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



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 20, 2004

SUBJECT: SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENTS/
DEPARTMENT OF PUBLIC SOCIAL SERVICES AND DEPARTMENT MENTAL HEALTH,
CATHEDRAL CITY

RECOMMENDED MOTION: That the Board of Supervisors approve the attached Subordination,
Non-Disturbance and Attornment Agreements and authorize the Chairman to execute same on
behalf of County.

BACKGROUND: The County of Riverside and 6505 Paramount Associates, LLC, entered into
three (3) separate lease agreements for the purpose of providing office space in Cathedral City for
the Department of Public Social Services, TAMd, Child Protective/Adult Protective Services Units.
and the Department of Mental Health. The leased facilities are located at 68-615 Perez Road,
Suites 1 through 9a, and 68-625 Perez Road, Suites 1, 2 and 3, Cathedral City, California.

Departmental Concurrence

MJS:LGH:db
9.041

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

FINANCIAL DATA	Current F.Y. Total Cost:	\$0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$0	Budget Adjustment:	No
	Annual Net County Cost 04/05:	\$0	For Fiscal Year:	04/05

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

C.E.O. RECOMMENDATION:
APPROVE

County Executive Office Signature *[Signature]*

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

Prev. Agn. Ref.: | District: 4 | Agenda Number:

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

3.26

COUNTY OF RIVERSIDE
OFFICE OF THE CLERK
EXECUTIVE

BOARD OF SUPERVISORS

Form 11: SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENTS/
DEPARTMENT OF PUBLIC SOCIAL SERVICES AND DEPARTMENT METAL
HEALTH, CATHEDRAL CITY

May 20, 2004

Page 2

BACKGROUND: (Continued)

To facilitate the sale of the property by 6505 Paramount Associates, LLC, Bank of America, N.A. ("Lender") has requested the County of Riverside and TW Investments execute the following documents regarding the leased property:

Subordination, Non-Disturbance and Attornment Agreement: By execution of this agreement, the County agrees to subordinate its leasehold estate to the liens in favor of the Lender which shall have no effect on prospective rights and obligations of the 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 (not disturbed) as set forth in the Lease for the remainder of the Lease term.

County Counsel has reviewed and approved the attached documents as to form.