

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



FROM: Supervisor Tavaglione

SUBMITTAL DATE: October 17, 2006

SUBJECT: Assignment Agreement and Subordination Agreement for the Jurupa Self Sufficiency Center

RECOMMENDED MOTION: That the Board of Supervisors:

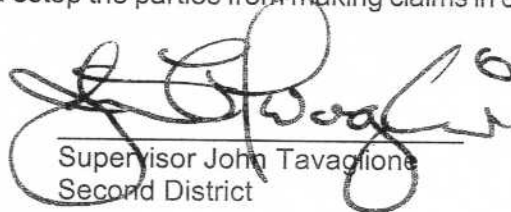
1. Approve and authorize chairman to execute the attached Assignment Agreement between the County of Riverside, Jurupa Mission Partners, LLC and The Bank of Hemet, a California Corporation;
2. Approve and authorize chairman to execute the attached Agreement between the County of Riverside, Jurupa Mission Partners, LLC and The Bank of Hemet, a California Corporation; and,
3. Authorize the Assistant County Executive Officer/EDA or designee to take all necessary steps to implement the Agreements to include executing subsequent essential and relevant documents.

BACKGROUND: On November 23, 2004, the Board of Supervisors approved a lease agreement with Jurupa Mission Partners, LLC for the Jurupa Self Sufficiency Center.

The Center will include a full array of self-sufficiency programs, including CalWORKs, Temporary Assistance, Medi-Cal, Food Stamps, Greater Avenues for Independence (GAIN), as well as a Child Protective Services (CPS) division. The project is being developed pursuant to a Disposition and Development Agreement approved by the Redevelopment Agency in 2004 (the DDA).

Exhibit B to the Lease is the Leasehold and Offsite Improvement Agreement which sets forth the terms and conditions relating to the construction of tenant improvements by Jurupa Mission Partners and reimbursement by the County in three installment payments. The attached Assignment Agreement provides for Jurupa Mission Partners assignment of the installment payments pursuant to the Leasehold and Offsite Improvement Agreement to the Bank of Hemet. Under this assignment the County agrees to pay the installment payments directly to the Bank of Hemet

The attached Subordination and Estoppel Agreement is required by the Lender to ratify the senior position of their Loan to the DDA, as provided for in the DDA, and estop the parties from making claims in contrast to those outlined in the Agreement.


Supervisor John Tavaglione
Second District

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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