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527



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
March 3, 2005

SUBJECT: FOURTH AMENDMENT TO LEASE – COUNTY OF RIVERSIDE SUPERIOR COURTS, 4129 MAIN STREET, SUITES B17, B18, 203, 210, 211 AND 300, RIVERSIDE – RIVERSIDE COUNTY BAR ASSOCIATION, LESSOR

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

BACKGROUND: The County holds a leasehold interest as Lessee under a lease agreement between the County and the Riverside County Bar Association for the facility located at 4129 Main Street, Suites B-17, B-18, 203, 210, 211 and 300, Riverside, California. The County's Superior Courts utilizes the facilities at this location for administration purposes.
(Continued on Page 2)

Departmental Concurrence

Maureen G. Ford

MJS:TW:db
9.366

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 53,467	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 53,467	Budget Adjustment:	No
	Annual Net County Cost:	\$ 54,526	For Fiscal Year:	04/05

SOURCE OF FUNDS: 100% General Fund	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

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

Lisa Brandl

County Executive Office Signature

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

Prev. Agn. Ref.: 07/15/03 #3.21 | District: 2 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.8

BOARD OF SUPERVISORS

Form 11: FOURTH AMENDMENT TO LEASE – COUNTY OF RIVERSIDE SUPERIOR COURTS, 4129 MAIN STREET, SUITES B17, B18, 203, 210, 211 AND 300, RIVERSIDE – RIVERSIDE COUNTY BAR ASSOCIATION, LESSOR

March 3, 2005

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BACKGROUND: (Continued)

The Superior Courts requested the assistance of the Department of Facilities Management, Real Estate Division, to amend the lease to provide for an extension of the lease term. The term was extended for an additional twelve (12) months commencing on March 1, 2005.

Lessor:	Riverside County Bar Association 4129 Main Street Riverside, California
Premises Location:	4129 Main Street Suites B-17, B-18, 203, 210, 211 and 300 Riverside, California
Size:	3,460 square feet.
Term:	Twelve (12) months.
Rent:	\$ 1.31 per square foot \$ 4,543.84 per month \$54,526.08 per year
Rent Adjustment:	None.
Custodial Service:	Provided by Lessor.
Utilities:	Telephone paid by County, Lessor provides all other utilities.
Interior/Exterior Maintenance:	Provided by Lessor.
Improvements:	None.
Information Technology Costs:	None.
Option to Terminate:	For loss of funding with sixty (60) days written notice.

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BOARD OF SUPERVISORS

Form 11: FOURTH AMENDMENT TO LEASE – COUNTY OF RIVERSIDE SUPERIOR
COURTS, 4129 MAIN STREET, SUITES B17, B18, 203, 210, 211 AND 300,
RIVERSIDE – RIVERSIDE COUNTY BAR ASSOCIATION, LESSOR

March 3, 2005

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BACKGROUND: (Continued)

Parking: Sufficient to meet County needs.

Market Rates: The Department of Facilities Management has researched rental rates for comparable space in the area and they range from \$1.27 to \$1.45 per square foot.

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