



**Contract Number**

**SAP Number**

## Real Estate Services Department

<b>Department Contract Representative</b>	Terry W. Thompson, Director
<b>Telephone Number</b>	(909) 387-5000
<b>Contractor</b>	Orange County Flood Control District
<b>Contractor Representative</b>	Thomas A. Miller
<b>Telephone Number</b>	(714) 834-5663
<b>Contract Term</b>	2 years from commencement date
<b>Original Contract Amount</b>	\$1 Option price, \$15,000 Administrative fee, plus permit fees
<b>Amendment Amount</b>	\$0
<b>Total Contract Amount</b>	\$1 Option price, \$15,000 Administrative fee, plus permit fees
<b>Cost Center</b>	652201000
<b>GRC/PROJ/JOB No.</b>	
<b>Internal Order No.</b>	

**Briefly describe the general nature of the contract:** This is a two-year option to lease agreement, with one (1) six-month extension, for a 10-year ground lease agreement with two (2) 10-year options to extend the term of the lease, with Orange County Flood Control District which, following the County's fulfillment of the conditions precedent and exercise of the option to lease, commences upon San Bernardino County's substantial completion of improvements, the acceptance of improvements by Orange County Flood Control District, and receipt of a final certificate of occupancy, for the use of approximately 65.64 acres of unimproved land (Portion of APN#'s: 105645105, 105639103, and 105639104) located at Southwest corner of Euclid and Pine Avenue at the County's Prado Regional Park in Chino for a minimum cost for the option to lease agreement of a \$1 option price, \$15,000 administrative fee, plus permit fees, and a minimum cost for the ground lease of \$361,195 in rents and 20% in gross revenues generated from the on-site use of the Premises.

**FOR COUNTY USE ONLY**

Approved as to Legal Form  SEE SIGNATURE PAGE John Tubbs II, Deputy County Counsel  Date _____	Reviewed for Contract Compliance  _____  Date _____	Reviewed/Approved by Department  Lyle Ballard, Real Property Manager, RESD  Date _____
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