

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



ITEM: 3.10  
(ID # 27162)

MEETING DATE:  
Tuesday, March 18, 2025

FROM : FACILITIES MANAGEMENT

**SUBJECT:** FACILITIES MANAGEMENT - REAL ESTATE (FM-RE) - Approval of Subordination, Non-Disturbance and Attornment Agreement with California Credit Union, 610 Investments 24-3, LLC, a California limited liability company, and County of Riverside, a political subdivision of the State of California, 547-561 N. San Jacinto, Hemet; California Environmental Quality Act Exempt pursuant to State CEQA Guidelines sections 15301 and 15061(b)(3), District 5. [\$0] (Clerk of the Board to file Notice of Exemption).

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities Exemption, and Section 15061 (b)(3), "Common Sense" Exemption;
2. Approve the attached Subordination, Non-Disturbance and Attornment Agreement with California Credit Union and 610 Investments 24-3, LLC and authorize the Chair of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five (5) working days of approval by the Board.

**ACTION:**Policy

*Vincent Yzaguirre*  
Vincent Yzaguirre 3/4/2025

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: March 18, 2025  
xc: FM, State Clearinghouse, Recorder

Kimberly A. Rector  
Clerk of the Board  
By: *Kimberly A. Rector*  
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$0	\$0	\$0	\$0
<b>NET COUNTY COST</b>	\$0	\$0	\$0	\$0
<b>SOURCE OF FUNDS:</b> N/A			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	2024/25

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary:**

On November 29, 2022, the County of Riverside (County), entered into a lease agreement for 43,125 square feet of office space located at 547-561 N. San Jacinto St., Hemet, CA 92543 (Lease), for use by the Department of Public Social Services (DPSS). The Lessor, 610 Investments 24-3, LLC, a California limited liability company (Lessor), is successor in interest to the original Lessor SIC/Leed Civic Plaza, LLC, a Delaware limited liability company. Lessor has requested a loan to be secured by a Deed of Trust, pursuant to a Security Agreement, Assignment of Leases and Rents and Fixture Filing. California Credit Union (Lender) has requested execution of the attached Subordination, Non-Disturbance and Attornment Agreement (SNDA) by the County.

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 lessor, the County will recognize (attorn) the Lender or its successor as Lessor 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.

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

Pursuant to the California Environmental Quality Act (CEQA), the SNDA was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301 Class 1 – Existing Facilities Exemption and Section 15601 (b)(3), "Common Sense" Exemption.

**Impact on Residents and Businesses**

This SNDA Agreement has no impact on citizens and businesses, and DPSS will continue to provide services to the community as intended.

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

**Contract History and Price Reasonableness**

The Lease was approved by the Board of Supervisors on November 29, 2022. It was then amended by a First Amendment on October 1, 2024. The SNDA supports the Lease and does not require modification of the financial terms of the Agreement.

**ATTACHMENTS:**

- Subordination, Non-Disturbance and Attornment Agreement
- Notice of Exemption
- Aerial Image

HM035

  
Evangelina Gregorio EO, Principal Mgmt Analyst 3/7/2025

  
Aaron Gettis, Chief of Deputy County Counsel 3/6/2025



RECORDATION REQUESTED BY:

WHEN RECORDED MAIL TO:

California Credit Union  
Attn: Business Banking Department  
P.O. Box 85833  
San Diego, CA 92186-5833

LOAN NO.  
ORDER NO.

FOR RECORDER'S USE ONLY

NOTICE: THIS SUBORDINATION, NONDISTURBANCE AND ATTORNMENMENT AGREEMENT - LEASE RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

SUBORDINATION, NONDISTURBANCE AND ATTORNMENMENT AGREEMENT - LEASE

THIS SUBORDINATION NONDISTURBANCE AND ATTORNMENMENT AGREEMENT dated MAR 18 2025, is made and executed among County of Riverside, a political subdivision of the State of California ("Lessee"); 610 Investments 24-3, LLC, a California limited liability company ("Borrower"); and California Credit Union ("Lender").

**LEASE.** Lessee has executed an unrecorded lease dated November 29, 2022 incorporated herein by reference (the "Subordinated Lease") for the following described property.

**REAL PROPERTY DESCRIPTION.** The Lease covers 547-561 N San Jacinto Street, Hemet CA 92543 being a portion of the following described real property located in Riverside County, State of California:

See EXHIBIT "A" LEGAL DESCRIPTION, which is attached to this Subordination and made a part of this Subordination as if fully set forth herein.

The Real Property or its address is commonly known as **547-561 N San Jacinto Street, Hemet CA 92543**. The Assessor's Parcel Number for the Real Property is **445-090-011**.

**REQUESTED FINANCIAL ACCOMMODATIONS.** Borrower wants Lender to provide financial accommodations to Borrower in the form of (A) new credit or loan advances, (B) an extension of time to pay or other compromises regarding all or part of Borrower's present indebtedness to Lender, or (C) other benefits to Borrower.

**LENDER'S LIEN.** As a condition to the granting of the requested financial accommodations, Lender has required that Lender's Lien be and remain superior to the Subordinated Lease.

**NOW THEREFORE THE PARTIES TO THIS AGREEMENT HEREBY AGREE AS FOLLOWS:**

**SUBORDINATION.** All of Lessee's right, title, and interest in and to the Subordinated Lease and the Real Property is and shall be subordinated in all respects to Lender's Lien and the Superior Indebtedness, and it is agreed that Lender's Lien shall be and remain, at all times, prior and superior to Lessee's interests in the Subordinated Lease and the Real Property. Lessee also subordinates to Lender's Lien all other Security Interests in the Real Property held by Lessee, whether now existing or hereafter acquired.

**NONDISTURBANCE.** The provisions of the preceding paragraph to the contrary notwithstanding, so long as Lessee is not in default under the Subordinated Lease, the Subordinated Lease shall remain in full force and effect for the full term thereof.

**ATTORNMEN**. If Lender shall succeed to the interest of the landlord under the Lease, and the Lease shall not have expired or been terminated in accordance with the terms of the Lease or this Agreement, Tenant shall, from and after such event, attorn to Lender, all rights and obligations under the Lease to continue as though the interest of Landlord had not terminated. Such attornment shall be effective and self-operative without the execution of any further instrument on the part of the parties hereto. Tenant agrees, however, to execute and deliver at any time and from time to time, upon the request of Lender, any instrument or certificate which, in the sole judgment of Lender, may be necessary or appropriate in any such foreclosure proceeding or otherwise to evidence such attornment.

**DEFAULT BY BORROWER**. If Borrower becomes insolvent or bankrupt, this Subordination shall remain in full force and effect.

**MISCELLANEOUS PROVISIONS**. The following miscellaneous provisions are a part of this Subordination:

**Amendments**. This Subordination, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Subordination. No alteration of or amendment to this Subordination shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Authority**. Lessee represents and warrants that the person who signs this Subordination as or on behalf of Lessee has authority to execute this Subordination and to subordinate the Subordinated Indebtedness and the Lessee's security interests in Borrower's property, if any.

**Caption Headings**. Caption headings in this Subordination are for convenience purposes only and are not to be used to interpret or define the provisions of this Subordination.

**Governing Law**. This Subordination will be governed by, construed and enforced in accordance with federal law and the laws of the State of California. This Subordination has been accepted by Lender in the State of California.

**Successors**. This Subordination shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Subordination, and the covenants of Lessee and Borrower herein in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any or all of the Superior Indebtedness.

**EACH PARTY TO THIS SUBORDINATION ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS SUBORDINATION, AND EACH PARTY AGREES TO ITS TERMS.**  
**THIS SUBORDINATION IS DATED** MAR 18 2025, 2025.

**BORROWER: 610 Investments 24-3, LLC, a California limited liability company**



By: Rao R. Yalamanchili, Manager

**LENDER: CALIFORNIA CREDIT UNION**



By: Brendon Doyle, VP

**LESSEE: County of Riverside, a political subdivision of the State of California**



By: Manuel Perez, Chair  
Board of Supervisors

**ATTEST:**  
**KIMBERLY A. RECTOR, Clerk**

By   
**DEPUTY**

**FORM APPROVED COUNTY COUNSEL**

By:  3/6/25  
**BRADEN J. HOLLY** **DATE**

MAR 18 2025 3:10

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

} §

On March 18, 2025, before me, Whitney Mayo, a COB Assistant, personally appeared V. Manuel Perez, Chair of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kimberly A. Rector  
Clerk of the Board of Supervisors

By: Whitney Mayo  
Deputy Clerk

(SEAL)



PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date: 03/18/2025

Signature: 

Print Name: Whitney Mayo, Clerk of the Board Assistant

## ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles

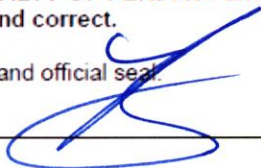
On 2-18-25 before me, Frank Berriz, Notary Public  
a Notary Public, personally appeared Brian Doyne

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

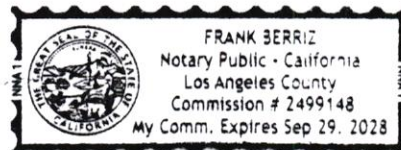
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**ATTENTION NOTARY:** Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO  
THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type \_\_\_\_\_  
Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above \_\_\_\_\_  
\_\_\_\_\_



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State of California

County of Los Angeles

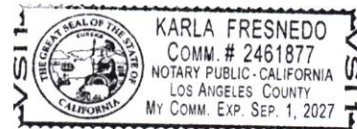
On Feb. 24, 2025 before me, Karla Fresnedo  
a Notary Public, personally appeared Ruo R. Yalamanchi

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karla Fresnedo (Seal)



**ATTENTION NOTARY:** Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type \_\_\_\_\_  
Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above \_\_\_\_\_

**EXHIBIT A**  
Legal Description

For APN/Parcel ID(s): 445-090-011 and

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOTS 1, 3 AND 4 IN BLOCK 131 OF THE LANDS OF THE HEMET LAND COMPANY, IN THE CITY OF HEMET, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SAN JACINTO STREET WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE WESTERLY ALONG THE CENTERLINE OF SAID OAKLAND AVENUE, 781.43 FEET;

THENCE NORTHERLY AND PARALLEL WITH THE CENTERLINE OF SAID SAN JACINTO STREET TO THE NORTHERLY LINE OF LOT 3 IN SAID BLOCK 131;

THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 3 AND 4 IN SAID BLOCK 131, A DISTANCE OF 451.21 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO HERMAN H. MUELLER, A SINGLE MAN, BY DEED RECORDED JANUARY 7, 1949 IN BOOK 1042 PAGE 455, OF OFFICIAL RECORDS:

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LAND CONVEYED TO HERMAN H. MUELLER, 6 FEET TO THE SOUTHWESTERLY CORNER OF THE LAND CONVEYED TO JAY C. WALLIS AND JEANNE F. WALLIS, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED RECORDED SEPTEMBER 8, 1953 IN BOOK 1505 PAGE 553, OF OFFICIAL RECORDS;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND CONVEYED TO JAY C. WALLIS, ET UX, AND THE EASTERLY PROLONGATION THEREOF 330.50 FEET, TO THE CENTERLINE OF SAID SAN JACINTO STREET;

THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID SAN JACINTO STREET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS THEREOF, LYING WITHIN SAN JACINTO STREET AND OAKLAND AVENUE.

ALSO EXCEPT THEREFROM THOSE PORTIONS LYING WITHIN THE BOUNDARIES OF PARCEL MAP 7056-1, IN BOOK 25 PAGES 45 AND 46 OF PARCEL MAPS, OF SAID COUNTY.

ALSO EXCEPT THAT PORTION OF SAID LAND LYING SOUTHERLY OF A LINE PARALLEL WITH AND DISTANT 386.20 FEET NORTHERLY, MEASURED AT RIGHT ANGLES OF THE CENTERLINE OF SAID OAKLAND AVENUE, AS SAID CENTERLINE IS ESTABLISHED ON THE MAP OF SAID PARCEL MAP 7056-1 AND EASTERLY OF A LINE PARALLEL WITH AND DISTANT 449.96 FEET WESTERLY, MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID SAN JACINTO STREET AS SHOWN ON SAID PARCEL MAP 7056-1.

SAID LAND IS ALSO SHOWN AND DESCRIBED AS "PARCEL A" IN THAT CERTAIN DOCUMENT ENTITLED "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. LLA08-009" A CERTIFIED COPY OF WHICH IS RECORDED ON JUNE 19, 2008 AS INSTRUMENT NO. 2008-0335837, OF OFFICIAL RECORDS.



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

25-81751

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF RIVERSIDE FACILITIES MGMT - RE	MSULLIVAN@RIVCO.ORG	03/19/2025
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
RIVERSIDE	E-202500234	
PROJECT TITLE		

APPROVAL OF SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT (SNDA) AGREEMENT  
WITH CALIFORNIA CREDIT UNION, 610 INVESTMENTS 24-3, LLC AND RIVERSIDE COUNTY

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
COUNTY OF RIVERSIDE FACILITIES MGMT	MSULLIVAN@RIVCO.ORG	(951) 955-4820
PROJECT APPLICANT ADDRESS	CITY	STATE
3450 14TH STREET,	RIVERSIDE	CA
		ZIP CODE
		92501

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency    ☐ School District    ☐ Other Special District    ☐ State Agency    ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

☐ Cash    ☐ Credit    ☐ Check    ☒ Other    TOTAL RECEIVED    \$ \_\_\_\_\_ \$50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X <i>I Tejada</i>	Deputy Isabel Tejada



County of Riverside  
Facilities Management  
3450 14<sup>th</sup> St, Riverside, CA

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202500234  
03/19/2025 11:14 AM Fee: \$ 50.00  
Page 1 of 2

Removed: By: Deputy



**NOTICE OF EXEMPTION**

February 20, 2025

**Project Name:** Approval of Subordination, Non-Disturbance and Attornment (SNDA) Agreement with California Credit Union, 610 Investments 24-3, LLC and Riverside County Department of Public Social Services (DPSS), 547-561 North San Jacinto, Hemet

**Project Number:** FM042310003500

**Project Location:** 547-561 North San Jacinto, north of Oakland Avenue, Hemet, California 92543, Assessor's Parcel Numbers (APNs) 445-090-013 and 445-090-011

**Description of Project:** On November 29, 2022, the County of Riverside (County), entered into a lease agreement for 43,125 square feet of office space located at 547-561 N. San Jacinto, Hemet, (Lease), for use by the Department of Public Social Services (DPSS). 610 Investments 24-3, LLC (Lessor), a California limited liability company, is successor in interest to the original lessor SIC/Leed Civic Plaza, LLC, a Delaware limited liability company. Lessor has requested a loan to be secured by a deed of trust, pursuant to a Security Agreement, Assignment of Leases and Rents and Fixture Filing. California Credit Union (Lender) has requested execution of the attached Subordination, Non-Disturbance and Attornment Agreement (SNDA) by the County.

By execution of the SNDA 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 lessor, the County will recognize (attorn) the Lender or its successor as Lessor 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. The SNDA Agreement is defined as the proposed project under the California Environmental Quality Act (CEQA). The project is limited to revisions to contractual obligations of a Lease of an existing building and no expansion of the existing facility will occur. The operation of the facility will continue to provide public services. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County

**Name of Person or Agency Carrying Out Project:** Riverside County Facilities Management

**Exempt Status:** State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

## Document Root (Read-Only)

### Selected Document

**2025030771 - NOE - 547-561 North San Jacinto, north of Oakland Avenue, Hemet, California 92543, Assessor's Parcel Numbers (APNs) 445-090-013 and 445-090-011**

Riverside County

Created - 3/19/2025 | Submitted - 3/19/2025 | Posted - 3/19/2025 | Received - 3/19/2025 | Published - 3/19/2025

Whitney N Mayo

### Document Details

#### Public Agency

Riverside County

#### Document Type

Notice of Exemption

#### Document Status

Published

#### Title

547-561 North San Jacinto, north of Oakland Avenue, Hemet, California 92543, Assessor's Parcel Numbers (APNs) 445-090-013 and 445-090-011

### Document Description

On November 29, 2022, the County of Riverside (County), entered into a lease agreement for 43,125 square feet of office space located at 547-561 N. San Jacinto, Hemet, (Lease), for use by the Department of Public Social Services (DPSS). 610 Investments 24-3, LLC (Lessor), a California limited liability company, is successor in interest to the original lessor SIC/Leed Civic Plaza, LLC, a Delaware limited liability company. Lessor has requested a loan to be secured by a deed of trust, pursuant to a Security Agreement, Assignment of Leases and Rents and Fixture Filing. California Credit Union (Lender) has requested execution of the attached Subordination, Non-Disturbance and Attornment Agreement (SNDA) by the County.

# Department of Public Social Services

547-561 N. San Jacinto St., Hemet, CA 92543



## Legend

County Centerline Names



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 262 523 Feet

REPORT PRINTED ON... 2/21/2025 11:30:38 AM

© Riverside County GIS

## Notes

District 5  
APN: 445-090-011  
Premises outlined in red