

FORM APPROVED COUNTY COUNSEL  
 BY: JAMES E. BROWN  
 DATE: 8/16/15



**SUBMITTAL TO THE FLOOD CONTROL AND  
 WATER CONSERVATION DISTRICT BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

705B

**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
 August 18, 2015

**SUBJECT:** Approval of Assignment and Assumption of Joint Communities Facilities Agreement (Flood Control Improvements) for Community Facilities District No. 2002-1 (Boulder Springs) of Val Verde Unified School District. District 1 [\$0]

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

1. Approve the Assignment and Assumption Agreement by and between Boulder Springs Ventures, LLC, CA Boulder Springs Holdings, LLC, Riverside County Flood Control and Water Conservation District and the County of Riverside, in connection with Community Facilities District 2002-1 (Boulder Springs); and,
2. Authorize the Chairman to execute the Agreement documents on behalf of the District.

Departmental Concurrence  
 MHW

MHW:bjp  
 171918

*[Signature]*  
 WARREN D. WILLIAMS  
 General Manager-Chief Engineer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET DISTRICT COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS:** Budget Adjustment: N/A  
 For Fiscal Year: N/A

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

APPROVE  
*[Signature]*  
 BY: Steven C. Horn

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: | District: 1<sup>st</sup> | Agenda Number:

11-1

**SUBMITTAL TO THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT  
BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FORM 11:** Approval of Assignment and Assumption of Joint Communities Facilities Agreement  
(Flood Control Improvements) for Community Facilities District 2002-1 (Boulder Springs)  
of Val Verde Unified School District District 1, [\$0]

**DATE:** August 18, 2015

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary**

CA Boulder Springs Holdings, LLC has acquired certain real property from Boulder Springs Ventures, LLC within Community Facilities District (CFD) No. 2002-1 (Boulder Springs). Boulder Springs Ventures, LLC unconditionally conveys to CA Boulder Springs Holdings, LLC all rights, title, interests, benefits, duties, liabilities, obligations, and responsibilities related to CFD 2002-1 (Boulder Springs) pursuant to the Flood Control Joint Community Facilities Agreement (Flood Control JCFA), dated December 1, 2004 entered into by and among the Community Facilities District No. 2002-1 (Boulder Springs) of the Val Verde Unified School District, County of Riverside, and the Riverside County Flood Control and Water Conservation District (District).

CA Boulder Springs Holdings, LLC assumes and agrees to perform all remaining duties, liabilities, obligations, and responsibilities of Boulder Springs Ventures, LLC with respect to CFD 2002-1 (Boulder Springs) as provided in the Flood Control JCFA pursuant to the General Assignment dated as of October 6, 2009 by and between Boulder Springs Ventures, LLC and CA Boulder Springs Holdings, LLC.

Pursuant to Section 6.3 of the JCFA, the District must give written consent to the assignment of duties and obligations of the original property owner. It is recommended that the assignment of this agreement be given to CA Boulder Springs Holdings, LLC.

A companion item also appears on the County's Agenda for this date.

**Impact on Residents and Businesses**

Execution of this Assignment and Assumption Agreement will have no impact upon local residents and businesses.

**SUPPLEMENTAL:**

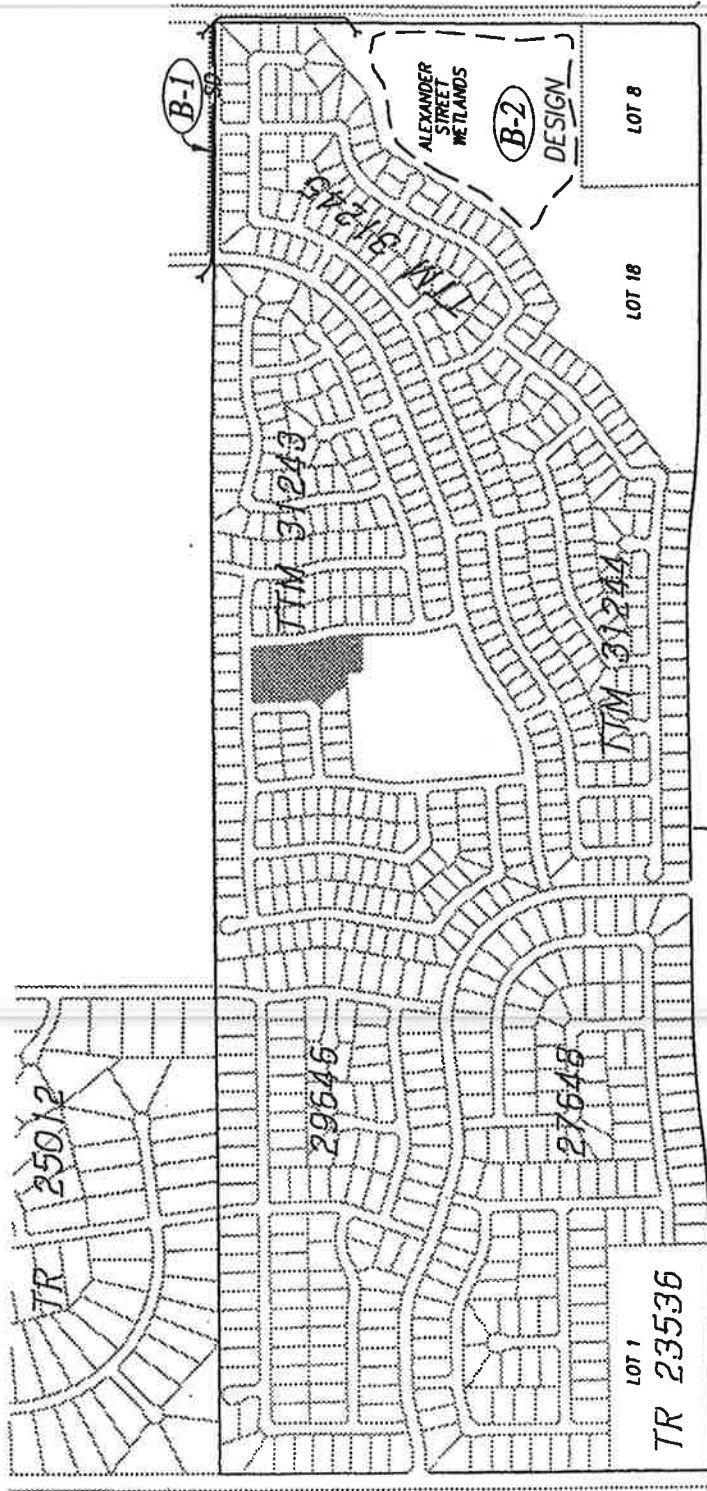
**Additional Fiscal Information**

N/A

**ATTACHMENT**

1. Vicinity Map

RIVERSIDE COUNTY FLOOD & WATER CONSERVATION DISTRICT FACILITIES WITHIN VAL VERDE UNIFIED SCHOOL DISTRICT ~ CFD # 2002-1 IMPROVEMENT AREA "B"



SCALE: 1" = 100'

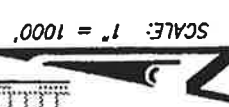
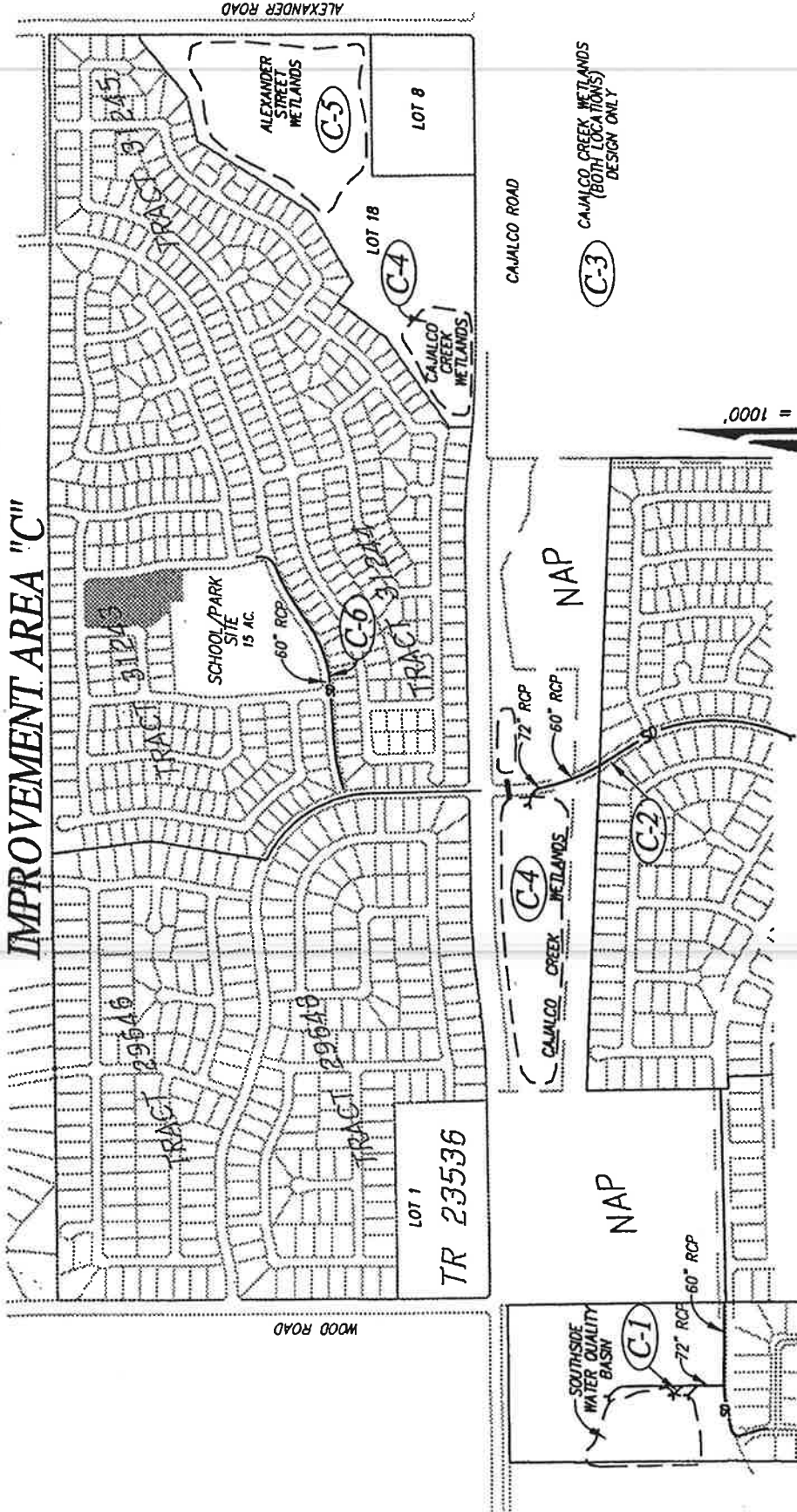
LEGEND: STORM DRAIN FACILITIES

357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL. (951) 279-1800 FAX (951) 279-4380

OSBORN K&A LAND PLANNING SURVEYING Engineering, Inc.

12-30-04

RIVERSIDE COUNTY FLOOD &  
 WATER CONSERVATION DISTRICT  
 FACILITIES WITHIN  
 VAL VERDE UNIFIED SCHOOL DISTRICT ~ CFD # 2002-1  
 IMPROVEMENT AREA "C"



**LEGEND:**  
 STORM DRAIN FACILITIES

OSBORN ENGINEERING  
 LAND PLANNING  
 SURVEYING  
 357 N. SHERIDAN STREET  
 SUITE 117  
 CORONA, CALIFORNIA 92880  
 TEL. (951) 279-1800  
 FAX (951) 279-4380



12-30-04



1 Assignee desires to accept such assignment and assume such obligations and liabilities  
2 with respect to the Property only.

3 AGREEMENT

4 NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency  
5 of which are hereby acknowledged, the Assignor and Assignee hereby agree as follows:

6 1. Assignment and Assumption. The Assignor hereby assigns, transfers, sets over  
7 and delivers to the Assignee all of the Assignor's right, title and interest in and to the Joint  
8 Community Facilities Agreement, and the Assignee hereby acknowledges, assumes and agrees  
9 to undertake and perform all of the Assignor's obligations and liabilities under the Joint  
10 Community Facilities Agreement.

11 2. Consent. By executing below, each of the County, the School District, the Flood  
12 District, and the Community Facilities District hereby consents to the assignment by the  
13 Assignor to the Assignee.

14 3. Governing Law. This Assignment shall be governed by, and interpreted and  
15 enforced under, the laws of the State of California.

16 4. Counterparts. This Assignment Agreement may be executed in counterparts and  
17 facsimile copies of signatures shall have the full force and effect as original signatures.

18 5. Signing Authority. Each individual executing this Assignment Agreement on behalf  
19 of the respective entity represents and warrants that he/she is duly authorized to execute and  
20 deliver this Assignment Agreement on behalf of such entity, and that this Assignment  
21 Agreement is binding upon such entity in accordance with its terms.

22 [REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
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IN WITNESS WHEREOF, the parties have executed this Assignment Agreement as of the date first written above.

**ASSIGNOR:**

BOULDER SPRINGS VENTURES, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ASSIGNEE:**

CA BOULDER SPRINGS HOLDINGS LLC,  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

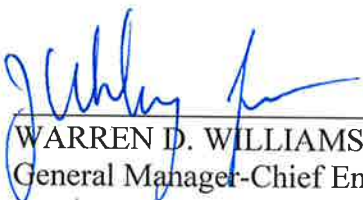
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**FLOOD DISTRICT:**

**RECOMMENDED FOR APPROVAL:**

**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

By:   
WARREN D. WILLIAMS  
General Manager-Chief Engineer

By: \_\_\_\_\_  
MARION V. ASHLEY, Chairman  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

**APPROVED AS TO FORM:**

**ATTEST:**

GREGORY P. PRIAMOS  
County Counsel

KECIA HARPER-IHEM  
Clerk of the Board

By:   
DALE GARDNER  
Deputy County Counsel

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_



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**COUNTY:**

COUNTY OF RIVERSIDE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Secretary of the Board of Supervisors

**COMMUNITIES FACILITIES DISTRICT:**

COMMUNITY FACILITIES DISTRICT NO. 2002-1  
(BOULDER SPRINGS) OF THE VAL VERDE  
UNIFIED SCHOOL DISTRICT

By: *Marla Kirkland*  
President of the Legislative Body

**ATTEST:**

By: *Dug Sotter*  
Clerk of the Board of the Legislative  
Body of the Community Facilities  
District No. 2002-1 (Boulder Springs) of  
the Val Verde Unified School District

**SCHOOL DISTRICT:**

VAL VERDE UNIFIED SCHOOL DISTRICT

*Juan M. López*  
Juan M. López, Superintendent

**ATTEST:**

By: *Suzanne Stollar*  
Suzanne Stollar, Board Clerk

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**EXHIBIT A**  
**DESCRIPTION OF PROPERTY**  
**IN IMPROVEMENT AREAS B AND C OF**  
**COMMUNITY FACILITIES DISTRICT NO. 2002-1**  
**(the "Property")**

Improvement Area B

PROPERTY OWNER	ASSESSOR'S PARCEL NUMBER
Boulder Springs Ventures, LLC	319-020-014
Boulder Springs Ventures, LLC	319-020-015
Boulder Springs Ventures, LLC	319-020-016
Boulder Springs Ventures, LLC	319-020-017
Boulder Springs Ventures, LLC	319-020-018
Boulder Springs Ventures, LLC	319-020-019
Boulder Springs Ventures, LLC	321 130 015
Boulder Springs Ventures, LLC	321 130 016

Improvement Area C

PROPERTY OWNER	ASSESSOR'S PARCEL NUMBER
Boulder Springs Ventures, LLC	321-120-004
Boulder Springs Ventures, LLC	321-130-017
Boulder Springs Ventures, LLC	321-140-019
Boulder Springs Ventures, LLC	321-140-020
Boulder Springs Ventures, LLC	321-140-021
Boulder Springs Ventures, LLC	321-140-022
Boulder Springs Ventures, LLC	321-140-023
Boulder Springs Ventures, LLC	321-140-024
Boulder Springs Ventures, LLC	321-140-025
Boulder Springs Ventures, LLC	321-140-026
Boulder Springs Ventures, LLC	321-140-027
Boulder Springs Ventures, LLC	321-140-028

1	Boulder Springs Ventures, LLC	321-140-029
2	Boulder Springs Ventures, LLC	321-140-030
3	Boulder Springs Ventures, LLC	321-140-031
4	Boulder Springs Ventures, LLC	321-140-032
5	Boulder Springs Ventures, LLC	321-150-004
6	Boulder Springs Ventures, LLC	321-410-001
7	Boulder Springs Ventures, LLC	321-410-002
8	Boulder Springs Ventures, LLC	321-410-003
9	Boulder Springs Ventures, LLC	321-410-004
10	Boulder Springs Ventures, LLC	321-410-005
11	Boulder Springs Ventures, LLC	321-410-006
12	Boulder Springs Ventures, LLC	321-410-007
13	Boulder Springs Ventures, LLC	321-410-008
14	Boulder Springs Ventures, LLC	321-410-009
15	Boulder Springs Ventures, LLC	321-410-010
16	Boulder Springs Ventures, LLC	321-410-011

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