

708

110

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
June 1, 2004

SUBJECT: SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT/
TRANSPORTATION LAND MANAGEMENT AGENCY, MURRIETA.

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

BACKGROUND: The County of Riverside and Yasi, Incorporated, entered into a lease agreement for the purpose of providing office space in the City of Murrieta for the Transportation Land Management Agency, and the County's Consolidated Development Permit Assistance Center. The leased facility is located at 39493 Los Alamos Road, Murrieta, California.

Departmental Concurrence

MJS:LGH:db
9.043


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



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

Prev. Agn. Ref.: District: 3 Agenda Number:

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

3.18

BOARD OF SUPERVISORS

Form 11: SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN AGREEMENTS/
TRANSPORTATION LAND MANAGEMENT AGENCY, MURRIETA, CALIFORNIA

June 1, 2004

Page 2

BACKGROUND: (Continued)

To facilitate the refinance of the property by Yasi, Incorporated, Allstate Investments, LLC ("Lender") has requested the County of Riverside and Yasi, Inc., execute the following document 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.

COUNTY OF RIVERSIDE

JUN 1 2004

RECEIVED