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

316



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 14, 2004

SUBJECT: FIRST AMENDMENT TO SUBLEASE / INTER-COAST INTERNATIONAL TRAINING, INC./ECONOMIC DEVELOPMENT AGENCY

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

BACKGROUND: The County holds a leasehold interest as Lessee, under a lease between County and Daniel C. Burke, et al, for the facility at 1111 Spruce Street, Riverside, California. On August 24, 1999 (M.O. 3.16) the Board approved a Sublease Agreement, between the Economic Development Agency and Inter-Coast International Training for the purpose of conducting courses in connection with its educational curriculum. This First Amendment to Sublease (Revenue) term is to be extended through November 30, 2004.

Departmental Concurrence

MJS:LGH:sh
9.071

MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

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:	\$ -0-	For Fiscal Year:	03/04

SOURCE OF FUNDS: Revenue Sublease	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 Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 8/24/99, #3.16

District: 1

Agenda Number:

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

3.24

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO SUBLEASE – INTER-COAST
INTERNATIONAL TRAINING, INC. /ECONOMIC DEVELOPMENT
AGENCY

June 14, 2004

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BACKGROUND: (Continued)

The commencement of rent (revenue) shall begin April 1, 2004.

The First Amendment to Sublease (Revenue) is summarized below:

Sublessee:	Inter-Coast International Training, Inc.
Location:	1111 Spruce Street, Riverside, California
Size:	5,958 square feet
Term:	Expiration November 30, 2004
Rent:	\$ 2.83 per square foot \$ 16,883.54 per month (Includes furniture rental.) \$202,602.48 per year
Improvement Costs:	None
Services:	Maintenance and Custodial paid by Lessor in Master Lease.
Utilities:	County pays for electrical. Lessor pays all other utilities.
Parking Spaces:	Sufficient for County needs
Communication Costs:	None
Market Rents:	N/A

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