Boulevard, Riverside, to accommodate the Agency's Jurupa Family Health Center and Women, Infant, and Children (WIC) program. This facility continues to meet the Community Health Agency's location and space requirements. The Sixth Amendment to Lease extends the term of the Lease an additional five years. In addition, the landlord will complete tenant improvements to the leased premises at no cost to the County.

(Continued on Page 2)

3/5/04
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Departmental Concurrence

MJS:SE:sh
8.913

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MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$128,749	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$9012	Budget Adjustment:	No
	Annual Net County Cost FY 04/05:	\$9065	For Fiscal Year:	03/04

SOURCE OF FUNDS: 3% Federal, 85% State, County 7%,
Other 5% (Private Insurance)

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

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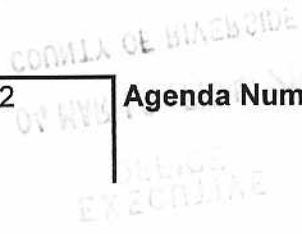
County Executive Office Signature

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

Prev. Agn. Ref.: 8/7/90 3.34, 8/2/94 3.31, 11/29/94 3.22, 10/17/95 3.13, 6/8/99 3.7

District: 2

Agenda Number:



BOARD OF SUPERVISORS

Form 11: SIXTH AMENDMENT TO LEASE, COMMUNITY HEALTH
AGENCY, RIVERSIDE, ANDREWS DEVELOPMENT COMPANY
AND MOHAVE PACIFIC, INC, LESSOR

February 25, 2004

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BACKGROUND: (Continued)

The Department of Facilities Management negotiated terms and conditions, as stated in the attached amendment. This Sixth Amendment to Lease has been approved as to form by County Counsel. The Amendment is summarized below. All other provisions of the Lease remain the same.

Lessor:	Andrews Development and Mohave Pacific 9415 Mission Boulevard, Riverside, Suite L, CA
Location:	9415 Mission Boulevard, Suites I, J, K, O-S, Riverside, CA
Size:	9,600 square feet
Term:	Five Year Renewal
Rent:	\$1.12 per square foot \$10,791.91 per month \$129,502.92 per year
Annual Adjustment:	Three (3) percent
Improvement Costs:	\$25,000 provided and paid for by Lessor.
Support Services:	Lessor provides maintenance, custodial, utilities with the exception of electric.
Option to Terminate:	For loss of funding with sixty (60) days' notice.
Option Penalty:	Three (3) month's rent.