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**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, BASEMENT, 1<sup>ST</sup> FLOOR AND 2<sup>ND</sup> 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 27,934 square feet of office space for the Public Defender's Office at 4200 Orange Street, Riverside, which is due to expire on June 30, 2004. The lease agreement includes 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 on July 1, 2004 and expiring on June 30, 2005. The rent will be increased from \$39,928.75 per month (Continued on Page 2)

*Larry Windom*  
Departmental Concurrence

MJS:TW:db  
8.975

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$479,145	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$479,145	Budget Adjustment:	No
	Annual Net County Cost:	\$493,511	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

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

County Executive Office Signature

*Gene Summers*

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

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.8

RECEIVED  
COUNTY OF RIVERSIDE  
APR 12 2004 3:40 PM

BOARD OF SUPERVISORS

Form 11: LEASE OPTION, COUNTY OF RIVERSIDE – THE BETTY L. HUTTON TITLE HOLDING COMPANY, 4200 ORANGE STREET, BASEMENT, 1<sup>ST</sup> FLOOR AND 2<sup>ND</sup> FLOOR, RIVERSIDE

April 12, 2004

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**BACKGROUND:** (Continued)

to \$41,126.61 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  
Basement, 1<sup>st</sup> Floor and 2<sup>nd</sup> Floor  
Riverside, California 92501

Size: 27,935 square feet

Term: One (1) year

Rent:	Current	New
	\$1.43 per sq. ft.	\$1.47 per square foot
	\$39,928.20 per month	\$41,126.61 per month
	\$479,145.00 per year	\$493,510.88 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.