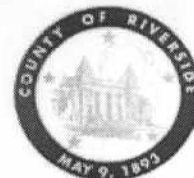


688

401

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



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
April 20, 2004

**SUBJECT:** SECOND AMENDMENT TO LEASE/COMMUNITY HEALTH AGENCY,  
RIVERSIDE/B.H. PROPERTIES, LLC, LESSOR

**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 County.

**BACKGROUND:** County holds a leasehold interest as Lessee, under a lease between County and B.H. Properties, for the facility located at 10769 Hole Avenue, Riverside. County's Community Health Agency occupies the facility. The Community Health Agency has requested certain modifications to the leased premises to accommodate the expansion of the Agency's California Children Services. Improvement costs include, but are not limited to, design services, demolition, partitions, electrical, lighting, carpet and paint. The cost of the tenant improvements is a not to exceed \$143,570.16. The cost will be reimbursed to B.H. Properties, LLC, Lessor, in thirty-six monthly payments upon completion and acceptance of the improvements by County. The estimated completion date of the improvements is August 2004.

Departmental Concurrence

*Michael J. Sylvester*  
MICHAEL J. SYLVESTER, DIRECTOR  
Department of Facilities Management

MJS:SE:sh  
8.988

FINANCIAL DATA	Current F.Y. Total Cost:	\$0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$7,178	For Fiscal Year:	04/05

SOURCE OF FUNDS: County 15%, State 50%, Federal 35%	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 *Kevin P. Hansen*

- Policy
- Policy
- Consent
- Consent
- Dept's Recomm.:
- Per Exec. Ofc.:

BOARD OF SUPERVISORS

Form 11: SECOND AMENDMENT TO LEASE/COMMUNITY HEALTH AGENCY,  
RIVERSIDE/B.H. PROPERTIES, LLC, LESSOR

April 20, 2004

Page 2

**BACKGROUND:** (Continued)

The Department of Facilities Management negotiated terms and conditions as stated in the attached amendment. This Second Amendment to Lease has been approved as to form by County Counsel.

The Second Amendment to Lease is summarized below:

Lessor:	B.H. Properties P.O. Box 49931 Los Angeles, CA
Premises Location:	10769 Hole Avenue, Suites 210 – 220, Riverside
Size:	27,010 square feet
Improvement Cost:	\$143,570.16 (to be paid by County in 36 installments of \$3,988.06 per month)
Data/Communication Cost:	\$52,000