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411



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
July 7, 2005

SUBJECT: SECOND AMENDMENT TO LEASE – MENTAL HEALTH, CORONA/TEMESCAL VILLAGE PARTNERS, LTD., LESSOR

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

BACKGROUND: The Second Amendment to Lease represents a request from the Department of Mental Health's Family Adolescent Children Treatment of Corona (FACT), to extend the term of this lease an additional thirty six (36) months commencing on February 1, 2007 and terminating on January 31, 2010 for the facility located at 1195 Magnolia Avenue, Corona.

MJS:TW:pc
9.555

Departmental Concurrence

MICHAEL J. SYLVESTER, Director
Department of Facilities Management

7-25-05

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:	\$ 543	For Fiscal Year:	06/07

SOURCE OF FUNDS: 22.89% Federal, 59.10% State, 11.56% Realignment, 5.76% 3rd Party, County .69%

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

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 11/25/03, 3.24

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.22

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BACKGROUND: (Continued)

This facility continues to meet the needs and requirements of the department. No other provisions of the Lease Agreement shall be affected by this Second Amendment to Lease.

Lessor:	Temescal Village Partners, Ltd. c/o Interpacific Asset Management 5505 Garden Grove Blvd., Suite 150 Westminster, California
Premises Location:	1195 Magnolia Corona, California
Size:	4,800 sq. ft.
Term:	Commencing February 1, 2007, extended to January 31, 2010.
Rent:	\$ 1.37 per sq. ft. F. S. G. \$ 6,562.12 per mo. \$ 78,745.44 per yr.
Rent Adjustment:	Three percent (3%) annually.
Custodial Service:	Provided by Lessor.
Utilities:	County pays electric and telephone, Lessor Pays all other utilities.
Interior/Exterior Maintenance:	Paid by Lessor.
Improvements:	Carpet replacement.
Information Technology Costs:	None.
Option to Terminate:	For loss of funding with sixty (60) days written notice.
Parking	Sufficient to meet County needs.

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Market Rates:

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

Corona Corporate III	\$1.70 per sq. ft. F. S. G.
Mckinley Plaza	\$1.65 per sq. ft. F. S. G.
Corona Point	\$1.95 per sq. ft. F. S. G.

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