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711

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 14, 2006

SUBJECT: Fifth Amendment to Lease – Department of Mental Health, Riverside / Requa Properties, LLC, a California limited liability company

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

BACKGROUND: On July 8, 1996, the Board of Supervisors entered into a lease for 1,890 square feet of office space located 45-596 Fargo Street, Indio, which is scheduled to expire on June 30, 2006. The facility is occupied by the Department of Mental Health and continues to meet the needs of the department. This Fifth Amendment to Lease will extend the lease term an additional three (3) years.

(Continue on Page 2)

Departmental Concurrence

ROBERT FIELD, Director
Department of Facilities Management

RF:LGH:eo
10.048

FINANCIAL DATA	Current F.Y. Total Cost:	\$35,006.40	In Current Year Budget:	No
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	06/07

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** FORM APPROVED COUNTY COUNSEL

County Executive Office Signature JUN 27 2006
BY Gordon V. Ubo

- Policy
- Policy
- Consent
- Consent

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

Prev. Agn. Ref.: 8/19/03, 3.33,
11/4/03, 3.10, 7/27/04, 3.20, 7/12/05,
3.31, 4/24/00

District: 4

Agenda Number:

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

3.21

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: Fifth Amendment to Lease – Department of Mental Health,
Riverside / Requa Properties, LLC, a California limited liability
company

June 14, 2006

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BACKGROUND: (Continued)

Location: 45-596 Fargo Street, Indio, California

Lessor: Requa Properties, LLC
c/o Rutherford Real Estate Inc.
74040 El Paseo, Suite E
Palm Desert, California 92260

Size: 1,890 square feet

Term: Effective as of July 1, 2006, and expiring June 30, 2009

	<u>Current</u>	<u>New</u>
Rent:	\$ 1.27	\$ 1.50 per sq. ft. (FSMG)
	\$ 2,394.20	\$ 2,805.00 per month
	\$28,730.40	\$33,660.00 per year

Rental Adjustments: The monthly rent will be increased on each anniversary of this lease by an amount equal to five percent (5%) of such monthly rental.

Utilities: Provided by Lessor.

Interior/Exterior
Maintenance: Provided by Lessor.

Improvements: Carpet and paint provided by Lessor.

Market Data: 82632 Highway 111 \$1.55 Full Service Modified Gross
83180 Requa \$1.13 Full Service Modified Gross

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