

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 12/15/15

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



107B

**FROM:** General Manager-Chief Engineer

**SUBMITTAL DATE:**  
 December 15, 2015

**SUBJECT:** Approval of Assignment, Assumption and Amendment Agreement to Cooperative Agreement for Winchester Hills Line 2, Stage 1 (Tract No. 30809); Project No. 4-0-00576, District 3, [\$N/A]

- RECOMMENDED MOTION:** That the Board of Supervisors:
1. Approve the Assignment Assumption and Amendment Agreement to Cooperative Agreement between the District, the County of Riverside (County), Continental Residential, Inc. (Assignor) and The Woods (Riverside) Venture, L.L.P. (Assignee); and
  2. Authorize the Chairman to execute the Agreement documents on behalf of the District.

**BACKGROUND:**  
Summary

The Assignment Assumption and Amendment Agreement (Agreement) transfers the rights and responsibilities as established by the original cooperative agreement executed on August 1, 2006 (Board Agenda Item No. 11.5), from the Assignor to the Assignee.

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*[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: No  
 For Fiscal Year: N/A

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

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

County Executive Office Signature

**MINUTES OF THE FLOOD CONTROL AND WATER CONSERVATION DISTRICT**

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: December 15, 2015  
 xc: Flood

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

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

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

**FORM 11:** Approval of Assignment, Assumption and Amendment Agreement to Cooperative Agreement  
for Winchester Hills Line 2, Stage 1 (Tract No. 30809); Project No. 4-0-00576, District 3, [\$N/A]

**DATE:** December 15, 2015

**PAGE:** Page 2 of 2

**BACKGROUND:**

**Summary (continued)**

Once the Agreement is executed, the Assignee will assume responsibility for the construction of the drainage facility as originally required as a condition of development for Tract No. 30809. Upon completion of the facility's construction, the District will assume ownership, operation and maintenance of the mainline storm drain facility.

County Counsel has approved the Agreement as to legal form and the County, Assignor and Assignee have executed the Agreement. A companion item appears on the Riverside County Transportation Department's Board agenda this same date.

The Assignee is funding all construction and construction inspection costs.

**Impact on Residents and Businesses**

Assignee's planned development will benefit from the storm drain facilities that are to be constructed by the Assignee.

**SUPPLEMENTAL:**

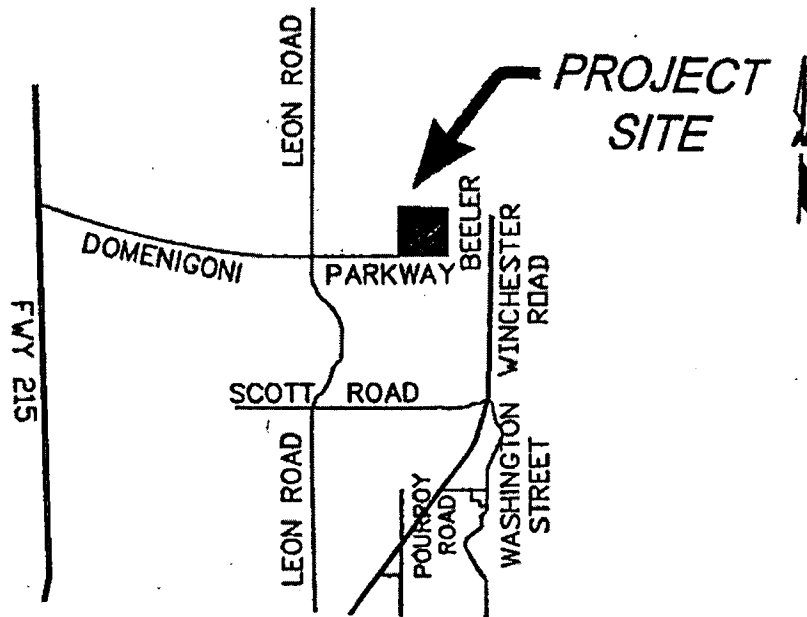
**Additional Fiscal Information**

Future operations and maintenance costs associated with said mainline storm drain facility will accrue to the District.

**ATTACHMENTS:**

1. Vicinity Map
2. Assignment Assumption and Amendment Agreement

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VICINITY MAP  
N.T.S.

1 ASSIGNMENT, ASSUMPTION AND AMENDMENT AGREEMENT  
2 TO COOPERATIVE AGREEMENT  
3 Winchester Hills Line 2, Stage 1  
4 Project No. 4-0-00576  
5 (Tract No. 30809)

6 This Assignment, Assumption and Amendment Agreement, hereinafter called  
7 "ASSIGNMENT", is made by and between the (i) Riverside County Flood Control and Water  
8 Conservation District, hereinafter called "DISTRICT"; (ii) County of Riverside, hereinafter called  
9 "COUNTY"; (iii) Continental Residential, Inc., a California corporation, hereinafter called  
10 "ASSIGNOR"; and (iv) The Woods (Riverside) Venture, L.L.L.P., a Delaware limited liability  
11 limited partnership, hereinafter called "ASSIGNEE".

12 RECITALS

13 A. DISTRICT, COUNTY and ASSIGNOR have previously entered into that certain  
14 Agreement which was executed on August 1, 2006, and recorded as Document No. 2006 – 0593184  
15 in the Official Records of the County of Riverside and is hereinafter called "AGREEMENT",  
16 setting forth the parties' respective rights and obligations concerning ASSIGNOR'S proposed  
17 design and construction of certain flood control and drainage facilities required as a condition of  
18 approval for Tract No. 30809 located in the unincorporated western area of Riverside County, State  
19 of California (hereinafter the "PROPERTY"); and

20 B. Subsequent to the execution of said AGREEMENT, ASSIGNEE has acquired fee  
21 title to the PROPERTY; and

22 C. A true copy of AGREEMENT has been provided to ASSIGNEE and said  
23 AGREEMENT describes the terms and conditions by which those certain flood control and  
24 drainage improvements that are required in connection with the development of Tract No. 30809  
25 are to be designed and constructed by ASSIGNOR, and inspected and accepted for operation and  
26 maintenance by DISTRICT and COUNTY; and

27 D. AGREEMENT stipulates that ASSIGNOR may assign its rights and responsibilities  
28 as set forth therein subject to the written consent of the parties thereto; and

1 E. The totality of ASSIGNOR'S rights, title, interests, benefits and privileges pursuant  
 2 to AGREEMENT are hereinafter collectively called "ASSIGNOR RIGHTS" and the totality of  
 3 ASSIGNOR'S obligations pursuant to AGREEMENT are hereinafter collectively called  
 4 "ASSIGNOR OBLIGATIONS"; and

5 F. ASSIGNOR RIGHTS and ASSIGNOR OBLIGATIONS are hereinafter altogether  
 6 called "RIGHTS AND OBLIGATIONS"; and

7 G. ASSIGNOR, ASSIGNEE, COUNTY, and DISTRICT intend that, by execution of  
 8 this ASSIGNMENT, ASSIGNEE shall assume all of ASSIGNOR'S RIGHTS AND  
 9 OBLIGATIONS; and

10 H. Concurrently with the assignment and assumption of AGREEMENT, DISTRICT  
 11 desires to make certain amendments to the AGREEMENT in its entirety.

12 NOW, THEREFORE, in consideration of the preceding recitals and the mutual covenants  
 13 hereinafter contained, the parties hereto do hereby mutually agree as follows:

- 14 1. The above Recitals are true and correct.
- 15 2. By execution of this ASSIGNMENT, ASSIGNOR hereby assigns all of their  
 16 RIGHTS AND OBLIGATIONS to ASSIGNEE.
- 17 3. For the benefit of COUNTY and DISTRICT, ASSIGNEE hereby agrees to be bound  
 18 by the assignment of RIGHTS AND OBLIGATIONS set forth in Paragraph 2 above.
- 19 4. AGREEMENT is hereby amended as follows:
  - 20 I. RECITAL 'C' is omitted in its entirety.
  - 21 II. RECITAL 'D' is omitted in its entirety.
  - 22 III. RECITAL 'E' is omitted in its entirety.
  - 23 IV. RECITAL 'J' is revised to read:  
 24 "DISTRICT is willing to (i) review and approve DEVELOPER'S plans and  
 25 specifications for PROJECT, (ii) inspect the construction of DISTRICT  
 26 DRAINAGE FACILITIES, provided DEVELOPER (i) complies with this  
 27 Agreement, (ii) pays DISTRICT the amounts specified herein to cover  
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1 DISTRICT'S plan review and construction inspection costs, (iii) constructs  
2 PROJECT in accordance with plans and specifications approved by  
3 DISTRICT and COUNTY, (iv) obtains all necessary permits, regulatory  
4 permits, licenses and rights of entry as set forth herein, (v) accepts ownership  
5 and responsibility for the operation and maintenance of PROJECT following  
6 completion of PROJECT construction until such time as DISTRICT accepts  
7 ownership and responsibility for the operation and maintenance of  
8 DISTRICT DRAINAGE FACILITIES and COUNTY accepts ownership  
9 and responsibility for the operation and maintenance of  
10 APPURTENANCES, and (vi) obtains and conveys to DISTRICT the  
11 necessary rights of way for the inspection, operation and maintenance of  
12 DISTRICT DRAINAGE FACILITIES as set forth herein."

13 V. RECITAL "L" is revised to read:

14 "Additionally, COUNTY is willing to (i) review and approve  
15 DEVELOPER'S bid documents prior to DEVELOPER'S award of a  
16 construction contract for PROJECT and (ii) monitor DEVELOPER'S  
17 bidding and contracting procedures for conformance with the applicable  
18 provisions of the Public Contract Code."

19 VI. Section I.5 is revised to read:

20 "Prior to commencing PROJECT construction, furnish DISTRICT with  
21 copies of all permits, approvals or agreements required by any federal, state  
22 or local resource and/or regulatory agency for the construction, operation and  
23 maintenance of DISTRICT DRAINAGE FACILITIES. Such documents  
24 include but are not limited to those issued by the U.S. Army Corps of  
25 Engineers, California Regional Water Quality Control Board, California  
26 State Department of Fish and Wildlife, State Water Resources Control  
27 Board, and Western Riverside County Regional Conservation Authority."  
28

1 VII. Section I. 14 is revised to read:

2 "Furnish DISTRICT with final mylar plans for DISTRICT DRAINAGE  
3 FACILITIES, and assign their ownership to DISTRICT prior to the start on  
4 any portion of PROJECT construction."

5 VIII. Section I. 18 is revised to read:

6 "DEVELOPER shall not commence operations until DISTRICT has been  
7 furnished with original certificate(s) of insurance and original certified  
8 copies of endorsements and if requested, certified original policies of  
9 insurance including all endorsements and any and all other attachments as  
10 required in this Section.

11 Without limiting or diminishing DEVELOPER'S obligation to indemnify or  
12 hold DISTRICT harmless, DEVELOPER shall procure and maintain or  
13 cause to be maintained, at its sole cost and expense, the following insurance  
14 coverage's during the term of this Agreement:

15 A. Workers' Compensation:

16 If DEVELOPER has employees as defined by the State of California,  
17 DEVELOPER shall maintain statutory Workers' Compensation  
18 Insurance (Coverage A) as prescribed by the laws of the State of  
19 California. Policy shall include Employers' Liability (Coverage B)  
20 including Occupational Disease with limits not less than \$1,000,000  
21 per person per accident. Policy shall be endorsed to waive  
22 subrogation in favor of DISTRICT and COUNTY and, if applicable,  
23 to provide a Borrowed Servant/Alternate Employer Endorsement.

24 B. Commercial General Liability:

25 Commercial General Liability insurance coverage, including but not  
26 limited to, premises liability, unmodified contractual liability,  
27 products and completed operations liability, personal and advertising  
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1 injury, and cross liability coverage, covering claims which may arise  
2 from or out of DEVELOPER'S performance of its obligations  
3 hereunder. Policy shall name the Riverside County Flood Control  
4 and Water Conservation District and COUNTY, its agencies,  
5 districts, special districts, and departments, their respective directors,  
6 officers, Board of Supervisors, employees, elected or appointed  
7 officials, agents or representatives as additional insureds. Policy's  
8 limit of liability shall not be less than \$2,000,000 per occurrence  
9 combined single limit. If such insurance contains a general aggregate  
10 limit, it shall apply separately to this Agreement or be no less than  
11 two (2) times the occurrence limit.

12 C. Vehicle Liability:

13 If DEVELOPER'S vehicles or mobile equipment are used in the  
14 performance of the obligations under this Agreement, then  
15 DEVELOPER shall maintain liability insurance for all owned, non-  
16 owned or hired vehicles so used in an amount not less than  
17 \$1,000,000 per occurrence combined single limit. If such insurance  
18 contains a general aggregate limit, it shall apply separately to this  
19 Agreement or be no less than two (2) times the occurrence limit.  
20 Policy shall name the Riverside County Flood Control and Water  
21 Conservation District and COUNTY, its agencies, districts, special  
22 districts, and departments, their respective directors, officers, Board  
23 of Supervisors, employees, elected or appointed officials, agents or  
24 representatives as additional insureds.

25 D. Professional Liability:

26 DEVELOPER shall maintain Professional Liability Insurance  
27 providing coverage for DEVELOPER'S performance of work  
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1 included within this Agreement, with a limit of liability of not less  
2 than \$2,000,000 per occurrence and \$4,000,000 annual aggregate. If  
3 DEVELOPER'S Professional Liability Insurance is written on a  
4 claims made basis rather than an occurrence basis, such insurance  
5 shall continue through the term of this Agreement and DEVELOPER  
6 shall purchase at his sole expense either 1) an Extended Reporting  
7 Endorsement (also known as Tail Coverage); or 2) Prior Dates  
8 Coverage from a new insurer with a retroactive date back to the date  
9 of, or prior to, the inception of this Agreement; or 3) demonstrate  
10 through Certificates of Insurance that DEVELOPER has maintained  
11 continuous coverage with the same or original insurer. Coverage  
12 provided under items: 1), 2) or 3) will continue as long as the law  
13 allows.

14 E. General Insurance Provisions – All Lines:

- 15 a. Any insurance carrier providing insurance coverage hereunder  
16 shall be admitted to the State of California and have an A.M.  
17 BEST rating of not less than an A: VIII (A: 8) unless such  
18 requirements are waived, in writing, by the County Risk  
19 Manager. If the County Risk Manager waives a requirement  
20 for a particular insurer such waiver is only valid for that  
21 specific insurer and only for one policy term.
- 22 b. The DEVELOPER must declare its insurance self-insured  
23 retention for each coverage required herein. If any such self-  
24 insured retention exceeds \$500,000 per occurrence each such  
25 retention shall have the prior written consent of the County  
26 Risk Manager before the commencement of operations under  
27 this Agreement. Upon notification of self-insured retention  
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deemed unacceptable to the DISTRICT, and at the election of the County Risk Manager, DEVELOPER'S carriers shall either: 1) reduce or eliminate such self-insured retention with respect to this Agreement with DISTRICT, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses.

- c. DEVELOPER shall cause their insurance carrier(s) to furnish DISTRICT with 1) a properly executed original certificate(s) of insurance and certified original copies of endorsements effecting coverage as required herein; and 2) if requested to do so orally or in writing by the County Risk Manager, provide original certified copies of policies including all endorsements and all attachments thereto, showing such insurance is in full force and effect. Further, said certificate(s) and policies of insurance shall contain the covenant of the insurance carrier(s) that a minimum of sixty (60) days written notice shall be given to the DISTRICT prior to any material modification, cancellation, expiration or reduction in coverage of such insurance. If DEVELOPER insurance carrier(s) policies does not meet the minimum notice requirement found herein, DEVELOPER shall cause DEVELOPER'S insurance carrier(s) to furnish a 60 day Notice of Cancellation Endorsement. In the event of a material modification, cancellation, expiration or reduction in coverage, this Agreement shall terminate forthwith, unless DISTRICT receives, prior to such effective date, another properly executed original certificate of insurance

1 and original copies of endorsements or certified original  
2 policies, including all endorsements and attachments thereto,  
3 evidencing coverages set forth herein and the insurance  
4 required herein is in full force and effect. An individual  
5 authorized by the insurance carrier to do so on its behalf shall  
6 sign the original endorsements for each policy and the  
7 certificate of insurance.

8  
9 d. It is understood and agreed by the parties hereto that  
10 DEVELOPER'S insurance shall be construed as primary  
11 insurance, and DISTRICT'S insurance and/or deductibles  
12 and/or self-insured retentions or self-insured programs shall  
13 not be construed as contributory.

14 e. If, during the term of this Agreement or any extension thereof,  
15 there is a material change in the scope of services or there is a  
16 material change in the equipment to be used in the performance  
17 of the scope of work which will add additional exposures (such  
18 as the use of aircraft, watercraft, cranes, etc.); or the term of  
19 this Agreement, including any extensions thereof, exceeds five  
20 (5) years, DISTRICT reserves the right to adjust the types of  
21 insurance required under this Agreement and the monetary  
22 limits of liability for the insurance coverages currently required  
23 herein, if, in the County Risk Manager's reasonable judgment,  
24 the amount or type of insurance carried by DEVELOPER has  
25 become inadequate.

26 f. DEVELOPER shall pass down the insurance obligations  
27 contained herein to all tiers of subcontractors working under  
28 this Agreement.

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g. The insurance requirements contained in this Agreement may be met with a program(s) of self-insurance acceptable to DISTRICT.

h. DEVELOPER agrees to notify DISTRICT of any claim by a third party or any incident or event that may give rise to a claim arising from the performance of this Agreement.

Failure to maintain the insurance required by this paragraph shall be deemed a material breach of this Agreement and shall authorize and constitute authority for DISTRICT, at its sole discretion, to provide written notice to DEVELOPER that DISTRICT is unable to perform its obligations hereunder, nor to accept responsibility for ownership, operation and maintenance of DISTRICT DRAINAGE FACILITIES due, either in whole or in part, to said breach of this Agreement."

IX. Section I.20 is revised to read:

"Within two (2) weeks of completing PROJECT construction, provide DISTRICT (Attention: Development Review Section) and COUNTY with written notice that PROJECT construction is substantially complete and request that DISTRICT conduct a final inspection of DISTRICT DRAINAGE FACILITIES and COUNTY conduct a final inspection of PROJECT."

X. Section I. 25 is revised to read:

"Upon completion of construction of PROJECT, but prior to DISTRICT acceptance of DISTRICT DRAINAGE FACILITIES for ownership, operation and maintenance, DEVELOPER'S civil engineer of record or construction civil engineer of record, duly registered in the State of California, shall provide DISTRICT a redlined "record drawings" copy of IMPROVEMENT PLANS. After DISTRICT approval of the redlined

1 "record drawings", DEVELOPER'S engineer shall schedule with DISTRICT  
 2 a time to transfer the redlined changes onto DISTRICT'S original mylars at  
 3 DISTRICT'S office, after which the engineer shall review, stamp and sign  
 4 the IMPROVEMENT PLANS "record drawings."

5 XI. Section II.9 is revised to read:

6 "Accept ownership and sole responsibility for the operation and maintenance  
 7 of DISTRICT DRAINAGE FACILITIES upon (i) DISTRICT inspection of  
 8 DISTRICT DRAINAGE FACILITIES in accordance with Section I.20., (ii)  
 9 DISTRICT acceptance of PROJECT construction as being complete, (iii)  
 10 DISTRICT receipt of stamped and signed "record drawings" of PROJECT  
 11 plans, as set forth in Section I.25., (iv) recordation of all conveyance  
 12 documents described in Section I.21., (v) COUNTY acceptance of  
 13 APPURTENANCES for ownership, operation, and maintenance, and (vi)  
 14 DISTRICT'S sole determination that DISTRICT FACILITIES are in a  
 15 satisfactory maintained condition."

16 XII. Section II.10 is revised to read:

17 "Provide COUNTY with reproducible duplicate copies of "record drawings"  
 18 IMPROVEMENT PLANS upon DISTRICT acceptance of DISTRICT  
 19 DRAINAGE FACILITIES as being complete."

20 5. ASSIGNEE agrees to complete construction of DISTRICT DRAINAGE  
 21 FACILITIES as detailed in AGREEMENT within twelve (12) consecutive months after execution  
 22 of this ASSIGNMENT and within one hundred twenty (120) consecutive calendar days after  
 23 commencing work on DISTRICT DRAINAGE FACILITIES.

24 6. In regard to the assignment of RIGHTS AND OBLIGATIONS set forth herein,  
 25 COUNTY, and DISTRICT hereby consent to and hereby agree to be bound by (i) the assignment  
 26 of RIGHTS AND OBLIGATIONS in favor of ASSIGNEE, and (ii) the assumption by ASSIGNEE  
 27 of said RIGHTS AND OBLIGATIONS. In further clarification of the intent of the parties,  
 28

1 ASSIGNEE and ASSIGNOR specifically agree with DISTRICT that access and/or grant of real  
 2 property interests required by DISTRICT pursuant to AGREEMENT, if any, shall be satisfied by  
 3 ASSIGNEE, and in regard to all financial obligations DISTRICT shall invoice ASSIGNEE for all  
 4 charges incurred pursuant to AGREEMENT.

5 7. The assignment and assumption of RIGHTS AND OBLIGATIONS pursuant to this  
 6 Assignment shall be binding upon and inure to the benefit of the successors, assigns, personal  
 7 representatives, heirs and legatees of the respective parties hereto.

8 8. This ASSIGNMENT is to be construed in accordance with the laws of the State of  
 9 California.

10 9. Any and all notices sent or required to be sent to ASSIGNOR or ASSIGNEE arising  
 11 from either this ASSIGNMENT, or the obligations contained in AGREEMENT will be mailed by  
 12 first class mail, postage prepaid, to the following addresses:

14 RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT 15 1995 Market Street Riverside, CA 92501 16 Attn: Administrative Services	COUNTY OF RIVERSIDE 4080 Lemon St., 8th Floor Riverside, CA 92502-1090 Attn: Transportation Department Plan Check Section Alan French
--	--

17 CONTINENTAL RESIDENTIAL, INC. 18 2280 Wardlow Circle, Suite 100 Corona, CA 92880 19 Attn: Barbara Murakami	THE WOODS (RIVERSIDE) VENTURE, L.L.L.P. 41391 Kalmia Street, Suite 200 Murrieta, CA 92562 Attn: Jim Lytle
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20  
 21 10. Any action at law or in equity brought by any of the parties hereto for the purpose  
 22 of enforcing a right or rights provided for by this ASSIGNMENT, shall be tried in a court of  
 23 competent jurisdiction in the County of Riverside, State of California, and the parties hereto waive  
 24 all provisions of law providing for a change of venue in such proceedings to any other county.

25 11. The individuals executing this ASSIGNMENT on behalf of ASSIGNOR and  
 26 ASSIGNEE hereby certify that they have the authority within their respective companies to enter  
 27 into and execute this ASSIGNMENT, and have been authorized to do so by any and all boards of  
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directors, legal counsel and/or any other board, committee or other entity within their respective companies which have the authority to authorize or deny entering into this ASSIGNMENT.

12. This ASSIGNMENT may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

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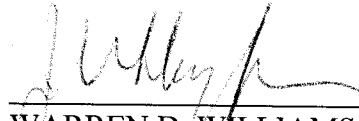
IN WITNESS WHEREOF, the parties hereto have executed this ASSIGNMENT on

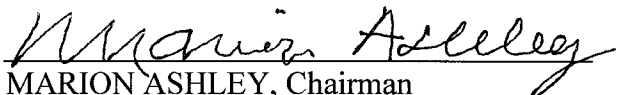
DEC 15 2015

(to be filled in by Clerk of the Board)

RECOMMENDED FOR APPROVAL:

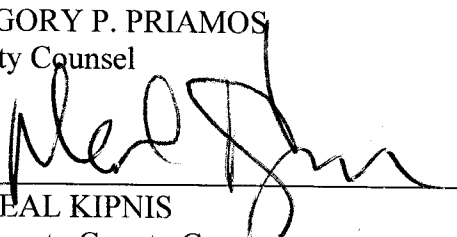
**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

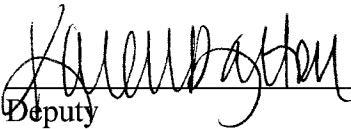
By   
WARREN D. WILLIAMS  
General Manager-Chief Engineer

By   
MARION ASHLEY, Chairman  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

GREGORY P. PRIAMOS  
County Counsel  
By   
NEAL KIPNIS  
Deputy County Counsel

KECIA HARPER-IHEM  
Clerk of the Board  
By   
Deputy


(SEAL)

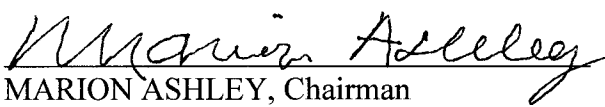
Assignment Assumption and Amendment Agreement: Tract No. 30809  
AMR:blm  
10/05/15



1 RECOMMENDED FOR APPROVAL:

COUNTY OF RIVERSIDE

2  
3 By   
4 JUAN C. PEREZ  
5 Director of Transportation  
6 and Land Management

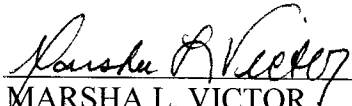
By   
MARION ASHLEY, Chairman  
Board of Supervisors

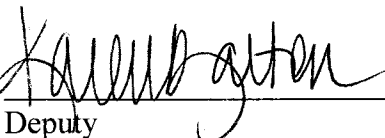
7 APPROVED AS TO FORM:

ATTEST:

8 GREGORY P. PRIAMOS  
9 County Counsel

KECIA HARPER-IHEM  
Clerk of the Board

10 By  11/23/15  
11 MARSHA L. VICTOR  
12 (Principal Deputy County Counsel

By   
Deputy

(SEAL)

25 Assignment Assumption and Amendment Agreement: Tract No. 30809  
26 AMR:blm  
27 10/05/15  
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**ASSIGNOR**

**CONTINENTAL RESIDENTIAL, INC.**  
a California corporation

By   
BARBARA MURAKAMI  
Vice President

(ATTACH NOTARY ACKNOWLEDGEMENT  
WITH CAPACITY STATEMENT)

Assignment Assumption and Amendment Agreement: Tract No. 30809  
AMR:blm  
10/01/15

**ACKNOWLEDGMENT**

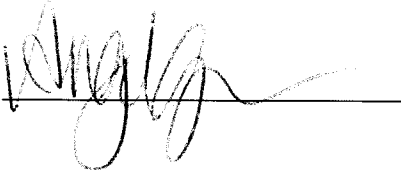
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Riverside )

On October 28, 2015, before me, Angelyn Gutierrez, Notary Public, personally appeared Barbara M. Murakami 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)



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**ASSIGNEE**

**THE WOODS (RIVERSIDE) VENTURE,  
L.L.L.P.**

a Delaware limited liability limited partnership

By: The Woods (Riverside) ASLI V, L.L.L.P., a Delaware limited liability limited partnership, its sole general partner

By: The Woods (Riverside) GP, LLC, a Delaware limited liability company, its sole general partner

By: Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its sole member and manager

By: Avanti Management Corporation, a Florida corporation, its sole general partner

By:   
MARVIN SHAPIRO  
President

(ATTACH NOTARY ACKNOWLEDGEMENT WITH CAPACITY STATEMENT)

Assignment Assumption and Amendment Agreement: Tract No. 30809  
AMR:blm  
10/05/15

Notary For:

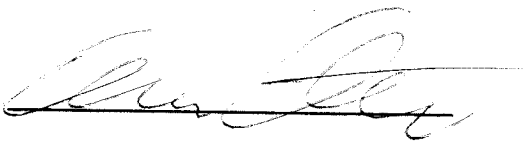
STATE OF FLORIDA

COUNTY OF ORANGE

On October 30<sup>th</sup>, 2015 before me, Karen Casteel, Notary Public  
personally appeared Marvin Shapiro.

(personally known to me) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.



KAREN CASTEEL  
MY COMMISSION # FF 117180  
EXPIRES: May 2, 2018  
Bonded Thru Budget Notary Services