

385
SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

845



FROM: Department of Facilities Management SUBMITTAL DATE: February 19, 2003

SUBJECT: ESTOPPEL, CONSENT, SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT, BEARD FAMILY TRUST DATED SEPTEMBER 2, 1982, KENNETH A. BEARD TRUST DATED JULY 10, 1984, AND PACIFIC MEDIA PROPERTIES, LLC, LESSOR/COMMUNITY HEALTH AGENCY, RIVERSIDE

RECOMMENDED MOTION: That the Board of Supervisors approves the attached Estoppel, Consent, Subordination, Non-Disturbance and Attornment Agreement.

BACKGROUND: The County of Riverside and Beard Family Trust dated September 2, 1982, Kenneth A. Beard Trust dated July 10, 1984, and Pacific Media Properties, LLC, Lessor, entered into a lease agreement for the purpose of providing office space for Community Health Agency in the facility located at 3900 Sherman Drive, Riverside. To facilitate the refinancing of this property, the Lender, Washington Mutual Bank, FA, has requested the execution of this Agreement by the County and Lessor. By execution of this Agreement, the County agrees to subordinate its leasehold estate to the liens in favor of the Lender, which will have no effect on prospective rights and obligations of County or the Lender as set forth in the Lease. In addition, in the event the Lender or its successor

(Continued on Page 2)

MJS:HR:sh
8.191

MICHAEL J. SYLVESTER, Director
Department of Facilities Management

FINANCIAL DATA:

CURRENT YEAR COST \$ - 0 -
NET COUNTY COST \$ - 0 -

ANNUAL COST \$ - 0 -
IN CURRENT YEAR BUDGET:
BUDGET ADJUSTMENT: FOR FY:

SOURCE OF FUNDS: No County costs

C.E.O. RECOMMENDATION:

APPROVE.

County Executive Officer Signature

Policy
 Policy

Consent
 Consent

Department Recommendation:
Per Executive Office:

Prev. Agn. ref.
9/24/02, 3.8; 10/22/02, 3.19

Dist. 1

AGENDA NO.

3.15

BOARD OF SUPERVISORS

Form 11: ESTOPPEL, CONSENT, SUBORDINATION, NON-DISTURBANCE AND
ATTORNMENMENT AGREEMENT, BEARD FAMILY TRUST DATED SEPTEMBER 2,
1982, KENNETH A. BEARD TRUST DATED JULY 10, 1984, AND PACIFIC MEDIA
PROPERTIES, LLC, LESSOR/COMMUNITY HEALTH AGENCY, RIVERSIDE

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BACKGROUND: (Continued)

becomes the Landlord, the County will recognize (attorn) the Lender or its successor as Landlord and the County's rights and obligations shall remain the same (non-disturbed) as set forth in the Lease for the remainder of the lease term.

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