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

FROM: Department of Facilities Management

SUBMITTAL DATE:
August 28, 2008

SUBJECT: First Amendment to Sublease – Palo Verde Health Care District, Blythe

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

BACKGROUND: On August 26, 1997, the Board approved in concept to develop and lease a build-to-suit facility for the Palo Verde Hospital on the remaining building pad located on the southeast corner of the Blythe County Administrative Center complex. The overall transaction was accommodated by a Ground Lease from the county to Highland Partnership (developer), a lease from Highland to the county for the facility that was constructed and a Sublease for the facility from the county to Palo Verde Hospital District. On January 6, 1998, the county entered into a sublease for the facility located at 205 North First Street, in Blythe. This facility is occupied by the Palo Verde Health Care District as described in Exhibit A.

(Continued)

Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$-0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$-0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$-0-	For Fiscal Year:	08/09

SOURCE OF FUNDS: Revenue Lease	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY:
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo 9/8/08
DATE
GORDON V. WOO
Departmental Concurrence

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

Prev. Agn. Ref.: 8/26/1997, 3.10; District: 4
1/06/1998, 3.12

Agenda Number
3.41

(Continued)

BACKGROUND:

This First Amendment to Sublease is summarized below:

Sublessee: Palo Verde Health Care District
250 North First Street
Blythe, California 92225

Premises Location: 205 North First Street
Blythe, California 92225

Size: 11,054 square feet

Rent:	<u>Current</u>	<u>New</u>
	\$ 1.29 per square feet	\$ 1.33 per square feet
	\$ 14,254.98 per month	\$ 14,682.63 per month
	\$171,059.76 per year	\$176,191.56 per year

Annual Increase: Three (3%) percent

The attached First Amendment to Sublease has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA:

This is a revenue lease and therefore does not include a cost to the county. Thus, there is no additional Net County Cost incurred as a result of this revenue lease.