

9/21/04
217

415



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
June 25, 2004

SUBJECT: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/FIRST WESTERN LAND MANAGEMENT

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: The Board of Supervisors approved a lease on May 11, 1999 for the facility at 14-201 Palm Drive, Desert Hot Springs, for the Department of Public Social Services. The facility continues to meet the needs of the department. The attached First Amendment to Lease reflects a five (5) year lease extension and a decrease in the monthly rental amount from \$5,953.35 to \$5,500.00 per month.

(Continued on Page 2)

Departmental Concurrence

Bary Christmas
Reviewed by
CIP TEAM

MJS:LGH:sh
9.085

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$66,000	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:	04/05

SOURCE OF FUNDS: 84.10% Federal, 13.10% State, 2.80% Realignment	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input checked="" type="checkbox"/>

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

County Executive Office Signature

[Signature]

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.: 5/11/99, #3.9 | District: 5 | Agenda Number:

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

3.23

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/FIRST WESTERN LAND MANAGEMENT

June 25, 2004

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BACKGROUND: (Continued)

The lease is summarized below:

Lessor: First Western Land Management
9621 Citation Court
Monterey, California 93940

Location: 14201 Palm Drive, Suite 109 (A) – 112
Desert Hot Springs, California

Size: 3,546 square feet.

	<u>Current:</u>	<u>New:</u>
Rent:	\$1.68 per square foot \$5,953.35 per month \$71,440.20 per year	\$1.55 per square foot (MG) \$5,500.00 per month \$66,000.00 per year

Tenant Improvements: None.

Option to Terminate: Upon six (6) months notice, if funding is reduced or becomes unavailable.

Utilities: Electrical and telephone provided by County all others by Lessor.

Custodial/Maintenance: Provided by Lessor.

Parking: Sufficient for County purposes.

Market Data: 14080 Palm Drive, \$1.55 Modified Gross
13550 Palm Drive, \$1.54 Modified Gross
14201 Palm Drive, \$1.42 Modified Gross

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