

698  
5/20/04

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

109



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
May 17, 2004

**SUBJECT:** FIRST AMENDMENT TO REVENUE SUBLEASE – COLLEGE OF THE DESERT /  
DEPARTMENT OF PUBLIC SOCIAL SERVICES

**RECOMMENDED MOTION:** That the Board of Supervisors approve the attached First Amendment to Revenue Sublease and authorizes the Chairman to execute same on behalf of County.

**BACKGROUND:** On July 17, 2001 (M.O. 3.17) the Board approved an agreement with The College of the Desert, to sublease a portion of the building at 44-199 Monroe Street, from the Department of Public Social Services (DPSS). This First Amendment to Revenue Sublease represents a three (3) year lease extension.

(Continued Page 2)

Departmental Concurrence

MJS:LGH:sh  
9.027

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

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ -0-	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	04/05
<b>SOURCE OF FUNDS:</b> N/A - Revenue Agreement			<b>Positions To Be Deleted Per A-30</b>	-
			<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** **APPROVE**

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

Consent  
 Consent

Policy  
 Policy

**County Executive Office Signature**

*[Signature]*

Prev. Agn. Ref.: 07/17/00 #3.17

District: 4

Agenda Number:

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

3.17

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO REVENUE SUBLEASE – COLLEGE OF THE DESERT /  
DEPARTMENT OF PUBLIC SOCIAL SERVICES

May 17, 2004

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**BACKGROUND:** (Continued)

The Sublease is summarized below:

Sublessor: County of Riverside  
Department of Facilities Management  
3133 Mission Inn Avenue  
Riverside, California 92507

Sublessee: College of the Desert  
43-500 Monterey Avenue  
Palm Desert, California 92260

Subleased Premises  
Address: 44-199 Monroe Street  
Indio, California 92201

Subleased Premises: 8,474 Square Feet.

Total Size of Premises: 102,400 Square Feet.

Use: College of the Desert.

Parking: Sufficient for County (DPSS) and College of the Desert requirements.

Term: Expiration August 31, 2007

Rent:	Base Rent	\$ 6,241.22
	Reimbursable	\$ 3,104.95
	Maintenance	<u>\$ 1,005.13</u>
		<u>\$10,351.30</u>

Annual Increases:	Base Rent:	CPI, not less than two (2%) or more than five (5%).
	Reimbursable:	Adjusted annually to actual cost.
	Maintenance:	Based on a fixed schedule adjusted annually.

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