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



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 6, 2004

SUBJECT: 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 Subordination, Non-Disturbance and Attornment Agreement and authorize the Chairman of the Board to execute same on behalf of the County.

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 General Electric Capital Business Asset Funding Corporation, a Delaware corporation, 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

(Continued on Page 2)

MJS:HR:sh
9.019


MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management

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 04/05:	\$0	For Fiscal Year:	03/04

SOURCE OF FUNDS: No County costs	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:
APPROVE

County Executive Office Signature 

Departmental Concurrence

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

Prev. Agn. Ref.: 9/24/02, 3.8;
10/22/02, 9.19

District: 1

Agenda Number:

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

3.13

BOARD OF SUPERVISORS

Form 11: 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

May 6, 2004

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BACKGROUND: (Continued)

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 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.