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

**FROM:** Department of Facilities Management

**SUBMITTAL DATE:**  
November 4, 2004

**SUBJECT:** SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT  
DEPARTMENT OF CHILD SUPPORT SERVICES, HUNTER PARK OFFICE PLAZA,  
RIVERSIDE

**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 Hunter Park Office Plaza (The Magnon Companies) entered into a lease agreement for the purpose of providing office space in Riverside for the Department of Child Support Services. The leased facilities located at 2001-2041-2081 Iowa Street, Riverside, California.

(Continued on Page 2)

Departmental Concurrence

MJS:LGH:ss  
9.272

*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	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**  
**APPROVE**  
*Lisa Brandell*  
County Executive Office Signature

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

Prev. Agn. Ref.: 5/29/01, #3.14,  
5/14/02, #3.14, 6/4/02, #3.30, 8/27/02,  
#3.36

District: 1

Agenda Number:

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

3.21

BOARD OF SUPERVISORS

Form 11: SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT  
AGREEMENT DEPARTMENT OF CHILD SUPPORT SERVICES,  
HUNTER PARK OFFICE PLAZA, RIVERSIDE

November 4, 2004

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**BACKGROUND:** (Continued)

To facilitate the refinance of this property for Hunter Park Office Plaza (The Magnon Companies) PNC Bank, National Association ("Lender") has requested the County of Riverside and Hunter Park Office Plaza to 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 document as to form.