

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

432B



**FROM:** TLMA - Transportation Department

**SUBMITTAL DATE:**

July 14, 2011

**SUBJECT:** Tract 31210-2  
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 31210-2 and direct the Clerk of the Board to have the item recorded with the County of Riverside Recorder's Office.

**BACKGROUND:** On August 10, 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 31210-2. This agreement was recorded on August 16, 2010 as an Instrument No. 2010-0385458 of the Official Records of the County of Riverside, State of California;

The Board has entered into a new Lien Agreement for Tract 31210-2 with Hill Country S.A. Lts./Rich Haven – Visser, LLC, dated January 11, 2011, and recorded as Instrument No. 2011-0022983 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 31210-2 from the lien created by Instrument No. 2010-0385458, the lien is hereby extinguished, and said Lien Agreement is terminated and is no longer in effect.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 7/14/11  
Tina Grande  
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
BY ELEN M. BOEVA DATE 7-14-11

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

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Buster, seconded by Supervisor Benoit 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: July 26, 2011  
xc: Transp., COB

Kecia Harper-Ihem  
Clerk of the Board  
By: [Signature]  
Deputy

Prev. Agn. Ref. 8/10/10 - 2.16  
1/11/11 - 2.23  
District: 1  
Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

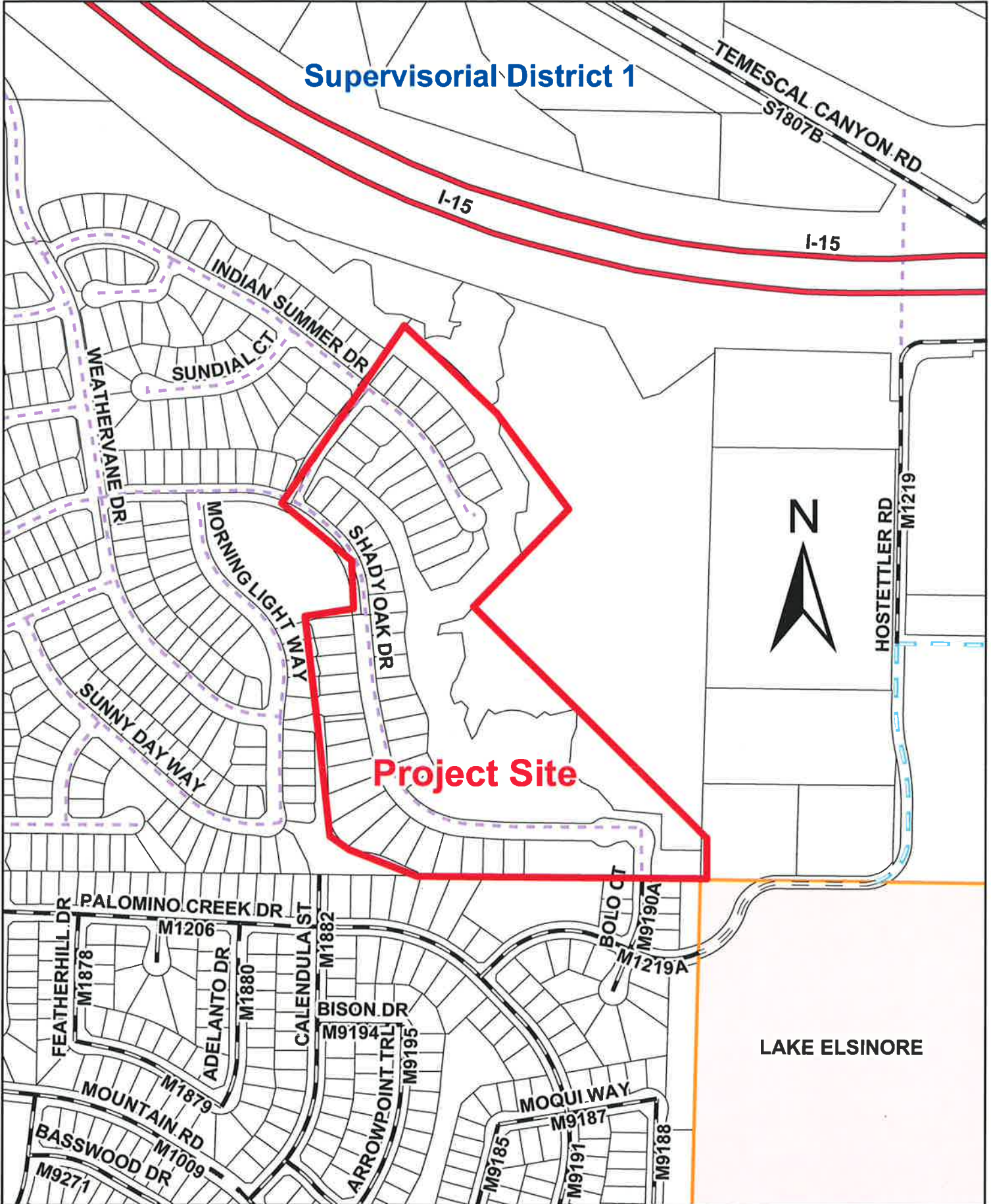
2.22

0 212.5 425 850 Feet  
1 inch = 417 feet  
Orthophotos Flown 4/09 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by rfairhur on 4/25/11

# Tract 31210-2

## Vicinity Map

Supervisory District 1



WHEN RECORDED RETURN TO:

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

**DOC # 2011-0400178**  
09/08/2011

**Customer Copy Label**  
The paper to which this label is  
affixed has not been compared  
with the recorded document

**Larry W Ward**  
County of Riverside  
Assessor, County Clerk & Recorder

**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 31210-2**

(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 August 10,  
2010 ("Agreement") and recorded on August 16, 2010 as an Instrument No. 2010-0385458 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 31210-2 ("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 Bob Buster  
Chairman, Board of Supervisors

By Karen [Signature]  
Deputy Clerk

**BOB BUSTER**

FORM APPROVED COUNTY COUNSEL

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

07.26.11 2.22

**COPY**



**LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

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

<http://riverside.asrclrec.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 OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

7-26-11

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board

Recording Requested By  
Fidelity National Title

DOC # 2009-0461122  
09/03/2009 08:00A Fee:35.00  
Page 1 of 3 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

WHEN RECORDED, RETURN TO:

KB Home Coastal Inc.  
36310 Inland Valley Drive  
Wildomar, California 92595  
Attention: Eric Weitz



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			3						
M	A	L	465	426	PCOF	NCOR	SMF	NCHG	EXAM
DTT 02 dec					65		CTY	(NI)	39

DH: SEE ATTACHMENT

259918514 SB

GRANT DEED TRA: Dues  
APN: 391-940-001 thru 075, 35  
391-100-043  
391-920-001 thru 055  
391-930-001 thru 087  
391-880-001 thru 068  
391-890-001 thru 087  
391-900-001 thru 026  
391-910-001 thru 026

RIVERSIDE COUNTY )  
STATE OF CALIFORNIA )

THE UNDERSIGNED GRANTOR DECLARES:

Documentary transfer tax is shown by an unrecorded separate affidavit pursuant to R&T Code §11932.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned ACACIA CREDIT FUND 10-A, L.L.C., a Delaware limited liability company (the "Grantor"), hereby grants to KB HOME COASTAL INC., a California corporation (the "Grantee"), that certain real property situated in Riverside County, California, described on Exhibit "A" attached hereto (the "Property").

SUBJECT TO:

All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to the master-planned community of which the Property is a portion, any matter shown on any subdivision maps of the Property, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of Grantor, and any matter that would be disclosed by an inspection or accurate ALTA/ACSM survey of the Property, and Grantor binds itself and Grantor's heirs, personal representatives, successors and assigns forever to warrant and defend the Property, to said Grantee's heirs, personal representatives, successors and assigns against all persons whosoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor but not otherwise, and subject, however, as aforesaid.



2010-0385458  
08/16/2010 08:00A  
11 of 20

Exhibit A

EXECUTED this 31<sup>st</sup> day of August, 2009

ACACIA CREDIT FUND 10-A L.L.C., a Delaware limited liability company

By: Fund 10-A Management Company L.L.C., a Delaware limited liability company, its Managing Member

By: Acacia Capital Corporation, a California corporation, its Managing Member

By: Steven S. Benson  
Name: Steven S. Benson  
Its: Exec. Vice President

STATE OF ARIZONA )  
 )  
County of Maricopa )

On August 31, 2009, before me, Teresa G. Hall, the undersigned Notary Public, personally appeared Steven S. Benson, Executive Vice President of Acacia Capital Corporation, a California corporation, Managing Member of Fund 10-A Management Company L.L.C., a Delaware limited liability company, Managing Member of ACACIA CREDIT FUND 10-A L.L.C, a Delaware limited liability company, 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Teresa G. Hall (Seal)



2010-0385458  
08/16/2010 08:00A  
12 of 70

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

**PARCEL A:**

Lots 1 through 75, inclusive and Lettered Lots "A" through "F", inclusive of Tract No. 31485, in the unincorporated area of the County of Riverside, as shown on Map recorded in Book 426, Pages 42 through 50, inclusive of Maps, in the Office of the County Recorder of Riverside County, California.

**PARCEL B:**

Lots 1 through 140, inclusive and Lettered Lots "A" through "H", inclusive, of Tract No. 31210, in the unincorporated area of the County of Riverside as shown on Map recorded in Book 426, Pages 73 through 84, inclusive of Maps, in the Office of the County Recorder of Riverside County, California.

**PARCEL C:**

Lots 1 through 112, inclusive and Lettered Lots "A" through "I", inclusive, of Tract No. 31210-1, in the unincorporated area of the County of Riverside, as shown on Map recorded in Book 426, Pages 51 through 63, inclusive of Maps, in the Office of the County Recorder of Riverside County, California.

**PARCEL D:**

Lots 1 through 53, inclusive and Lettered Lots "A" through "D", inclusive, of Tract No. 31210-2, in the unincorporated area of the County of Riverside, as shown on Map recorded in Book 426, Pages 64 through 72, inclusive of Maps, in the Office of the County Recorder of Riverside County, California.



2010-0385458  
02/16/2010 08:00A  
13 of 20