

1006

633



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

JEM

FROM: Department of Facilities Management

SUBMITTAL DATE:
March 29, 2006

SUBJECT: FIRST AMENDMENT TO LEASE – COUNTY OF RIVERSIDE, 4275 LEMON STREET, SUITE 250, RIVERSIDE, CALIFORNIA, FRANK C. & 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 to renew the Lease for an additional thirty-six (36) months as of February 1, 2006 for the space located at 4275 Lemon Street, Suite 250, Riverside, to house the Superior Court of California, County of Riverside's Financial Services Division. Pursuant to statute, this division (joint effort of the county and court) collects delinquent fines, fees, penalties and assessments for the county, cities and state.

(Continued on Page 2)

T.L. Miller

JEM

MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

MJS:AP:dl
9.883

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 532	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	No
	Annual Net County Cost 06/07:	\$ -0-	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 Brandt

County Executive Office Signature

Policy

Consent

Policy

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.: 02-01-04, FM

District: 2

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.16

DEPARTMENT OF FACILITIES MANAGEMENT

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

March 29, 2006

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BACKGROUND: (Continued)

Pursuant to penal code 1463.007, the costs to operate this division, including lease costs are covered from the actual monies collected. This facility continues to meet the needs and requirements of the department.

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

Premises Location: 4275 Lemon Street, Suite 250, Riverside, California.

Size: Approximately 1665 square feet.

Term: Thirty-six (36) months, as of February 1, 2006.

Rent:	From:	To:
	\$ 1.60 per square foot	\$ 1.66 per square foot
	\$ 2,658.17 per month	\$ 2,764.50 per month
	\$31,898.00 per year	\$33,174.00 per year

Rent Adjustments: Four percent (4%) annually.

Custodial Service: Provided by Lessor.

Utilities: Provided by Lessor.

Maintenance: Provided by Lessor.

Improvements: None.

Option to Terminate: For loss of funding with one hundred twenty (120) days written notice.

Parking: Sufficient to meet County's needs.

IT Costs: None.

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

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