

223

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

431



**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
July 7, 2004

**SUBJECT:** SUBORDINATION, NON-DISTURBANCE, ATTORNMENT AND LESSEE, LESSOR ESTOPPEL AGREEMENT/BRIDGES AMERICA FOUNDATION L.P., A CALIFORNIA LIMITED PARTNERSHIP, LESSOR/DEPARTMENT OF MENTAL HEALTH, RIVERSIDE

**RECOMMENDED MOTION:** That the Board of Supervisors approve the attached Subordination, Non-disturbance and Attornment Agreement

**BACKGROUND:** The County of Riverside and Bridges America Foundation, L.P., a California Limited Partnership, Lessor entered into a lease agreement for the purpose of providing office space for the Department of Mental Health, Substance Abuse/Jefferson House facility located at 1827 Atlanta Avenue, Suites D1-D3, Riverside. To facilitate refinancing of the property, the Lender, Standard Insurance Company, an Oregon Corporation, has requested the execution of these Agreements by the County and Lessor.

MJS:TW:db  
9.126

*for T.L. Miller*  
MICHAEL J. SYLVESTER, Director  
Facilities Management

<b>FINANCIAL DATA</b>	<b>Current F.Y. Total Cost:</b>	\$ -0-	<b>In Current Year Budget:</b>	N/A
	<b>Current F.Y. Net County Cost:</b>	\$ -0-	<b>Budget Adjustment:</b>	N/A
	<b>Annual Net County Cost:</b>	\$ -0-	<b>For Fiscal Year:</b>	N/A
<b>SOURCE OF FUNDS:</b> N/A			<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
			<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:** **APPROVE**

**County Executive Office Signature**

*[Signature]*

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

Prev. Agn. Ref.:  District: 1 | Agenda Number:

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

3.24

BOARD OF SUPERVISORS

Form 11: SUBORDINATION, NON-DISTURBANCE, ATTORNMEN AND LESSEE,  
LESSOR ESTOPPEL AGREEMENT/BRIDGES AMERICA FOUNDATION L.P., A  
CALIFORNIA LIMITED PARTNERSHIP, LESSOR/DEPARTMENT OF MENTAL HEALTH,  
RIVERSIDE

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**BACKGROUND:** (Continued)

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 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 (on-disturbed) as set forth in the Lease for the remainder of the lease term.

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

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RECEIVED RIVERSIDE COUNTY