

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



ITEM  
3.24  
(ID # 8598)

MEETING DATE:  
Tuesday, January 8, 2019

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/ TRANSPORTATION:  
Approve and Execute the Partial Assignment and Assumption of Improvement  
Credit Agreement between Forestar Toscana Development Company, Terramor  
83 LLC, and the County of Riverside associated with Tract No. 36593-2, District  
1. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve and Execute the Partial Assignment and Assumption of Improvement Credit Agreement between Forestar Toscana Development Company, Terramor 83 LLC, and the County of Riverside associated with Tract No. 36593-2.

ACTION: Policy

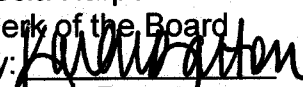
  
Patricia Romo, Director of Transportation 12/13/2018

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MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: January 8, 2019  
xc: Transp.

Kecia Harper  
Clerk of the Board  
By:   
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> Developer funds 100%			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 18/19	

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

**BACKGROUND:**

**Summary**

Terramor 83 LLC (Assignee) acquired Tract No. 36593-2 (Assigned Property) from Forestar Toscana Development Company (Assignor). The Assigned Property consists of 20 single-family active senior living units within the master planned community known as Terramor, which is located adjacent to Temescal Canyon Road just north of Indian Truck Trail.

On June 21, 2016 (Agenda Item 3-72), the County Board of Supervisors approved a Transportation Uniform Mitigation Fee Improvement and Credit/Reimbursement Agreement (TUMF Agreement) between Forestar Toscana Development Company and the County for improvements on Temescal Canyon Road. The TUMF Agreement allows Forestar Toscana Development Company to receive TUMF credits for the improvements to Temescal Canyon Road.

Forestar Toscana Development Company now desires to assign to Terramor 83 LLC certain rights to TUMF credits under the TUMF Agreement relating to the Assigned Property. Each dwelling unit within the Assigned Property will be eligible to receive TUMF credit in an amount set forth in this Partial Assignment and Assumption Agreement

Assignee desires to assume all of the Assignor's rights and obligations under the TUMF Agreement relating to the Assigned Property.

**Impact on Residents and Businesses**

This Partial Assignment and Assumption Agreement represents a change in real property ownership and will have no impact upon local residents and businesses.

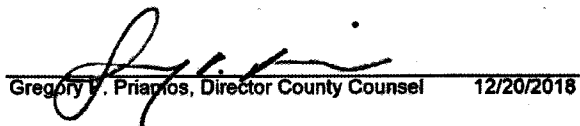
**ATTACHMENTS:**

Vicinity Map

Partial Assignment & Assumption Agreement

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

  
Scott Bruckner 1/1/2019

  
Gregory V. Priamos, Director County Counsel 12/20/2018

  
Leila Moshref-Danesh 12/19/2018

## **PARTIAL ASSIGNMENT AND ASSUMPTION OF IMPROVEMENT CREDIT AGREEMENT**

This Partial Assignment and Assumption of Improvement Credit Agreement (this "Assignment") is made as of January 8, 2019 by and between Forestar Toscana Development Company, a Delaware corporation ("Assignor"), Terramor 83, LLC, a California limited liability company ("Assignee") and the County of Riverside ("County").

### **RECITALS**

A. Assignor is a "Developer" under that certain agreement titled "Improvement and Credit/Reimbursement Agreement, Transportation Uniform Mitigation Fee Program" dated as of June 21, 2016 (Contract No. 16-04-002) (the "TUMF Agreement") with respect to that certain real property described in Exhibit A attached hereto (the "Assigned Property"), which is within Final Tract Map No. 36593-2 and comprises a portion of the Project. The Assigned Property contains twenty (20) single-family active senior living dwelling units. Any capitalized term used but not otherwise defined herein shall have the meaning ascribed thereto in the TUMF Agreement.

B. Assignor and Assignee are parties to that Real Estate Purchase and Sale Contract (the "Contract") dated as of March 2, 2018, respecting the sale of the Assigned Property. The ownership of said Assigned Property of Tract 36593-2, was transferred to Assignee by Assignor via deed of trust dated June 25, 2018 (DOC # 2018-0255670)

C. Assignor desires to assign to Assignee all of Assignor's rights to credit against the TUMF obligation under the TUMF Agreement relating to the Assigned Property, and Assignee desires to assume all of Assignor's obligations thereunder relating to the Assigned Property and such Credit, all on the terms and conditions set forth below.

D. County is an express intended beneficiary of the rights, duties and obligations undertaken by Assignor and Assignee.

### **AGREEMENT**

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

1. Assignor hereby assigns to Assignee all of Assignor's rights, title, interest, and obligations in and under the TUMF Agreement to the extent relating to the Assigned Property, including, without limitation, the TUMF credit in an amount equal to the Assignee's TUMF Obligation up to \$3,251.02 (the "TUMF Credit") per each active senior living residential unit within the Assigned Property. At no time will the TUMF Credit exceed the Assignee's TUMF Obligation. The Assignee agrees that should the TUMF in effect on the date a certificate of occupancy is secured for each active senior living residential unit greater than the TUMF Credit per said unit, the Assignee shall pay the differential amount in cash prior to securing the certificate of occupancy for said unit.

2. Assignee hereby accepts this Assignment and agrees to be bound by all applicable provisions of the TUMF Agreement with respect to the Assigned Property.

3. Assignor hereby covenants that it will, at any time and from time to time upon written request therefor, but at no out-of-pocket cost to Assignor, execute and deliver to Assignee, its nominees, successor and/or permitted assigns, any new or confirmatory instructions and do and perform any other acts which Assignee, its nominees, successors and/or assigns, may reasonably request in order to fully transfer and assign such rights of Assignor in and under the TUMF Agreement to such TUMF Credit with respect to the Assigned Property.

4. This Assignment shall be binding upon and inure to the benefit of the successors and assignees of all respective parties hereto. All rights, title, and interest to all benefits accruing under this Assignment shall only be assigned to a subsequent assignee pursuant to the execution of an assignment and assumption agreement among the subsequent assignor, the subsequent assignee and the County, in a form acceptable to the County, whereby the parties consent to such assignment and the subsequent assignee expressly agrees to assume all duties, liabilities, obligations or responsibilities under the TUMF Agreement and to be bound thereby.

5. This Assignment shall be governed by and construed in accordance with the laws of the State of California.

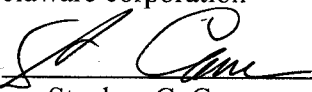
6. This Assignment may be executed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

*[Signature page follows]*

IN WITNESS WHEREOF, Assignor and Assignee have executed and delivered this Assignment as of the day and year first above written.

**ASSIGNOR:**

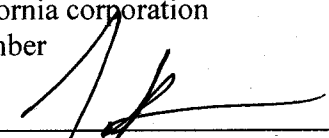
Forestar Toscana Development Company,  
a Delaware corporation

By:  *Sm*  
Name: Stephen C. Cameron  
Title: President

**ASSIGNEE:**

Terramor 83, LLC, a California limited  
liability company,

By: Van Daele Homes, Inc.  
A California corporation  
Its Member

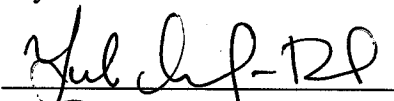
By:   
Name: Jefferey M. Hack  
Title: President

**COUNTY OF RIVERSIDE:**

By:   
**KEVIN JEFFRIES**  
Chairman, County Board of Supervisors

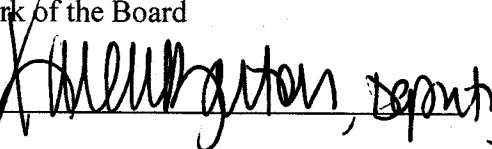
**APPROVED AS TO FORM:**

County Counsel

By:   
Deputy

**ATTEST:**

Kecia Harper ~~Hern~~  
Clerk of the Board

By: , Deputy

## 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 Orange )

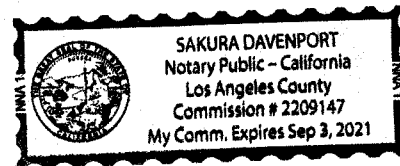
On November 6th, 2018 before me, Sakura Davenport, Notary Public  
(insert name and title of the officer)

personally appeared Stephen C. Cameron  
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 Sakura Davenport (Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

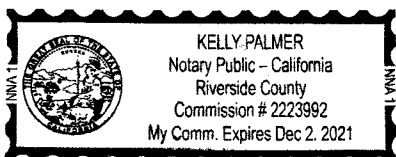
On November 2, 2018 before me, Kelly Palmer, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Jeffrey M. Hads  
Name(s) of Signer(s)

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 Kelly Palmer  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT A**

**DESCRIPTION OF ASSIGNED PROPERTY**

Lots 17 through 23, inclusive, 39, 41, 42, 49 through 53, Inclusive and 72 through 76, inclusive, of Tract No. 36593-2 in the County of Riverside, State of California, as per map recorded in Book 454 at Pages 62 through 68, in the office of the County Recorder of said County, Document No. 2018-0255670, dated 6/25/18.

0 250 500 1,000 Feet  
1 inch = 500 feet  
Orthophotos Flown 2016  
Printed by almedina on 12/6/2018

Vicinity Map  
Tract No. 36593-2  
Lot Nos. 17-23,39,41,42,49-53,72-76



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

