

719

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

430



FROM: Department of Facilities Management

SUBMITTAL DATE:
July 6, 2004

SUBJECT: THIRD AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH, 45-596 FARGO STREET, SUITE NO. 6, INDIO, HOOTEN FAMILY TRUST, LESSOR

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

BACKGROUND: This Third Amendment to Lease represents a request from the Department of Mental Health's Alcohol Program to renew this lease for an additional eight (8) months and nine (9) days commencing on October 23, 2004 and terminating on June 30, 2005, at which time the Department will relocate to a new facility on Arabia. No other provisions of the lease are affected by this amendment. (Continued on Page 2)

Departmental Concurrence

7-8-04

MJS:TW:db
9.117

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 26,911	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	No
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	04/05

SOURCE OF FUNDS: Mental Health Fees	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 *[Signature]*

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

Prev. Agn. Ref.: 11/4/03 3.10

District: 4

Agenda Number:

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

3.20

BOARD OF SUPERVISORS

Form 11: THIRD AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH, 45-596
FARGO STREET, SUITE NO. 6, INDIO, HOOTEN FAMILY TRUST, LESSOR

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BACKGROUND: (Continued)

Lessor: Hooten Family Trust
c/o Investar Real Estate Services
11111 Katy Freeway, Suite 404
Houston, Texas 77079

Premises Location: 45-596 Fargo Street, Suite 6
Indio, California

Size: 1,890 square feet.

Term: Commencing October 22, 2004 and terminating on June 30, 2005.

Rent: From: 1.19 per sq. ft. F.S.G.
\$2,256.77 per month
\$27,081.24 per year To: 1.23 per sq. ft. F.S.G.
\$2,324.77 per month
\$18,595.76 thru 6/30/05

Rental Adjustments: 3% on each anniversary date.

Custodial Service: Paid by Lessor.

Utilities: Paid by Lessor.

Interior/Exterior Maintenance: Paid by Lessor.

Improvements: N/A.

Option to Terminate: For loss of funding with sixty (60) days written notice.

Parking: Sufficient to meet County needs.

Market Rates: Facilities Management has researched rates in the Indio area for comparable space and they range from \$1.25 per square foot to \$1.49 per square foot F.S.G.

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