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



FROM: Department of Facilities Management

SUBMITTAL DATE:
February 27, 2006

JEM

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

RECOMMENDED MOTION: That the Board of Supervisors approves the attached Fifth 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. This space is utilized by the Superior Courts for administrative purposes and continues to meet the needs and requirements of the department.

(Continued on Page 2)

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

MJS:TW:eo
9.868

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 726	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 726	Budget Adjustment:	No
	Annual Net County Cost 06/07:	\$56,704	For Fiscal Year:	06/07

SOURCE OF FUNDS: 100% General Fund 526700-51645-924001

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Rosa Brandt

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

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

RECEIVED BY FACILITIES MANAGEMENT
3/22/05 - 2 11:30

Prev. Agn. Ref.: 3/22/05, 3.8

District: 2

Agenda Number:

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

3.12

DEPARTMENT OF FACILITIES MANAGEMENT

Form 11: FIFTH AMENDMENT TO LEASE – COUNTY OF RIVERSIDE SUPERIOR COURTS, 4129 MAIN STREET, SUITES B17, B18, 203, 210, 211, 300, RIVERSIDE, CALIFORNIA – RIVERSIDE COUNTY BAR ASSOCIATION, LESSOR B-17 B-18

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BACKGROUND: (Continued)

A one (1) year extension has been negotiated pursuant to the Superior Courts request. No other provisions of the lease are affected by this amendment. The lease is summarized below.

Lessor: Riverside County Bar Association
4129 Main Street
Riverside, California

Premises Location: 4129 Main Street
Suites B-17, B-18, 203, 210, 211, 300
Riverside, California

Size: 3,460 square feet.

Term: Twelve (12) months commencing March 1, 2006.

Rent:

	Current	New
	\$ 1.32 per sq. ft.	\$ 1.3657 per sq. ft.
	\$ 4,543.84 per month	\$ 4,725.32 per month
	\$ 54,526.08 per year	\$ 56,703.84 per year

Rent Adjustments: 4% annually.

Custodial Service: Provided by Lessor.

Utilities: Telephone paid by County, Lessor provides all other utilities.

Maintenance: Provided by Lessor.

Improvements: None.

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

Parking: None. Uses County Employee Parking.

Market Data:

3600 Lime Street	\$1.68 F.S.G.
4275 Lemon Street	\$1.65 F.S.G.
3610 Central Avenue	\$1.90 F.S.G.

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