

300

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

432



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
July 6, 2004

**SUBJECT:** FIRST AMENDMENT TO LEASE, COMMUNITY HEALTH AGENCY, 10370 HEMET STREET, SUITE 150, RIVERSIDE, DOLPHIN PARTNERS, INC., 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 the County.

**BACKGROUND:** Community Health Agency currently occupies Suites #150, #300 and #330 at 10370 Hemet Street, Riverside. Staff in #150 and #300, Disease Control, will be relocating to Suite #100 at 10370 Hemet Street for the purpose of consolidating their staff. The Material Child & Adolescent Health staff (MCAH) currently occupying #330 will relocate to #150 for the remaining term of that lease, which expires on November 30, 2007. The Landlord has agreed to cancel the lease for #330, the lease for #300 will be on a month to month basis until tenant improvements are completed in #100 and the staff relocates. (Continued on Page 2)

*Susan D. Harrington*  
Departmental Concurrence

MJS:TW:db  
9.111

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

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$55,675	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ N/A	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost:</b>	\$ N/A	<b>For Fiscal Year:</b>	04/05

<b>SOURCE OF FUNDS:</b> 100% State	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

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

**County Executive Office Signature**

*[Signature]*

Prev. Agn. Ref.: 4/1/03 3.15 | District: 1 | Agenda Number:

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

3.21

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE, COMMUNITY HEALTH AGENCY, 10370 HEMET STREET, SUITE 150, RIVERSIDE, DOLPHIN PARTNERS, INC., LESSOR

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**BACKGROUND:** (Continued)

Lessor: Tyer Plaza, L.P.  
c/o Dolphin Partners, Inc.  
18818 Teller Avenue, #200  
Irvine, California 92618

Premises Location: 10370 Hemet Street, Suite 150  
Riverside, California

Size: 2,246 square feet.

Term: Terminates November 30, 2007.

Rent: \$1.89 per square foot f.s.g.  
\$4,241.48 per month  
\$50,897.76 per year

T.I. Rent – Carry over from Suite 330.  
\$434.30 per month through June 2, 2006.

Rent Adjustments: 3% annually on each anniversary date of the lease.

Custodial Service: Provided by Lessor.

Utilities: County pays for telephone, Lessor pays for all others.

Interior/Exterior Maintenance: Paid by Lessor.

Improvements: Paid by Lessor, remove a wall and enclose a door.

Information Technology Costs: \$12,500.

Option to Terminate: For Loss of funding one hundred eight (180) day written notice to Lessor.

Parking: In common with other tenants, sufficient to meet County needs.

(Continued on Page 3)

BOARD OF SUPERVISORS

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**BACKGROUND:** (Continued)

Market Rates:

Facilities Management has researched rental rates for competitive rates in the area and located the following comparable properties:

9041 Magnolia, Riverside \$1.50 triple net, \$.35 common area expenses, \$.20 utilities, \$.12 custodial = \$2.17 per sq. ft. f.s.g.

10683 Magnolia, Riverside \$1.25 triple net , \$.27 common area expenses, \$.20 utilities, \$.12 custodial = \$1.84 per sq. ft. f.s.g.

3687 Adams, Riverside \$1.85 f.s.g.

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