

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

434B



FROM: TLMA - Transportation Department

SUBMITTAL DATE:
July 14, 2011

SUBJECT: Tract 31210
A Schedule "A" Subdivision in the Temescal Canyon Area
Release of Lien – Subdivision Improvement Security Lien Agreement

RECOMMENDED MOTION: That the Board approve the attached release of lien for Tract 31210 and direct the Clerk of the Board to have the item recorded with the County of Riverside Recorder's Office.

BACKGROUND: On July 27, 2010, the Board entered into a Lien Agreement with KB Home of Greater Los Angeles, Inc., concerning the improvement of streets and the installation of a water and sewer system within Tract 31210. This agreement was recorded on August 16, 2010 as an Instrument No. 2010-0359327 of the Official Records of the County of Riverside, State of California;

The Board has entered into a new Lien Agreement for Tract 31210 with Hill Country S.A. Lts./Rich Haven – Visser, LLC, dated January 11, 2011, and recorded as Instrument No. 2011-0022981 of the Official Records of the County of Riverside, State of California, recorded on January 18, 2011.

Therefore, the Board of Supervisors hereby fully releases Tract 31210 from the lien created by Instrument No. 2010-0359327, the lien is hereby extinguished, and said Lien Agreement is terminated and is no longer in effect.

Juan C. Perez
Director of Transportation

HS:lf
Submittals: Vicinity Map
Release of Lien

REVIEWED BY EXECUTIVE OFFICE

DATE

7/19/11 TM

Tina Grande
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL

BY *Elena M. Boeva* 7-14-11

ELENA M. BOEVA DATE

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

Prev. Agn. Ref. 07/27/10 - 2.20
01/11/11 - 2.21

District: 1

Agenda Number:

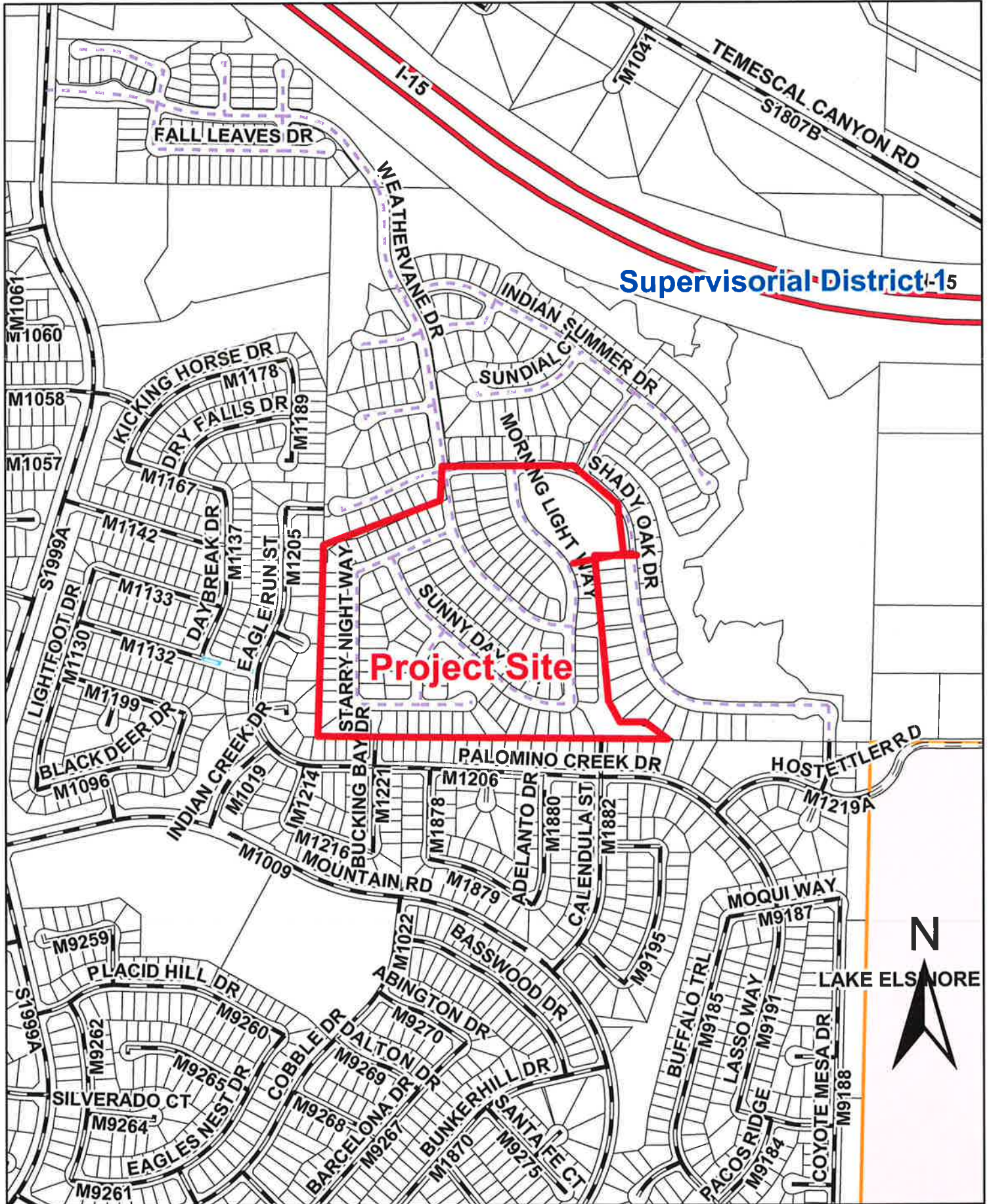
2.20

Tract 31210

Vicinity Map

0 295 590 1,180 Feet

1 inch = 583 feet
Orthophotos Flown 4/09 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by rairhur on 4/25/11



WHEN RECORDED RETURN TO:

Construction Engineer
Riverside County Transportation Dept.
2950 Washington Street
Riverside, California 92504

FREE RECORDING

This instrument is for the benefit of
the County of Riverside, and is
entitled to be recorded without fee.
(Govt. Code 6103)

**RELEASE OF LIEN
TRACT 31210**

(Pursuant to Lien Agreement as Substitute Security under Subdivision Map Act (Gov. Code, §§
66462 and 66499)

WHEREAS, the County of Riverside, a political subdivision of the State of California, and KB
Home Coastal Inc. ("Owner") entered into that certain Lien Agreement dated July 27, 2010
("Agreement") and recorded on August 2, 2010 as an Instrument No. 2010-0359327 of the
Official Records of the County of Riverside, State of California;

WHEREAS, pursuant to said Agreement, a lien in favor of the County of Riverside
attached upon that certain real property described in Exhibit "A" ["Owner's Deed"] to said
Agreement to secure Owner's performance of certain acts and construction of certain
improvements required under the subdivision improvement agreements between the County of
Riverside and Owner for Tract 30210 ("Property");

WHEREAS, the County of Riverside approved and accepted the new security concerning
said Property in compliance with Subdivision Map Act and it is now in order to release said lien;

NOW THEREFORE, the Board of Supervisors for the County of Riverside hereby fully
releases said Property from the lien created by said Agreement, the lien is hereby extinguished,
and said Agreement is terminated and is no longer in effect.

COUNTY OF RIVERSIDE

Attest:
Kecia Harper-Ihem
Clerk of the Board of Supervisors

By _____
Chairman, Board of Supervisors

By _____
Deputy Clerk

FORM APPROVED COUNTY COUNSEL

BY: Elena M. Boeva 7-14-11
DATE