

807

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

189



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 27, 2005

SUBJECT: FOURTH AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH, INDIO /
REQUA PROPERTIES, LLC, LESSOR

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 County.

BACKGROUND: On April 14, 2000, the County entered into a lease for the Department of Mental Health's Alcohol Program. The facility at 45-596 Fargo, Suite 6, Indio, continues to meet the program's location requirements. This Fourth Amendment to Lease extends the term of the lease from June 23, 2005 to December 31, 2005, at which time the program is scheduled to relocate to a new facility on Arabia Street, Indio, with Mental Health's Substance Abuse Program.

(Continued on Page 2)

Departmental Concurrence

MJS:SE: eo
9.516

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$11,622.00	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0.00	For Fiscal Year:	05/06

SOURCE OF FUNDS: 100% 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

Lisa Brandt

County Executive Office Signature

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

Prev. Agn. Ref.: 8/19/03, #3.33;
11/04/03, #3.10; 07/27/04, #3.20

District: 4

Agenda Number:

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

3.31

BOARD OF SUPERVISORS

Form 11: FOURTH AMENDMENT TO LEASE, DEPARTMENT OF MENTAL HEALTH, INDIO /
REQUA PROPERTIES, LLC, LESSOR

June 27, 2005

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BACKGROUND: (Continued)

The Fourth Amendment to Lease is summarized below:

Location:	45-596 Fargo Street, Indio, California
Lessor:	Requa Properties, LLC
Size:	1, 890 Square Feet.
Term:	July 1, 2005 (revised anniversary date of this lease) to December 31, 2005.
Option to Extend:	Two (2) separate and consecutive three (3) month options.
Rent:	\$ 1.23 Per Square Foot Modified Gross. \$ 2,324.47 Per Month. \$ 27,893.64 Per Year.
Rent Adjustments:	Three percent (3%) increase effective July 1, 2005.
Utilities:	County pays electric and telephone.
Custodial Services:	Provided by Lessor.
Interior/Exterior Maintenance:	Provided by Lessor.
Parking:	Sufficient to meet County requirements.
Option to Terminate:	None.
Improvement Costs:	None.
Data/Communication Costs:	None.
Market Data:	The Department of Facilities Management, Real Estate Division has researched rental rates for competitive space in the Indio area and located the following competitive properties: 82-632 Highway 111, Indio \$1.53 Gross 44-199 Monroe Street, Indio \$1.34 Modified Gross 47-950 Arabia Street, Indio \$1.37 Modified Gross

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