

971

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

607



FROM: Department of Facilities Management

SUBMITTAL DATE:
January 11, 2006

SUBJECT: FIRST AMENDMENT TO LEASE - COUNTY OF RIVERSIDE, 4275 LEMON STREET, RIVERSIDE, FRANK & ELEANOR FREITAS, LESSOR

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

BACKGROUND: This First Amendment to Lease represents a request from the California Superior Courts, Research Attorneys, located at 4275 Lemon Street, Suite 101, Riverside, to renew this lease for an additional twelve (12) months commencing on November 1, 2005.
(Continued on Page 2)

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

MJS:TW:eo
9.790

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 1,616	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 1,616	Budget Adjustment:	No
	Annual Net County Cost 06/07:	\$ 27,736	For Fiscal Year:	05/06

SOURCE OF FUNDS: 10000-7200400000-527860 Real Estate Budget	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
- Consent
- Policy
- Consent

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

Prev. Agn. Ref.: 10/17/03, FM | District: 2 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3 . 18

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: FIRST AMENDMENT TO LEASE - COUNTY OF RIVERSIDE, 4275
LEMON STREET, RIVERSIDE, FRANK & ELEANOR FREITAS,
LESSOR

January 11, 2006

Page 2

BACKGROUND: (Continued)

The Legal Research Attorneys of the Superior Court will be relocating back to the 1933 Historic Courthouse upon completion of the renovations that are currently underway and should be completed by the end of the lease term. The lease is summarized below:

Lessor: Frank and Eleanor Freitas
5315 Cascades Street
Chowchilla, California

Premises Location: 4275 Lemon Street, Riverside

Size: Approximately 4,085 square feet.

Term: Twelve (12) months, commencing on
November 1, 2005.

Rent: From: To:
\$ 1.65 per sq. ft. \$ 1.697 per sq. ft.
\$ 6,732.08 per month \$ 6,934.04 per month
\$80,784.96 per year \$ 83,208.48 per year

Rent Adjustments: Three percent (3%) annually.

Custodial Service: Provided by Lessor.

Utilities: Provided by Lessor.

Maintenance: Provided by Lessor.

Improvements: None.

Option to Terminate: For loss of funding with sixty (60) days
written notice.

Parking: Sufficient to meet County's needs.

IT Costs: None.

Market Data: 4200 Orange Street \$1.60 F.S.G.
3600 Lime Street \$1.68 F.S.G.
3610 Central Avenue \$1.95 F.S.G.

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