

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



ITEM: 3.34  
(ID # 14023)

MEETING DATE:  
Tuesday, January 12, 2021

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval and execution of the Partial Assignment and Assumption of Improvement Credit Agreement between Forestar Toscana Development Company, Terramor 83 LLC, and the County of Riverside associated with Lot Nos. 1 through 6, and 61 through 64 of Tract No. 36593-2, District 1. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Partial Assignment and Assumption of Improvement Credit Agreement between Forestar Toscana Development Company, Terramor 83 LLC, and the County of Riverside associated with Lot Nos. 1 through 6, and 61 through 64 of Tract No. 36593-2; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

ACTION: Policy

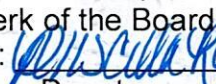
  
Mark Lancaster, Director of Transportation 12/7/2020

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, 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 12, 2021  
xc: Transp.

Kecia R. 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%. No General Funds will be used on this project.			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 20/21	

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

**BACKGROUND:**

**Summary**

Terramor 83 LLC (Assignee) acquired Lot Nos. 1 through 6, and 61 through 64 (Assigned Property) of Tract No. 36593-2 (Tract) from Forestar Toscana Development Company (Assignor). The Assigned Property consists of 10 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.

**Additional Fiscal Information**

N/A

**ATTACHMENTS:**

Vicinity Map

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

Assignment Agreement

  
Jason Farin, Principal Management Analyst 1/5/2021

  
Gregory L. Priamos, Director County Counsel 12/24/2020

  
Leila Moshref-Danesh 12/23/2020

0 250 500 1,000 Feet

1 inch = 500 feet

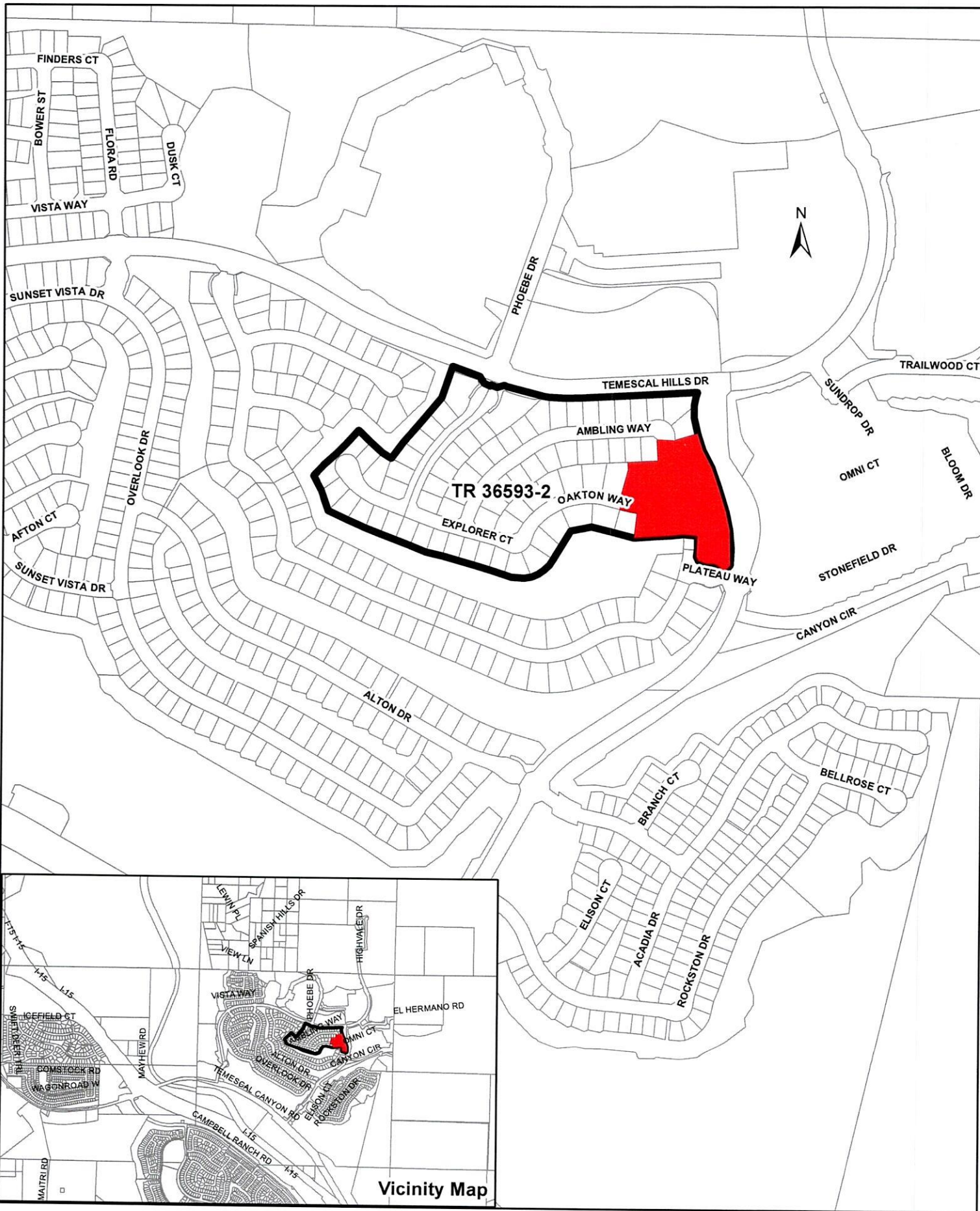
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by ALMEDINA on 11/18/2020

# Vicinity Map

## Tract No. 36593-2

### Lot Nos. 1-6 and 61-64

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Vicinity Map

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

This Partial Assignment and Assumption of Improvement Credit Agreement (this "Assignment") is made as of JAN 12 2021, by and between Forestar (USA) Real Estate Group Inc., a Delaware corporation ("Assignor"), D.R. Horton Los Angeles Holding Company, Inc., a California corporation ("Assignee") and the County of Riverside ("County").

**RECITALS**

A. Assignor is a "Developer" under that certain agreement titled "Community Facilities District No. 03-1 (Newport Road CFD) Improvement Credit Agreement, Transportation Uniform Mitigation Fee Program" dated as of May 5, 2020 (Contract No. 20-03-002) (the "TUMF Agreement") with respect to that certain real property described on Exhibit A attached hereto (the "Assigned Property"), which is within the Final Tract Map 31892 (the "Tract") and comprises a portion of the Tract. The Assigned Property contains thirty two (32) single-family residential 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 August 20, 2018, respecting the sale of the Assigned Property.

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 amount of up to \$1,775 ("TUMF Credit") for each residential unit developed within the Assigned Property.

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 the rights of Assignor in and under the TUMF Agreement and the TUMF Credit amount 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 (USA) Real Estate Group Inc., a Delaware corporation

By: *James D. Allen*  
Name: James D. Allen  
Title: Executive Vice President

By: *Daniel C. Bartok*  
Name: Daniel C. Bartok  
Title: Chief Executive Officer

**ASSIGNEE:**

D.R. Horton Los Angeles Holding Company, Inc., a California corporation

By: *Barbara M. Murakami*  
Name: Barbara M. Murakami  
Title: Vice President

**COUNTY OF RIVERSIDE:**

By: *Karen S. Spiegel*  
**KAREN SPIEGEL**  
Chairman, County Board of Supervisors

**APPROVED AS TO FORM:**

County Counsel

By: *Leila Moshref-Danesh*  
Leila Moshref-Danesh  
Deputy County Counsel

**ATTEST:**

Kecia Harper  
Clerk of the Board

By: *Kecia Harper*

A NOTARY PUBLIC OR 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 TEXAS )  
COUNTY OF TARRANT )

ON November 11, 2020 BEFORE ME,

Stephanie Nguyen

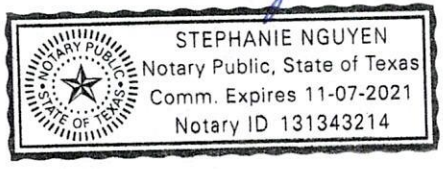
A NOTARY PUBLIC, PERSONALLY APPEARED  
JAMES D. ALLEN, EXECUTIVE VICE PRESIDENT

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 THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF TEXAS THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Stephanie Nguyen  
(and SEAL)





A NOTARY PUBLIC OR 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 TEXAS )

COUNTY OF TARRANT )

ON November, 2020 BEFORE ME,

Stephanie Nguyen

A NOTARY PUBLIC, PERSONALLY APPEARED  
DANIEL C. BARTOK, CHIEF EXECUTIVE OFFICER

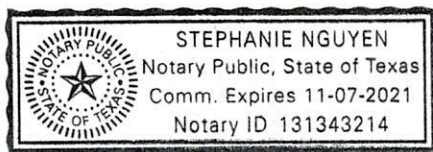
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE  
(and SEAL)

Stephanie Nguyen



# CALIFORNIA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

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 16, 2020 before me, S.J. PARADISO, NOTARY PUBLIC (insert name and title of the officer), 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.

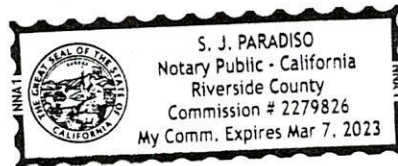
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)



**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

LOTS 93 THROUGH 99, INCLUSIVE, 112 THROUGH 119, INCLUSIVE, 126 THROUGH 132, INCLUSIVE, AND 333 THROUGH 342, INCLUSIVE, OF TRACT MAP NO. 31892, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 472 PAGES 1 THROUGH 22, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

0 625 1,250 2,500 Feet

1 inch = 1,250 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)

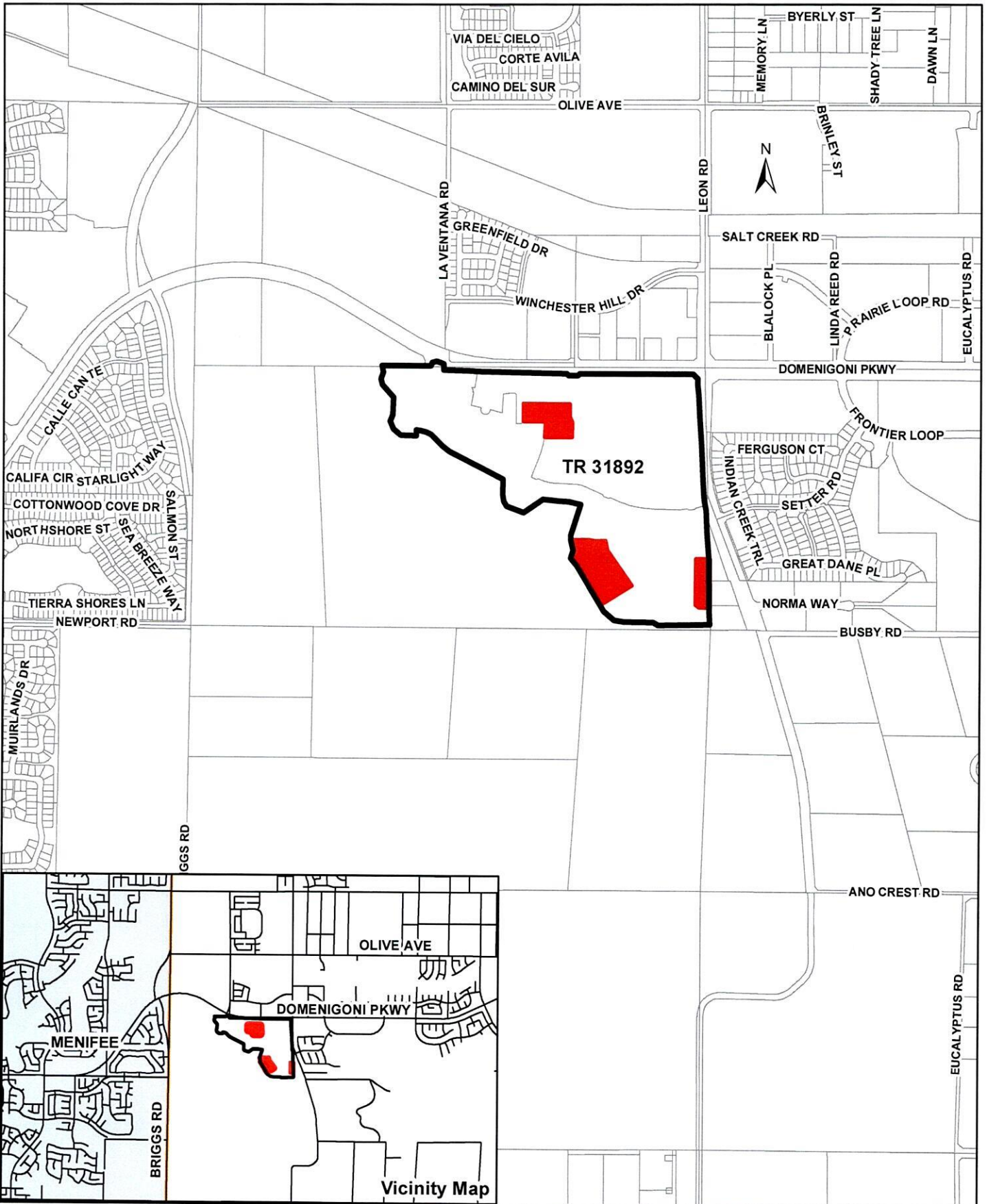
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# Vicinity Map

## Tract No. 31892

### Lot Nos. 93-99, 112-119, 126-132, & 333-342

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