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



FROM: Department of Facilities Management

SUBMITTAL DATE:
August 24, 2005

SUBJECT: SECOND AMENDMENT TO SUBLEASE – PROBATION DEPARTMENT/DAY TREATMENT CENTER/RIVERSIDE COUNTY SUPERINTENDENT OF SCHOOLS, INDIO

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

BACKGROUND: The Board of Supervisors approved a Sublease on November 20, 2001 (M.O. 3.37) between Riverside County Superintendent of Schools and the Probation Department, as Sublessor for the Indio Day Treatment Center, which provides vision therapy, meeting rooms for nine staff and 25 minors enrolled into the program. The Probation Department has worked with the Riverside County Superintendent of Schools at this site for the last four years, and the space continues to meet the requirements of the department.
(Continued on Page 2)

Marie Whittington
Marie Whittington
Chief Probation Officer

Departmental Concurrence

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

MJS:LGH:pc
9.636

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 56,398	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 9,588	Budget Adjustment:	No
	Annual Net County Cost:	\$ 9,588	For Fiscal Year:	05/06
SOURCE OF FUNDS: 13% Federal; 65% State; 17% County; 5% Other			Positions To Be Deleted Per A-30	<input type="checkbox"/>
			Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

Lisa Brandl

County Executive Office Signature

Consent
 Policy

 Consent
 Policy

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

Prev. Agn. Ref.: 11/20/01,3.37;
12/7/04,3.11

District: 4

Agenda Number:

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

3.25

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: SECOND AMENDMENT TO SUBLEASE – PROBATION DEPARTMENT
/DAY TREATMENT CENTER/RIVERSIDE COUNTY SUPERINTENDENT
OF SCHOOLS

August 24, 2005

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BACKGROUND: (Continued)

This Second Amendment to Lease represents the second of two one-year options to renew this sublease agreement. The Riverside County Superintendent of Schools, has entered into a lease agreement with JPH Associates, LLC., and holds a leasehold interest as Lessee, for the facility located at 83-180 Requa Avenue, Indio, California.

The Sublease is summarized below:

Sublessor:	Riverside County Superintendent of Schools 3939 Thirteenth Street Riverside, California 92507	
Sublessee:	County of Riverside Probation Department	
Location:	83-180 Requa Avenue Indio, California	
Term:	July 1, 2005 through June 30, 2006	
Size:	4,150 square feet	
Rent:	<u>Current</u>	<u>New</u>
	\$ 1.09	\$ 1.13 per square foot
	\$ 4,519.10	\$ 4,699.86 per month
	\$ 54,229.20	\$ 56,398.32 per year
Tenant Improvements:	None	
Option to Terminate:	Funding with sixty (60) days written notice.	
Utilities:	County pays for its telephone service and forty-nine percent (49%) of the electrical service.	
Custodial / Maintenance:	Provided by Lessor.	
Parking:	Sufficient for County purposes.	
Market Data:	N/A	

This Second Amendment to Sublease has been approved as to form by County Counsel.