

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	<u>102,378.18</u>	<u>145,168.39</u>	<u>152,426.78</u>	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>102,378.18</u>	<u>145,168.39</u>	<u>152,426.78</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes No _____
 Budget Account No: Fund 1300 Dept 440 Unit 4232 Object 4410
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Rent includes electric, water, sewer, trash removal, insurance, ad valorem taxes and maintenance. Other utility charge(s) are billed directly to and funded by Fire-Rescue.
 140,137.50 1st yr, 154,494.38 2nd yr, 162,219 3rd yr (or 121,664.32 for 9 mths)

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Handwritten signature] 12-11-06
 OFMB
 12/8/06
 12/8/06

[Handwritten signature] 12/12/06
 Contract Development and Control
 12/12/06

B. Legal Sufficiency:

[Handwritten signature] 12/14/06
 Assistant County Attorney

This amendment complies with our review requirements.

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

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T42

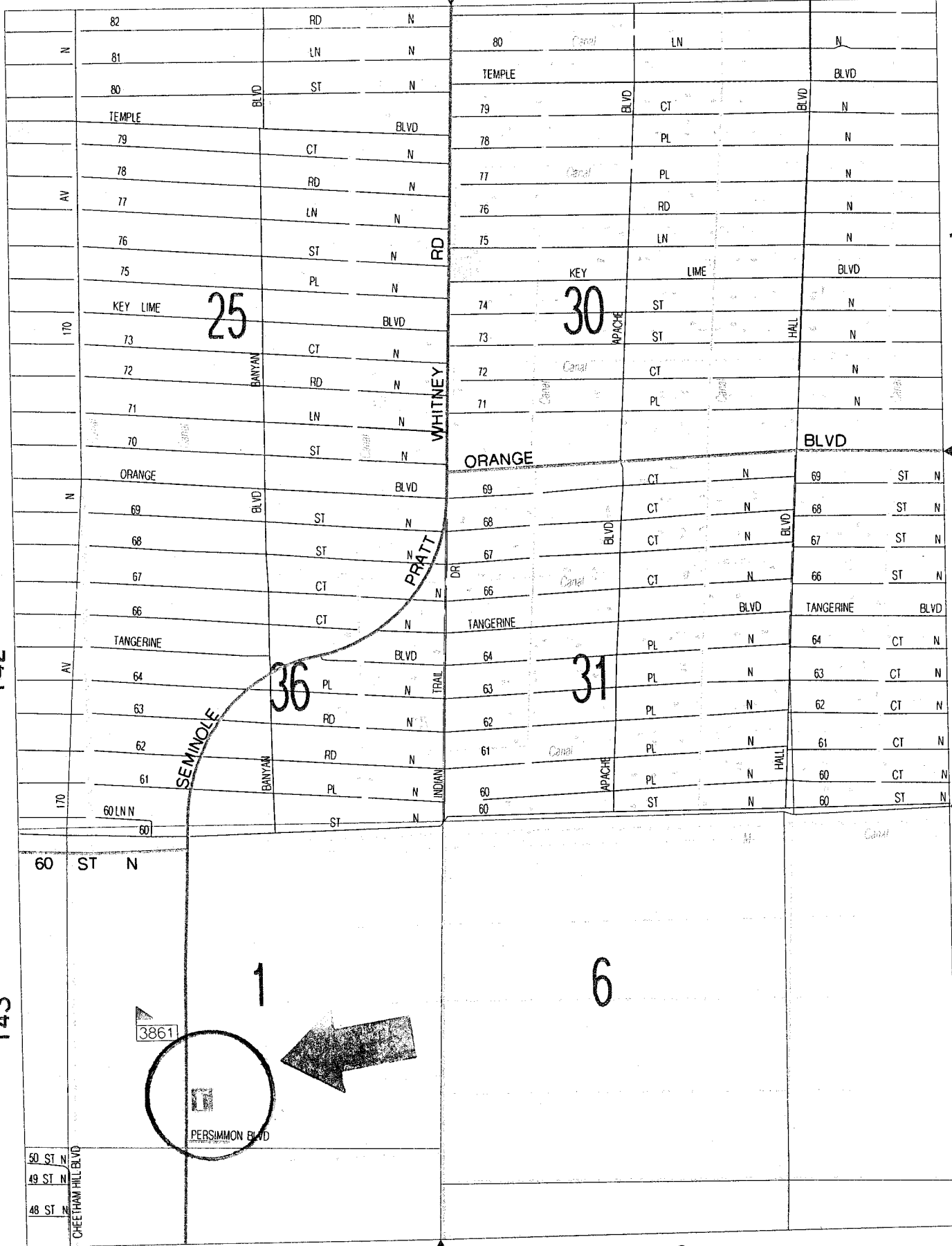
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T42

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LOCATION MAP ATTACHMENT #1



FIRST AMENDMENT TO SUBLEASE AGREEMENT

Between

**PALMS WEST HOSPITAL LIMITED PARTNERSHIP
f/k/a COLUMBIA PALMS WEST HOSPITAL LIMITED PARTNERSHIP
(LANDLORD/SUBLESSOR)**

And

**PALM BEACH COUNTY, FLORIDA
(COUNTY/SUBLESSEE)**

Page 1 of 5

ATTACHMENT #2

FIRST AMENDMENT TO SUBLEASE AGREEMENT

THIS FIRST AMENDMENT TO SUBLEASE AGREEMENT, is made and entered into _____, by and between Palms West Hospital Limited Partnership (f/k/a Columbia Palms West Hospital Limited Partnership), a Delaware limited partnership, hereinafter referred to as "Landlord" and Palm Beach County, a political subdivision of the State of Florida, on behalf of Fire-Rescue Department, hereinafter referred to as "County".

WITNESSETH:

WHEREAS, Columbia Palms West Hospital Limited Partnership and County entered into a Sublease Agreement dated January 8, 2002 (R2002-0116) (the "Sublease") whereby County has the right to use the leased Premises for a temporary fire-rescue station and Palm Beach County Sheriff's office for the purpose of providing fire rescue operations to the community and administrative support for the Sheriff's office; and

WHEREAS, the initial Term of the Sublease extended until January 7, 2005, and the Sublease contained a provision granting the County two (2) successive one (1) year options to extend the Term; and,

WHEREAS, County exercised the first option to extend the Term of the Sublease for an additional period of one (1) year from January 8, 2005 until January 7, 2006 (R2004-2285); and,

WHEREAS, County exercised the second option to extend the Term of the Sublease for an additional period of one (1) year from January 8, 2006, until January 7, 2007 (R2005-2335); and,

WHEREAS, Columbia Palms West Hospital Limited Partnership subsequently changed its name to Palms West Hospital Limited Partnership; and,

WHEREAS, Landlord and County wish to modify and amend the Sublease to further extend the Term of the Sublease through September 30, 2009.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, and various other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference. Terms not defined herein shall have the same meaning as in the Sublease.

2. Section 1.03 is deleted in its entirety and replaced with the following:

Section 1.03 Effective Date and Length of Term.

The term of this Sublease commenced on January 8, 2002 (the "Effective Date" and the "Commencement Date") and shall extend for the period through September 30, 2009 (the "Term"), unless sooner terminated pursuant to the provisions of this Sublease.

3. Section 1.04 is deleted in its entirety.

4. The first two sentences of Section 2.01 are deleted in their entirety and replaced with the following:

Effective January 8, 2007 (the "Rental Commencement Date"), County shall pay Landlord an annual Gross Rent of One Hundred Forty Thousand One Hundred Thirty-Seven Dollars and 50/100 cents (\$140,137.50) for the use and occupancy of the Premises. The annual Gross Rent shall be payable on the first day of each month in advance in equal consecutive monthly installments of Eleven Thousand Six Hundred Seventy-Eight Dollars and 12/100 cents (\$11,678.12).

5. The last sentence of Section 2.02 is deleted in its entirety and replaced with the following:

Hospital's property manager is Lincoln Harris CSG.

6. Section 15.04 (b), Notices, is deleted in its entirety and replaced with the following:

- (b) with a copy to:

HCA Inc.

Attention: Vice President, Real Estate

One Park Plaza

Nashville, TN 37203

and

Lincoln Harris CSG

Attention: Property Manager

4700 N. Congress Avenue, Suite 304B

West Palm Beach, FL 33407

7. Section 15.04 (c), Notices, is deleted in its entirety and replaced with the following:

- (c) If to the County at:

Palm Beach County

Fire-Rescue Department

Attention: Administrator

50 S. Military Trail, Suite 101

West Palm Beach, FL 33415-3199

with a copy to:
Palm Beach County
Property & Real Estate Management Division
Attention: Director
3200 Belvedere Road, Building 1169
West Palm Beach, FL 33406-1544

and:
Palm Beach County Attorney's Office
Attn: Real Estate
301 N. Olive Avenue, Suite 601
West Palm Beach, FL 33401

8. The following Section is inserted:

Section 15.18 Reduction of Premises.

The parties acknowledge that Landlord may request a reduction in the size of the Premises in order to establish a health care or medical-related office. In the event the Landlord requests a reduction in the size of the Premises for the foregoing purpose, the County agrees to cooperate with the Landlord. In no event shall the Premises be reduced by more than 3,000 square feet. Landlord shall submit its request to the County, together with preliminary plans for the County's review and approval. The County shall respond to Landlord's request within thirty (30) days of its receipt of the preliminary plans. Upon the County's approval of the preliminary plans, which shall not be unreasonably withheld, the parties agree to promptly execute an amendment to the Sublease which specifies the reduction in the size of the Premises (with a revised Exhibit "A") and the annual Gross Rent which shall be adjusted down based on the then-current rental rate per square foot (based upon the reduction in the size of the Premises), the terms upon which any portion of the Premises shall be jointly occupied, if applicable, and the effective date of such amendment. Landlord shall submit final plans and specifications to County for County's written approval prior to Landlord commencing work, which approval shall not be unreasonably withheld. Landlord acknowledges that all alterations associated with the reduction in Premises shall be at Landlord's sole cost and expense, and that said alterations shall not adversely affect County's operations. All alterations shall be completed within a timeframe which is mutually acceptable to both parties.

9. Except as modified by this First Amendment, the Sublease remains unmodified and in full force and effect in accordance with the terms thereof.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Landlord and County have executed this First Amendment, or have caused the same to be executed by their duly authorized representatives, as of the day and year first above written.

WITNESS:

[Signature]
(Witness Signature)

Ana T. Feliciano - veg
(Print Witness Name)

[Signature]
(Witness Signature)

Glennada Q. Williams
(Print Witness Name)

LANDLORD:

PALMS WEST HOSPITAL
LIMITED PARTNERSHIP

By: [Signature] 10/24/04

Print Name: Ronald Lavatero

Title: CEO

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

By: _____
Deputy Clerk

COUNTY:

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: _____
Assistant County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: [Signature]
Department Director

**CONSENT AND APPROVAL TO FIRST
AMENDMENT TO SUBLEASE AGREEMENT**

FWI 20 LLC ("Landlord"), the successor in interest to Grove Shopping Partners, Ltd., the successor in interest to Stiles Corporation, pursuant to a Lease with Columbia Palms West Hospital Limited Partnership ("Palms West") dated December 16, 1997 (the "Prime Lease"), hereby consents to the First Amendment To Sublease Agreement between Palms West and Palm Beach County (the "Sublease Amendment") to which this Consent and Approval to First Amendment to Sublease Agreement is attached.

WITNESSES:

Lois D. Hawkins
(Signature)

Lois D. Hawkins
(Print Name)

Sonia S. Ruser
(Signature)

Sonia S. Ruser
(Print Name)

FWI 20 LLC,
a Delaware limited liability company.

By: Tom
(Signature)

Thomas Edwards
(Print Name)

Title: MANAGING MENTOR

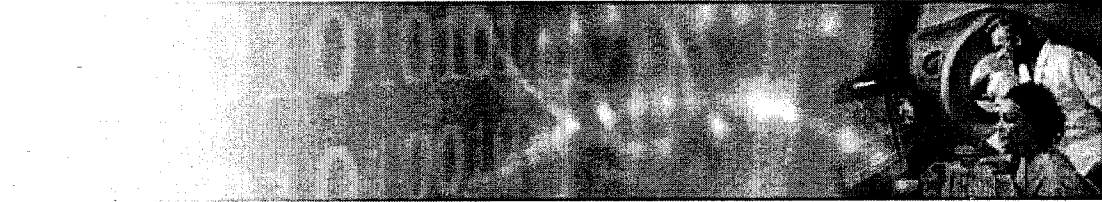
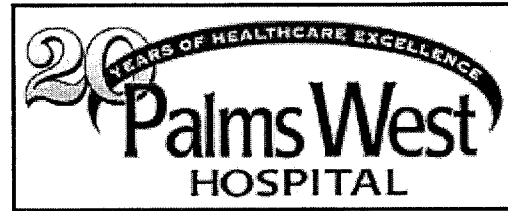
11/16/06
(Date of Execution by Landlord)

(Seal)

Carol Harbin	Vice President	17525 S.W. 245 th Terrace Homestead, FL 33031
Jim D. Hinton	Vice President	One Park Plaza Nashville, TN 37203
* R. Milton Johnson	Vice President	One Park Plaza Nashville, TN 37203
Don Lietdke	Vice President	One Park Plaza Nashville, TN 37203
Dwight E. Long	Vice President	One Park Plaza Nashville, TN 37203
* A. Bruce Moore, Jr.	Vice President	One Park Plaza Nashville, TN 37203
Howard K. Patterson	Vice President	One Park Plaza Nashville, TN 37203
Jim Petkas	Vice President	301 East Las Olas Blvd., 4th Fl. Ft. Lauderdale, FL 33301
Dave Roy	Vice President	149 Warm Springs Terrace West Palm Beach, FL 33414
Claudia Stengel	Vice President	One Park Plaza Nashville, TN 37203
Christopher Gentile	Assistant Secretary	One Park Plaza Nashville, TN 37203
Joseph Stephen Haase	Assistant Secretary	One Park Plaza Nashville, TN 37203
Dianne Johnson	Assistant Secretary	One Park Plaza Nashville, TN 37203
Lisa Marie Meister	Assistant Secretary	One Park Plaza Nashville, TN 37203
Robert Jerome Nevens	Assistant Secretary	One Park Plaza Nashville, TN 37203
Kenneth Kurt Roth	Assistant Secretary	One Park Plaza Nashville, TN 37203
Julie Wickwire	Assistant Secretary	One Park Plaza Nashville, TN 37203

***Managers**

Persons employed in the capacity of Chief Executive Officer, Chief Financial Officer, Chief Operating Officer, Administrator and Assistant Administrator of facilities owned and/or operated by this Company or by a partnership for which this Company acts as general partner, are hereby authorized to, subject to the Company's policies and procedures, (a) manage the facilities and all employees and agents of the Company at such facilities, and take such other acts as are necessary or appropriate for the proper functioning of the facilities, and (b) negotiate and enter into contracts and agreements necessary to the conduct of the day-to-day business of such facility, including, but not limited to, physician contracts, personal property leases, purchase agreements, cost reports, and similar documents (but specifically excluding any contracts or leases relating to real estate, except for leases to tenants in buildings owned by or leased to the Company entered into pursuant to the Company's policies and procedures) which with the advice of legal counsel shall be deemed appropriate and advisable, and to execute and deliver Certificates of Resolution required in connection with such contracts and agreements.



About Us Services Quality Billing Center Patient & Visitor Info Health & Community Physician Info Careers
Ronald Lavater, Chief Executive Officer of Palms West Hospital



Welcome to the Palms West Hospital website. Palms West Hospital is proud to have provided the Western Communities with healthcare excellence for the past 20 years. Palms West is a thriving, comprehensive, acute care community hospital offering a wide range of services which you will learn about while navigating through our website.

What truly makes Palms West Hospital special is our people; a team of compassionate, dedicated healthcare professionals working towards a central focus-our patients. Service has always been a keystone of everything Palms West Hospital does. We are proud of what we have accomplished together with our talented physicians, caring nurses and clinical staff, dedicated support employees, devoted volunteers and Trustees.

Through the coming years, Palms West Hospital will continue to grow and expand while offering the latest technological advances, patient safety initiatives and the best in healthcare to our patients.

It is our mission here at Palms West to make your experience safe, secure and as comfortable as possible. It is a privilege to serve you and your family and we look forward to being there for you when you need us.

Please feel free to contact me at Ronald.Lavater@hcahealthcare.com to share any thoughts you have on improving our hospital, share feedback, or ask questions.

Ronald Lavater

CEO, Palms West Hospital

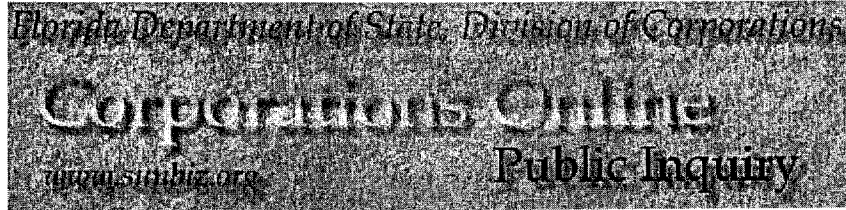


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Foreign Limited Partnership

PALMS WEST HOSPITAL LIMITED PARTNERSHIP

PRINCIPAL ADDRESS
 ONE PARK PLAZA
 NASHVILLE TN 37203 US
 Changed 04/22/2004

MAILING ADDRESS
 P.O. BOX 750
 LEGAL DEPT.
 NASHVILLE TN 37202 US
 Changed 04/22/2004

Document Number B97000000238	FEI Number 621694178	Date Filed 05/20/1997
State DE	Status ACTIVE	Effective Date NONE
Last Event LP NAME CHANGE	Event Date Filed 03/29/2006	Event Effective Date NONE
Actual Contribution 1,000.00		

Registered Agent

Name & Address

CT CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION FL 33324
Name Changed: 01/26/2002
Address Changed: 04/22/2004

General Partner Detail

Name & Address	Document Number
COLUMBIA PALM BEACH GP, LLC ONE PARK PLAZA NASHVILLE TN 37203 US	M97000000276

Annual Reports

Report Year	Filed Date
2004	04/22/2004
2005	04/29/2005
2006	04/26/2006

[Previous Filing](#)

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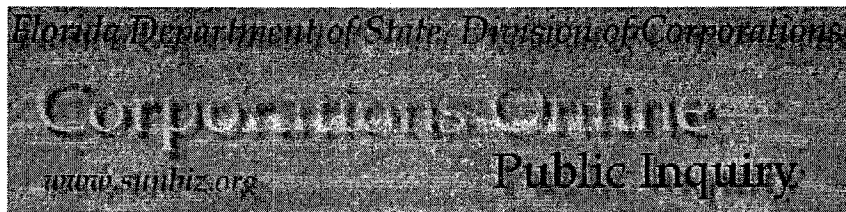
[View Events](#)

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Document Images

Listed below are the images available for this filing.

04/26/2006 -- ANNUAL REPORT
03/29/2006 -- LP Name Change
04/29/2005 -- ANNUAL REPORT
04/22/2004 -- ANNUAL REPORT



Foreign Limited Liability

COLUMBIA PALM BEACH GP, LLC

PRINCIPAL ADDRESS
 ONE PARK PLAZA
 NASHVILLE TN 37203 US
 Changed 04/28/2004

MAILING ADDRESS
 P.O. BOX 750
 LEGAL DEPT
 NASHVILLE TN 37202 US
 Changed 04/28/2004

Document Number
 M97000000276

FEI Number
 621694193

Date Filed
 05/20/1997

State
 DE

Status
 ACTIVE

Effective Date
 NONE

Total Contribution
 1,000.00

Registered Agent


Name & Address
CT CORPORATION SYSTEM 1200 SOUTH PINE ISLAND ROAD PLANTATION FL 33374
Name Changed: 04/22/2002
Address Changed: 04/22/2002

Manager/Member Detail

Name & Address	Title
JOHNSON, R. MILTON ONE PARK PLAZA NASHVILLE TN 37203 US	MGR
MOORE, A. BRUCE JR.	

2006 LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
May 03, 2006 08:00 AM
Secretary of State

DOCUMENT # M03000002124 1. Entity Name FWI 20 LLC	
---	---

Principal Place of Business 197 EIGHTH STREET, SUITE 800 BOSTON, MA 02129	Mailing Address 197 EIGHTH STREET, SUITE 800 BOSTON, MA 02129
---	---



04202006No Chg-LLC CR2E083 (11/05)

DO NOT WRITE IN THIS SPACE

4. FEI Number 30-0190327	Applied For Not Applicable
5. Certificate of Status Desired <input type="checkbox"/>	\$5.00 Additional Fee Required

6. Name and Address of Current Registered Agent

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525

DO NOT WRITE IN THIS SPACE

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE _____ DATE _____
Signature, typed or printed name of registered agent and title if applicable (NOTE: Registered Agent signature required when reinstating)

**Filing Fee is \$50.00
 Due by May 1, 2006**

9. MANAGING MEMBERS/MANAGERS

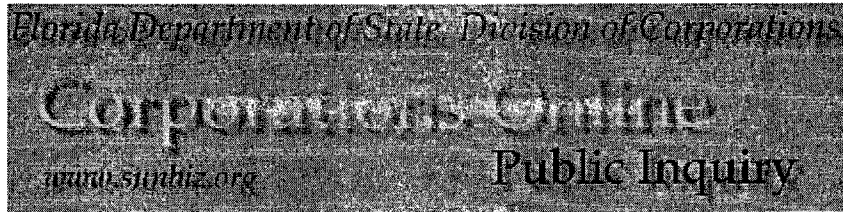
TITLE NAME STREET ADDRESS CITY - ST - ZIP	MGRM FLAG WHARF, INC. 197 EIGHTH STREET, SUITE 800 BOSTON, MA 02129
TITLE NAME STREET ADDRESS CITY - ST - ZIP	
TITLE NAME STREET ADDRESS CITY - ST - ZIP	
TITLE NAME STREET ADDRESS CITY - ST - ZIP	
TITLE NAME STREET ADDRESS CITY - ST - ZIP	
TITLE NAME STREET ADDRESS CITY - ST - ZIP	

U00000561447
 05/19/06-80012-019 50.00

DO NOT WRITE IN THIS SPACE

11. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE:  JILL STRUMPF 4/20/06 727-449-2020
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING MANAGING MEMBER, OR AUTHORIZED REPRESENTATIVE Date Daytime Phone #



Foreign Profit

FLAG WHARF, INC.

PRINCIPAL ADDRESS

197 8TH STREET
 SUITE 800
 BOSTON MA 02129-4238
 Changed 05/09/2000

MAILING ADDRESS

197 8TH STREET
 SUITE 800
 BOSTON MA 02129-4238
 Changed 05/09/2000

Document Number
 F96000006233

FEI Number
 132722904

Date Filed
 11/26/1996

State
 DE

Status
 ACTIVE

Effective Date
 NONE

Registered Agent

Name & Address
CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE FL 32301-2525

Officer/Director Detail

Name & Address	Title
CANNON III, THOMAS J 197 8TH STREET BOSTON MA 02129	VST

Annual Reports

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 10/18/2006

REQUESTED BY: Steven K. Schlamp, Property Specialist, FD&O - PREM

SENT TO: Randy Sheppard, Deputy Chief, Fire-Rescue

PROJECT NAME: FR #22 Grove Market Sublease Amendment #1

OCT 19 2006

RECEIVED

IS ITEM INCLUDED IN CURRENT BUDGET: YES NO

BUDGET ACCOUNT NO:

FUND: 1300 DEPT: 440 UNIT: 4232 OBJ: 4410 PROGRAM: _____

FIVE YEAR SUMMARY OF FISCAL IMPACT:

FISCAL YEARS	2007	2008	2009	2010	2011
CAPITAL EXPENDITURES	_____	_____	_____	_____	_____
RENT	<u>102,378.18</u>	<u>145,168.39</u>	<u>152,426.78</u>	<u>-0-</u>	<u>-0-</u>
OPERATING COSTS	_____	_____	_____	_____	_____
MONTHLY UTILITIES	_____	_____	_____	_____	_____
EXTERNAL REVENUES	_____	_____	_____	_____	_____
PROGRAM INCOME (COUNTY)	_____	_____	_____	_____	_____
IN-KIND MATCH (COUNTY)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$102,378.18</u>	<u>\$145,168.39</u>	<u>\$152,426.78</u>	<u>\$ -0-</u>	<u>\$-0-</u>

PROPOSED BCC MEETING DATE: 12/5/2006

BAS APPROVED BY: [Signature] DATE: 10/19/06

ATTACHMENT #3