

2007.08.160

501



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

FROM: Department of Facilities Management

SUBMITTAL DATE:
September 25, 2007

SUBJECT: Subordination, Non-Disturbance and Attornment Agreement/Department of Public Social Services

RECOMMENDED MOTION: That the Board of Supervisors approve 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 CBC1, L.P., Lessor entered into a Lease Agreement for the purpose of providing office space for the Department of Public Social Services in the facility located at 1400 Minthorn, Lake Elsinore. To facilitate the financing of this property, the Lender has requested the execution of this agreement by the County and Lessor.
(Continued on Page 2)

Robert Field
Robert Field, Director
Department of Facilities Management

RF:TW:pa
11.150

FINANCIAL DATA	Current F.Y. Total Cost:	\$ -0-	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ -0-	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ -0-	For Fiscal Year:	N/A

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
BY: *Jennifer L. Sargent*
County Executive Office Signature Jennifer L. Sargent

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo
DATE: 9/19/07
Departmental Concurrence

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

Prev. Agn. Ref.: 2/27/07 3.46 | District: 1 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.13

Department of Facilities Management
Subordination, Non-Disturbance and Attornment Agreement/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 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 legal form.