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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
December 21, 2005

**SUBJECT:** FOURTH AMENDMENT TO LEASE, COMMUNITY HEALTH AGENCY – B.H. PROPERTIES. L.L.C. – 10769 HOLE AVENUE, SUITES 210 AND 220, RIVERSIDE, CALIFORNIA

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

**BACKGROUND:** On June 5, 2001, the County entered into a lease for 27,010 square feet of office space for the Community Health Agency at 10769 Hole Avenue, Suites 210 and 220, Riverside, California.

(Continued on Page 2)

Departmental Concurrence

  
Michael J. Sylvester, Director  
Department of Facilities Management

MJS:SS:pc  
9.787

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ 2,100	<b>In Current Year Budget:</b>	Yes
	<b>Current F.Y. Net County Cost:</b>	\$ 315	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost 06/07:</b>	\$ 270	<b>For Fiscal Year:</b>	05/06
<b>SOURCE OF FUNDS:</b> County 15%, State 50%, Federal 35%			<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
			<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

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

**APPROVE**

County Executive Office Signature



Consent  
 Policy  
  
 Consent  
 Policy  
  
 Dept't Recomm.:  
 Per Exec. Ofc.:

**Prev. Agn. Ref.:** 3.25, 8/15/00; 3.31, 6/5/01; 3.24, 11/6/01; 3.19, 5/11/04; 3.22, 7/27/04

**District:** 1

**Agenda Number:**

3.32

BOARD OF SUPERVISORS

Form 11: FOURTH AMENDMENT TO LEASE, COMMUNITY HEALTH AGENCY –  
B.H. PROPERTIES. L.L.C. – 10769 HOLE AVENUE, SUITES 210 AND  
220, RIVERSIDE, CALIFORNIA

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**BACKGROUND:** (Continued)

This Fourth Amendment to Lease provides for a rent increase of \$150.00 per month due to increased electrical charges as a result of tenant improvements requested by the Community Health Agency for the installation of additional parking lot and pathway lighting in the facility's parking lot and security sensors on the building's exterior. Although the facility's exterior lighting was in full building code compliance prior to this installation, the Community Health Agency felt the increased lighting was necessary for the safety of their staff and county property. Additional parking lot and pathway lighting was installed by the property owner during the month of May, 2005. The rent will be increased from \$30,997.25 per month to \$31,147.25 effective May 1, 2005. All other terms and conditions of the lease shall remain the same.

The Fourth Amendment to Lease is summarized below:

Lessor: B.H. Properties, L.L.C.  
11111 Santa Monica Blvd. Suite 1800  
Los Angeles, California 90025

Premises Location: 10769 Hole Avenue, Suites 210 and 220  
Riverside, California 92505

Rent:	Current Rent:	New Rent:
	From:	To:
	\$ 1.15 psf	\$ 1.15 psf
	\$ 30,997.25 per month	\$ 31,147.25 per month
	\$371,967.00 per year	\$373,767.00 per year

Rental Adjustments: \$150.00 per month

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