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



FROM: Department of Facilities Management

SUBMITTAL DATE:
March 16, 2004

SUBJECT: FIRST AMENDMENT TO LEASE, COMMUNITY HEALTH AGENCY, RIVERSIDE
DG&D CALIFORNIA PROPERTIES, 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 County.

BACKGROUND: On February 3, 2004, the Board of Supervisors approved a request from the Community Health Agency to locate 3,000 square feet of office space in the City of Riverside for its HIV/AIDS program currently located in leased space on Hole Avenue, Riverside. The program must be relocated to make room for expansion of the Agency's California Children Services. The Community Health Agency also leases office space at 6370 Magnolia Avenue, 2nd floor, Riverside. Additional office space is available on the second floor to accommodate the HIV/AIDS program. This facility was identified as the location meeting the program's location and space requirements.

(Continued on Page 2)

MJS:SE:sh
8.938

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

| | | | | |
|-----------------------|--------------------------------------|----------|--------------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$20,937 | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ 5,234 | Budget Adjustment: | No |
| | Annual Net County Cost 04/05: | \$65,325 | For Fiscal Year: | 03/04 |

| | | |
|--|---|-------------------------------------|
| SOURCE OF FUNDS: 75% Grant Funding; 25 % County | Positions To Be Deleted Per A-30 | <input checked="" type="checkbox"/> |
| | Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION: APPROVE

County Executive Office Signature

James D. ...

Reviewed by *Tung Oll*
CIP TEAM
Departmental Concurrence
OK GMP

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

RECEIVED BIAER...
OFFICE EXECUTIVE
MAY 15 2004
COUNTY OF RIVERSIDE
OFFICE EXECUTIVE

Prev. Agn. Ref.: 3.17 2/3/04 | District: 2 | Agenda Number:

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

3.13

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE, COMMUNITY HEALTH
AGENCY, RIVERSIDE/DG&D CALIFORNIA PROPERTIES,
LESSOR

March 16, 2004

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BACKGROUND: (Continued)

The Department of Facilities Management negotiated terms and conditions as stated in the attached First Amendment to Lease. The First Amendment to Lease has been approved as to form by County Counsel. The First Amendment to Lease is summarized below:

Lessor: DG&D California Properties
6529 Riverside Avenue, Suite 100, Riverside, California

Location: 6370 Magnolia Avenue, 2nd Fl., Riverside

Lease Term: Five years (estimated occupancy for additional
space June '04)

Size: Increased from 9,665 to 12,611 square feet

Rent:

| <u>CURRENT</u> | <u>NEW</u> | |
|----------------|--------------|-----------------|
| \$192,567.00 | \$251,251.32 | per Year |
| \$16,047.25 | \$20,937.61 | per Month |
| \$1.66 | \$1.66 | per Square Foot |

Annual Adjustment: Four (4%) Percent

Support Services: Lessor provides all utilities, maintenance, and custodial.

Improvement Cost: \$-0- No charge to County.

Data/Communication: Cost included and approved in original lease.

All other terms and conditions of the Lease remain the same.