

2007.09.165

605

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



FROM: Department of Facilities Management

SUBMITTAL DATE:
October 2, 2007

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

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 the same on behalf of the County.

BACKGROUND: The County of Riverside currently leases space at 2055 N. Perris Boulevard, Suites A10-A11, Perris, California, which is occupied by the Department of Public Social Services. With the recent transfer of ownership of the building to Juhn's Rialto Investment LLC, the County and Lessor are being requested by Premier America Credit Union, a California Corporation, to execute this agreement to facilitate loan financing. 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

(Continued on Page 2)

Robert Field, Director
Department of Facilities Management

RF:HR:pa
11.165

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:	07/08

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

BY:
Jennifer L. Sargent

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: Gordon V. Woo 10/10/07
DATE

Departmental Concurrence

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 5/25/04, #3.1;
2/06/07, #3.14

District: 5

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.18

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BACKGROUND: (Continued)

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

The attached agreement has been reviewed and approved as to legal form by County Counsel.