

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

824



FROM: Economic Development Agency

SUBMITTAL DATE:
July 23, 2007

SUBJECT: Ground Lease Agreement / In-N-Out Burger, a California Corporation (Lessor) and County of Riverside (Lessee) / APN(s) 329-020-020, 329-020-003 and 329-020-004 / Fifth District.

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

BACKGROUND: As part of the Romoland Beautification Project, new landscaping is proposed at the intersection of Interstate 215 and Highway 74. A portion of the area desired to be improved is owned by In-N-Out Burgers. Based on consultation with the property owner, there are no plans to develop the subject property. In order to augment the beautification, landscaping and maintenance of real property and to promote the enhancement of the livability, community appearance, quality of life and the social, economic and environmental conditions of the community, the County desires to lease their three parcels located at the northeast corner intersection of Interstate 215 and State Highway 74, until such time that they are developed.

(continued on page 2)

Deanna Lorson
Deanna Lorson, Managing Director for Robin Zimpfer
Assistant County Executive Officer/EDA

RZ:JC:DL:TE:JMP:KW:bp
S:\Real Property\Real Property\DIST5\07-5-020.frm11.doc

FINANCIAL DATA	Current F.Y. Total Cost:	\$0	In Current Year Budget:	YES
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	NO
	Annual Net County Cost:	\$0	For Fiscal Year:	2007/08

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: NO

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

C.E.O. RECOMMENDATION: APPROVE
BY *Jennifer V. Sargent*
Jennifer V. Sargent

County Executive Office Signature

COUNTY COUNSEL
 JUL 23 2007
 Michelle Chade
 BY Michelle Chade
 Policy Policy
 Consent Consent
 Dep't Recomm.:
 Per Exec. Ofc.:

Prev. Agn. Ref.: District: 5 Agenda Number: **3.29**
 ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

Economic Development Agency

Form 11: Ground Lease Agreement / In-N-Out Burger, a California Corporation (Lessor) and County of Riverside (Lessee) / APN(s) 329-020-020, 329-020-003 and 329-020-004 / Fifth District

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BACKGROUND (Continued):

The parcels are more particularly identified as Assessor's Parcel Numbers 329-020-020, 329-020-003 and 329-020-004. Pursuant to the provisions contained in Section 25353 of the Government Code, County shall use the property for the purposes of beautification, landscaping and maintenance.

The Ground Lease Agreement is summarized below.

- Lessor: Carl Van Fleet
Executive Vice President of Planning and Development
In-N-Out Burger
ATTN: Real Estate Department
13502 Hamburger Lane
Baldwin Park, California 91706
- Location: Three vacant land parcels located at the northeast corner intersection of State Highway 395 and State Highway 74, within the community of Romoland, County of Riverside, State of California, more particularly identified as Assessor's Parcel Numbers 329-020-020, 329-020-003 and 329-020-004.
- Size: APN 329-020-020 = 2.45 Acres
APN 329-020-003 = 0.34 Acres
APN 329-020-004 = 0.16 Acres
- Term: Ninety-Nine (99) years.
- Rent: County may use the leased Property rent free, but only in accordance with the terms and conditions of the Lease.
- Utilities: County pays for all utility services used in connection with the operation of the premises throughout the term of the Lease including, but not limited to: water, electric, gas, other lighting, and power and charges accruing or payable in connection and as may be required for the maintenance and use of the leased premises.
- Maintenance: County shall, at its sole expense, maintain, or cause to be maintained, any facilities or improvements in connection with the Lease.
- Option to Terminate: The Lease shall be subject to termination by either party at any time by giving the other party notice in writing at least 180 days prior to the date when such termination shall become effective.

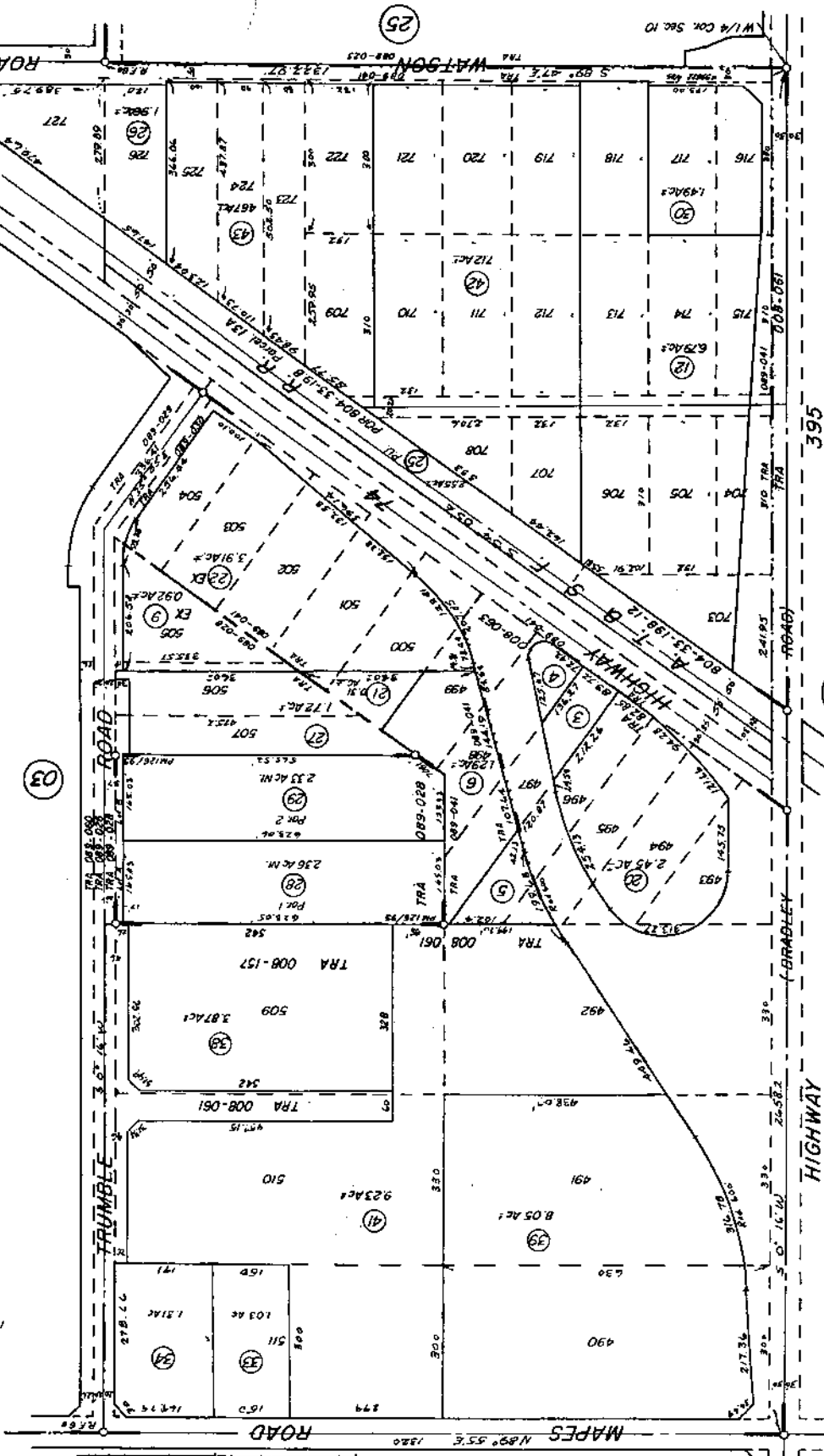
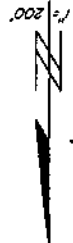
The attached Lease has been approved as to form by County Counsel.

JAN 18 2005

329-02
22-37

POR. NW 1/4 SEC. 10, T.5S., R.3W.

T.R.A. 089-041
089-028
089-030
008-061
008-053
008-157



DATE	ORDER NO.	REVISED
1/05	14	44.5T
"	15	43.3T

BK 327

DATE	FILE NO.	REVISED
2-73	01	40.5T
10/75	02	020
8/76	007	021
8/78	010	022
5/78	1	21-24
5/79	919	25
5-80	16	26-28
6/80	8	27.5T
1/82	23	28.25T
4/82	25	30.5T
4-82	24	31-34
2/03	32	35.36
"	33	37.5T
"	36	38.5T
"	31	38-40
"	37, 40	41

M.B. 14/63-65 Romola Farms No. 69
DATA: 200-L R/W
804-73

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY AND LIABILITY IS ASSUMED BY THE COUNTY ASSESSOR'S OFFICE. ANY DISCREPANCY WILL BE THE RESPONSIBILITY OF THE BUILDING OFFICE ORIGINATOR.

ASSESSOR'S MAP BK 329 PG. 02
RIVERSIDE COUNTY, CALIF.
CW

JULY 1971