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



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 1, 2006

SUBJECT: LEASE OPTION-DEPARTMENT OF MENTAL HEALTH, INDIO/SEECON XV11 PARTNERS

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

BACKGROUND: On September 9, 1997, the Board of Supervisors entered into a Lease for 8,976 square feet of office space located at 83-912 Avenue 45, Suites 1,3,5,7, and 9, Indio, for the Department of Mental Health Substance Abuse Program. The current term is scheduled to expire on June 30, 2006.

(Continued on Page 2)

Departmental Concurrence

ROBERT D. FIELD, Director
Department of Facilities Management

RDF:LGH:eo
9.973

| | | | | |
|--|--------------------------------------|-------|---|--------------------------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 0 | In Current Year Budget: | No |
| | Current F.Y. Net County Cost: | \$464 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 06/07 |
| SOURCE OF FUNDS: 64% Federal, 23.5% State, 11% 3 rd Party, 1.5% County | | | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| | | | Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION:

APPROVE

FORM APPROVED
COUNTY COUNSEL

County Executive Office Signature

MAY 10 2006

BY Gordon V. Ubo

- Policy
- Policy
- Consent
- Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.: 9/9/97, 3.11, 1/28/03, 3.13, 11/25/03, 3.29, 9/14/04, 3.27, 9/13/05, 3.22

District: 4

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3 . 22

DEPARTMENT OF FACILITIES MANAGEMENT
Form 11: LEASE OPTION – DEPARTMENT OF MENTAL HEALTH, INDIO /
SEECON XV11 PARTNERS

May 1, 2006
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BACKGROUND: (Continued)

The approval of the attached Option Letter by the Board of Supervisors will extend the Lease effective July 1, 2006 and terminate on September 30, 2006. At which time, the department will assume an existing lease and relocate to a more suitable facility on Arabia Street being vacated by Child Protective Services. The current rent is \$1.15 per square foot. All other terms and conditions of the Lease shall remain the same.

Location: 83-912 Avenue 45, Suites 1,3,5,7, and 9, Indio

Lessor: Seecon XVII Partners
c/o JPH Enterprises
44-919 Golf Center Parkway, Ste. 7
Indio, California 92201

Size: Approximately 8,976 square feet

Option Period: Effective as of July 1, 2006, and terminating September 30, 2006

Current Rent: \$ 1.15 per square foot Full Service Modified Gross
\$ 10,300.00 per month
\$123,600.00 per year

Rental Adjustments: Not applicable.

Utilities: County pays for telephone and electric all others provided by Lessor.

Interior/Exterior Maintenance: Provided by Lessor.

Improvements: Not applicable.

Market Data: Golf Center Parkway, 11,000 square feet, Indio \$1.35 (FSMG)
45-902 Oasis Street, 5,000 square feet, Indio \$1.64 (FSMG)

The attached Lease Option has been approved as to form by County Counsel.