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



FROM: Department of Facilities Management

SUBMITTAL DATE:
August 9, 2005

SUBJECT: SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT, SIC/LEED LLC AND COUNTY OF RIVERSIDE DEPARTMENT OF PUBLIC SOCIAL SERVICES.

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 D.D. Bainbridge, LLC entered into a lease agreement on July 27, 2004, for the purpose of providing office space for the Department of Public Social Services in the facility located at 547-561 North San Jacinto Street, Hemet. The interest of D.D. Bainbridge has been assigned to SIC/LEED LLC. To facilitate the refinancing of this property, Citigroup Global Markets Realty Corp, a New York Corporation, has requested the execution of this agreement by the County and Lessor.
(Continued on Page 2)

Departmental Concurrence

Michael J. Sylvester

MICHAEL J. SYLVESTER, DIRECTOR
Department of Facilities Management MJS:SS:eo
9.634

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:	\$ 0	For Fiscal Year:	05/06

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

Spa Brandt

County Executive Office Signature

- Consent
- Policy
- Consent
- Policy

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.: 5/7/05, #3.13

District: 3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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BOARD OF SUPERVISORS

Form 11: SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT
AGREEMENT, SIC/LEED LLC AND COUNTY OF RIVERSIDE
DEPARTMENT OF PUBLIC SOCIAL SERVICES.

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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 right and obligations shall remain the same (non0disturbed) 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.