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329

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
November 12, 2004

SUBJECT: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/ T W INVESTMENTS

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

BACKGROUND: The Director of Facilities Management approved a three year lease on August 6, 1996 for the Facility at 68-615 Perez Road, Suite 8A, Cathedral City on behalf of the Department of Public Social Services. The attached First Amendment to Lease reflects an increase in the monthly rental amount from \$1,868.48 to \$2,520.00 per month and a four year, six month lease extension. The facility continues to meet the requirement of the department.

(Continued on Page 2)

Departmental Concurrence

MJS:LGH:ss
9.266

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$28,285.00	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: 84.1% Federal, 13.1% State, 2.8% Realignment

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input checked="" type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Lisa Brandl

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

Prev. Agn. Ref.:

District: 4

Agenda Number:

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

3.12

BOARD OF SUPERVISORS

Form 11: FIRST AMENDMENT TO LEASE – DEPARTMENT OF PUBLIC SOCIAL SERVICES/ T W INVESTMENTS

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BACKGROUND: (Continued)

The lease is summarized below:

Lessor:	T W Investments C/o Capri Realty 44650 Village Court, #200 Palm Desert, California 92260		
Location:	68-615 Perez Road, Suite 8A Cathedral City, California		
Expiration:	March 31, 2009		
Size:	2,400 square feet		
	<u>Current:</u>	<u>New:</u>	
Rent:	\$.78	\$1.05	per square foot (FSMG)
	\$1,868.48	\$2,520.00	per month
	\$22,421.76	\$30,240.00	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 Landlord.		
Custodial/ Maintenance:	Provided by Lessor		
Parking:	Sufficient for County purposes		
Market Data:	68-703 Perez Road, \$1.07 Full Service Modified Gross 68-795 Perez Road, \$1.12 Full Service Modified Gross 68-625 Perez Road, \$1.14 Full Service Modified Gross		

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