

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

410



FROM: Redevelopment Agency

SUBMITTAL DATE:
December 28, 2011

SUBJECT: Adoption of RDA Resolution No. 2012-001, Assignment of Lease – Mission Plaza

RECOMMENDED MOTION: The Board of Directors:

1. Consent to the Assignment of Lease dated November 10, 2011, from MC & Sammy Inc., Assignor to Jonathan Connell, Assignee;
2. Authorize the Chairman of the Board of Directors to execute the Consent; and
3. Authorize the Executive Director, or designee, to execute any subsequent additional documents necessary to expedite the Assignment.

BACKGROUND: (Commences on Page 2)

Robert Field
Executive Director

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:	2011/12

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

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:

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 10, 2012
xc: RDA

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

District: 2

Agenda Number:

4 . 1

FORM APPROVED COUNTY COUNSEL
BY: ANITA C. WILLIS
DATE: 12/28/11
Departmental Concurrence

Dept's Recomm.: Consent
Per Exec. Ofc.: Consent
 Policy
 Policy

BACKGROUND:

The Redevelopment Agency for the County of Riverside has received an Assignment of Lease from MC & Sammy Inc., Assignor, to Jonathan Connell, Assignee, for the lease between the Redevelopment Agency and MC & Sammy Inc., as Lessee, Dated June 13, 2005, and assigned to MC & Sammy Inc., by PWS, Inc., a California Corporation, Assignor. MC & Sammy Inc., Assignor and current tenant, wishes to assign lease to Jonathan Connell, Assignee. The pre-existing lease identifies Section 19, Assignment and Subletting, recognizes the tenant's right to request consent to assignment from landlord, which consent shall not be unreasonably withheld, conditioned or delayed allowing tenants right to assignment of lease.

Staff recommends that the Board of Directors consent to the assignment.

Compliance with the terms of this lease is an enforceable obligation of the Agency as the lease was entered into prior to the effective date of the California Supreme Court Stay which restricts the activities of redevelopment agencies. The Agency has an obligation to meet it's obligations under the lease.

Agency Counsel has approved the attached documents as to legal form.

Attachments:

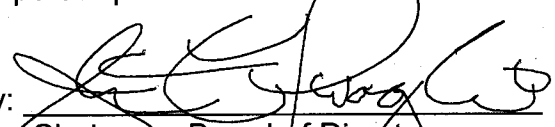
Consent to Assignment
Assignment of Lease
Lease Agreement

CONSENT TO ASSIGNMENT

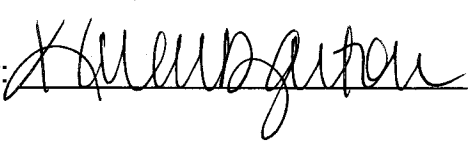
The REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, a public body corporate politic in the State of California, (Lessor) hereby consents to the foregoing Assignment dated November 10, 2011, between MC & SAMMY, a California Corporation, as Assignor, and JONATHAN O'CONNELL, as Assignee, and without however, waiving the restrictions contained in said Lease dated June 2, 2004, for approximately 2,700 square feet situated on premises located at 5700 Mission Boulevard , Rubidoux California, with respect to any future assignments thereunder, and without releasing the Assignor under said lease from any obligations that are not performed by JONATHAN O'CONNELL, and otherwise accepts the Assignee, JONATHAN O'CONNELL, as Lessee under said Lease to all intents and purposes as though Assignee was the original Lessee thereunder.

Date: JAN 10 2012


REDEVELOPMENT AGENCY FOR THE
COUNTY OF RIVERSIDE, a public body
corporate politic in the state of California

By: 
Chairman, Board of Directors
John Tavaglione

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: 

FORM APPROVED
Pamela J. Walls
County Counsel

By: 
Anita C. Willis, Deputy

ASSIGNMENT OF LEASE

For value received, the undersigned **MC & Sammy, Inc.** present Lessee in that certain lease dated **June 8, 2004**, which was executed by and between **Mission Plaza Properties, a California limited partnership**, Lessor, and **MC & Sammy, Inc., a California corporation**, Lessee, covering the premises located at **5700 Mission Boulevard, Riverside, CA**. does hereby assign all of their right, title and interest in and to said lease together with the options and lease security as set forth therein, to **Jonathan O'Connell**.

Dated this 10th day of November, 2011

MC & Sammy, Inc., a California corporation

Moo Chang
Moo Chang Lee, President

ASSUMPTION OF LEASE

For value received, and in consideration of the above assignment by the lessee, and in consideration of the written consent of the lessor thereto, the undersigned hereby assume and agree to make all the payments, and to perform all the terms, covenants and conditions of the foregoing lease, which the said lessee therein had agreed to be made and performed.

Dated this 10th day of November, 2011

Jonathan O'Connell
Jonathan O'Connell

909
645
7964

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Steven A. Figueroa

Address: 4440 6th St.
(only if follow-up mail response requested)

City: Riverside **Zip:** 92501

Phone #: 760-486-4815

Date: 1-10-12 **Agenda #:** 4.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
 Support Oppose Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____