

1074

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

861



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
August 28, 2006

**SUBJECT:** Fifth Amendment to Lease – Department of Mental Health, Indio / SEECOM XVII Partners, Lessor

**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 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, Suite 1, 3, 5, 7, 8 and 9, Indio, for the Department of Mental Health Substance Abuse Program. The current term is scheduled to expire on September 30, 2006. The Fifth Amendment to Lease will extend the term through September 30, 2007, at which time, the department will relocate to a new facility on Arabia Street. (Continued on Page 2)

RF:LGH:d  
10.167

Robert Field, Director  
Department of Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$115,315	<b>In Current Year Budget:</b>	No
	<b>Current F.Y. Net County Cost:</b>	\$ 1,730	<b>Budget Adjustment:</b>	No
	<b>Annual Net County Cost: 07/08</b>	\$ 2,306	<b>For Fiscal Year:</b>	06/07
<b>SOURCE OF FUNDS:</b> 64% Federal, 23.5% State, 11% 3 <sup>rd</sup> Party, 1.5% County			<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
			<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** **APPROVE**

FORM APPROVED  
COUNTY COUNSEL

County Executive Office Signature

SEP 18 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, 5/23/06 3.22

**District:** 4

**Agenda Number:**

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

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Department of Facilities Management  
Form 11: Fifth Amendment to Lease – Department of Mental Health, Indio /  
SEECON XVII Partners, Lessor

August 28, 2006  
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**BACKGROUND:** (Continued)

The Fifth Amendment to Lease is summarized below:

Location: 83-912 Avenue 45, Suites 1, 3, 5, 7, 8 and 9, Indio, California

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

Size: Approximately 8,976 square feet

Term: Effective October 1, 2006, and expiring September 30, 2007

	<u>Current</u>	<u>New</u>
Rent:	\$ 1.15	\$ 1.37 per square foot (FSMG)
	\$ 10,300.00	\$ 12,320.00 per month
	\$123,600.00	\$ 147,840.00 per year

Rental Adjustments: Not applicable.

Utilities: County pays for telephone and electric. All other utilities 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 Fifth Amendment to Lease has been approved as to form by County Counsel.