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



FROM: Department of Facilities Management

SUBMITTAL DATE:
September 8, 2004

SUBJECT: First Amendment To Lease, Community Health Agency, 2500 N. Palm Canyon, Suite A-1 – A-3, Palm Springs, LaLinda Estates, 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: This First Amendment to Lease represents a request from Environmental Health to expand their current space of 4,838 square feet an additional 234 sq. ft. to 5,072 square feet to further meet the needs of the Department. The rent shall be increased from \$5,960.78 per month to \$6,238.56 per month and will commence upon approval and execution of this Amendment by the Board of Supervisors. No other provisions of the Lease Agreement are affected by this Amendment. (Continued on Page 2)

Departmental Concurrence
Gary Reed

MJS:TW:sh
9.020

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$74,657	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	04/05

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

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

Rosa Brandl

County Executive Office Signature

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.: 4/30/02, 3.11 | District: 5 | Agenda Number:

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

3.11

BOARD OF SUPERVISORS

Form 11: First Amendment To Lease, Community Health Agency, 2500 N. Palm Canyon, Suite A-1
- A-3, Palm Springs, LaLinda Estates, Inc., Lessor

September 8, 2004

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BACKGROUND: (Continued)

The First Amendment to Lease is summarized below:

Lessor: LaLinda Estates, Inc.
1926 West Orangewood Avenue, Suite 102
Orange, California 92868

Location: 2500 North Palm Canyon, A-1 A-3
Palm Springs, California

Size: From: 4,838 Square Feet To: 5,072 Square Feet

Term: Thirty Six (36) months commencing on July 12, 2002 and
terminating on July 11, 2007.

Rent: From: \$ 1.23 per sq. ft. To: \$ 1.23 per sq. ft.
\$ 5,960.78 per month \$ 6,238.56 per month
\$71,539.26 per year \$74,862.72 per year

Rent Adjustment: 4% per year.

Custodial Services: Provided by Lessor.

Utilities: County pays electric. Lessor pays all other utilities.

Interior/Exterior
Maintenance: Lessor provides interior/exterior maintenance.

Improvements: N/A

Option to
Terminate: For loss of funding with sixty (60) days notice.

Parking: In common with other tenants; sufficient for County's needs.

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

14201 Palm Drive, Desert Hot Springs \$1.23 Per Sq. Ft. FSG
997 E. Tahquitz Canyon, Palm Springs \$1.35 Per Sq. Ft. FSG

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