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201

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
April 12, 2004

SUBJECT: LEASE OPTION, COUNTY OF RIVERSIDE – THE BETTY L. HUTTON TITLE HOLDING COMPANY, 4200 ORANGE STREET, 3RD FLOOR, RIVERSIDE

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

BACKGROUND: On May 18, 1999, the County entered into a five (5) year lease for 7,115 square feet of office space for the Sheriff's Department at 4200 Orange Street, 3rd Floor, Riverside, which is due to expire on June 30, 2004. The Sheriff's Department vacated the premises in February 2004 and relocated to the Criminal Justice Building in conjunction with the downtown relocation project. Subsequently, the Public Defender relocated staff members from their temporary Spruce Street location to the 3rd Floor of 4200 Orange Street in order to house their staff in one location.
(Continued on Page 2)

Angela Anderson
Departmental Concurrence

MJS:TW:db
8.974

Michael J. Sylvester
Michael J. Sylvester, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$129,726	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$129,726	Budget Adjustment:	No
	Annual Net County Cost:	\$133,618	For Fiscal Year:	04/05

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

C.E.O. RECOMMENDATION:
APPROVE

Consent
 Policy

 Consent
 Policy

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

County Executive Office Signature *Teren Thomas*

Prev. Agn. Ref.: 3.8, 5/18/99 | District: 2 | Agenda Number:

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

3.7

RECEIVED RIVERSIDE COUNTY
MAY 12 2004

EXECUTIVE
MAY 12 2004

BOARD OF SUPERVISORS

Form 11: LEASE OPTION, COUNTY OF RIVERSIDE – THE BETTY L. HUTTON TITLE HOLDING COMPANY, 4200 ORANGE STREET, 3RD FLOOR, RIVERSIDE

April 12, 2004

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BACKGROUND: (Continued)

The lease agreement included an option to extend provision for the County which gives the County the right to extend the lease term. Approval by the Board of this Form 11 will extend the lease term for a period of one year, commencing July 1, 2004 and expiring on June 30, 2005. The rent will be increased from \$10,810.51 per month, to \$11,134.82 per month effective July 1, 2004. All other terms and conditions of the lease shall remain the same.

Lessor: The Betty L. Hutton Title Holding Company
2520 North Santiago Boulevard
Orange, California 92867

Location: 4200 Orange Street, 3rd Floor
Riverside, California 92501

Size: 7,115 square feet

Term: One (1) year

Rent:	Current	New
	\$1.52 per sq. ft.	\$1.56 per sq. ft.
	\$10,810.51 per month	\$11,134.82 per month
	\$129,726.12 per year	\$133,617.84 per year

Custodial Services: Provided by Lessor

Utilities: County pays telephone, Lessor pays all others.

Interior/Exterior Maintenance: Provided by Lessor.

Improvements: None

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

Competitive rates in the greater Riverside area for a comparable facility range from \$1.45 to \$1.65.

The attached Option to Extend Letter is approved by County Counsel as to form.