

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



ITEM: 3.30  
(ID # 18525)

**MEETING DATE:**  
Tuesday, April 12, 2022

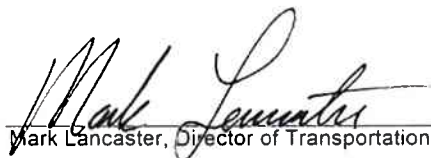
**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval and execution of the Partial Assignment and Assumption of Improvement Credit Agreement between Forestar (USA) Real Estate Group, Inc., and D.R. Horton Los Angeles Holding Company, Inc., and the County of Riverside associated with Lot Nos. 273 through 278, 290, 291, and 297 through 300 of Tract No. 31892, District 3. [\$0]

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

1. Approve the Partial Assignment and Assumption of Improvement Credit Agreement between Forestar (USA) Real Estate Group, Inc. and D.R. Horton Los Angeles Holding Company, Inc., and the County of Riverside associated with Lot Nos. 273 through 278, 290, 291, and 297 through 300 of Tract No. 31892; and
2. Authorize the current Chairman of the Board of Supervisors to execute the same.

**ACTION:Policy**

  
Mark Lancaster, Director of Transportation

3/10/2022

  
Aaron Gettis, Deputy County Counsel


3/22/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Jeffries 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: April 12, 2022  
xc: Trans.

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 funded 100%. No General Funds will be used on this project.			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 21/22	

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

**BACKGROUND:**

**Summary**

D.R. Horton Los Angeles Holding Company, Inc. (Assignee) acquired Lot Nos. 273 through 278, 290, 291, and 297 through 300 (Assigned Property) of Tract No. 31892 (Tract) from Forestar (USA) Real Estate Group, Inc. The property consists of 12 single-family residential units and is located within the boundaries of the Newport Road Community Facilities District No. 03-1 (Newport Road CFD), which is administered by the County of Riverside (County).

On May 5, 2020 (Agenda Item 3-32), the County Board of Supervisors approved the Newport Road CFD Transportation Uniform Mitigation Fee (TUMF) Improvement Credit Agreement between Forestar (USA) Real Estate Group, Inc. and the County which allows the developed lots of the Assigned Property within the Newport Road CFD to be eligible for fee credit against the applicable TUMF fee.

Forestar (USA) Real Estate Group, Inc. now desires to assign to D.R. Horton Los Angeles Holding Company, Inc. 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 (Assignment 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 Assignment Agreement represents a change in real property ownership and will have no impact on 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      4/4/2022

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

This Partial Assignment and Assumption of Improvement Credit Agreement (this "Assignment") is made as of APR 12 2022, 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 twelve (12) 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, May 26, 2021, 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.

*[Signatures on following page]*

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

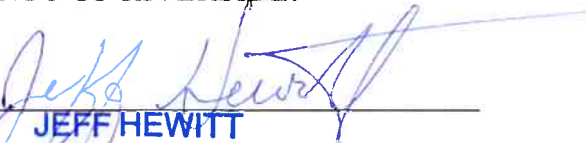
By:   
Name: Daniel C. Bartok  
Title: Chief Executive Officer

**ASSIGNEE:**

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


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

**COUNTY OF RIVERSIDE:**

By:   
**JEFF HEWITT**  
Chairman, County Board of Supervisors

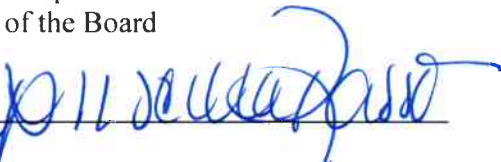
**APPROVED AS TO FORM:**

County Counsel

By:   
Deputy County Counsel

**ATTEST:**

Kecia Harper  
Clerk of the Board

By:   
Deputy

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 FEB. 22, 20 22 BEFORE ME,

CARRIE STEWART

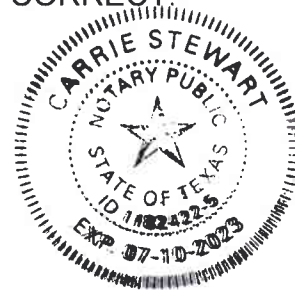
A NOTARY PUBLIC, PERSONALLY APPEARED

DANIEL C. BARTOK & JAMES D. ALLEN

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  
(and SEAL)

C Stewart

# California All-Purpose Certificate of 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

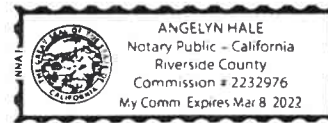
} s.s.

On February 24, 2022 before me, Angelyn Hale, 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.

Angelyn Hale  
Signature of Notary Public

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other:

- Additional Signer
- Signer(s) Thumbprints(s)

\_\_\_\_\_



**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

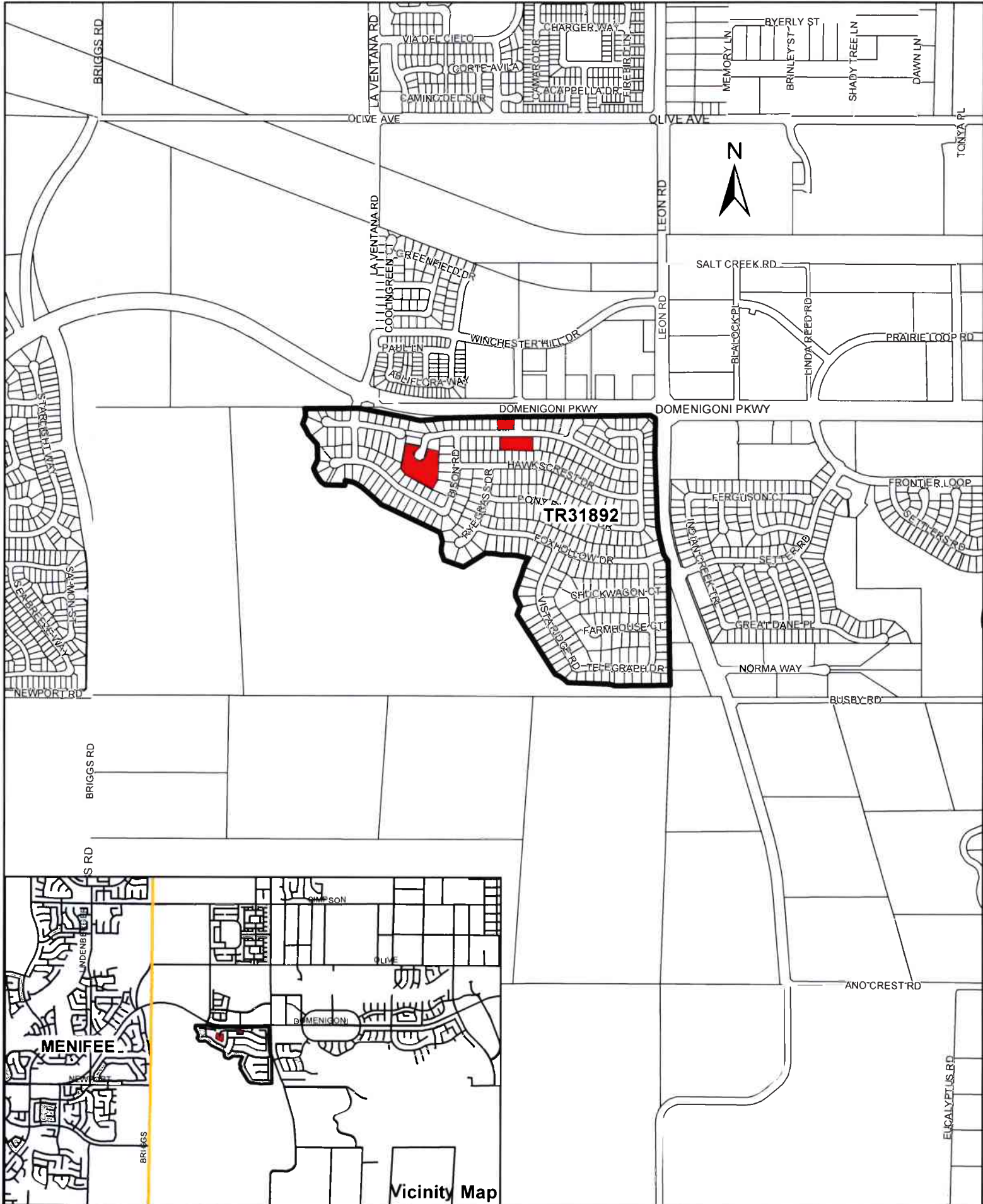
Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

LOTS 273 THROUGH 278, INCLUSIVE, 290, 291, AND 297 THROUGH 300, 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.

0 550 1,100 2,200 Feet  
 1 inch = 1.110 feet  
 Orthophotos Flown 2016  
 Printed by CSegarra on 2/22/2022

Vicinity Map  
 Tract No. 31892  
 Lot Nos. 273-278, 290, 291, & 297-300

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.



Vicinity Map

**State of California**  
**Secretary of State**  
CERTIFICATE OF STATUS

ENTITY NAME:

FORESTAR (USA) REAL ESTATE GROUP INC.

FILE NUMBER: C2054831  
REGISTRATION DATE: 09/04/1997  
TYPE: FOREIGN CORPORATION  
JURISDICTION: DELAWARE  
STATUS: ACTIVE (GOOD STANDING)

I, ALEX PADILLA, Secretary of State of the State of California,  
hereby certify:

The records of this office indicate the entity is qualified to  
transact intrastate business in the State of California.

No information is available from this office regarding the financial  
condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate  
and affix the Great Seal of the State of  
California this day of December 10, 2018.

A handwritten signature in black ink, appearing to read "Alex Padilla".

ALEX PADILLA  
Secretary of State

MAR

**Forestar (USA) Real Estate Group Inc.**

**Certificate of Assistant Secretary**

I, Matthew S. Stark, hereby certify that I am the duly elected, qualified, and acting Assistant Secretary of Forestar (USA) Real Estate Group Inc., a Delaware corporation (the "Corporation"), and that, as such, I have access to its corporate records and am familiar with the matters herein certified, and I am authorized to execute and deliver this Certificate in the name and on behalf of the Corporation. I hereby certify as follows:

1. Corporate Resolution Authorizing Officers. Attached as Exhibit A is a true and correct copy of the corporate resolutions duly adopted by the Board of Directors of the Corporation as of January 23, 2020, authorizing certain officers of the Corporation to execute and deliver any and all documents and agreements necessary for the Corporation to conduct real estate transactions, and such resolution has not been revoked, modified, amended, or rescinded and is still in full force and effect as of the date hereof.

2. Signing Authority. The following individuals, on the date hereof, are duly elected, qualified, and acting officers of the Corporation holding the office set forth opposite their name, with authority to execute for the Corporation the documents that have been executed by them to otherwise act for, and on behalf of, the Corporation:

<u>Name</u>	<u>Title</u>
Donald J. Tomnitz	Executive Chairman
Daniel C. Bartok	Chief Executive Officer
James D. Allen	Executive Vice President, Chief Financial Officer & Treasurer
Nicolas R. Aparicio	Senior Vice President and President Florida Region
Ian Cude	Senior Vice President and President South Central Region
Mark S. Walker	Senior Vice President and President East Region
Matthew S. Stark	Senior Vice President, Real Estate and Corporate Counsel & Assistant Secretary
Katherine Kitchen	Vice President – Financial Planning and Analysis

IN WITNESS WHEREOF, I have executed this certificate as of this 28th day of April, 2020.

**Forestar (USA) Real Estate Group Inc.**

By: Matthew Stark  
Matthew S. Stark, Assistant Secretary

## **Exhibit A**

### **Resolutions Pertaining to Signing Authority**

**Adopted by the Board of Directors of  
Forestar (USA) Real Estate Group Inc.**

**January 23, 2020**

#### **GENERAL AUTHORITY**

**RESOLVED**, that the duly elected officers of the Corporation are hereby authorized and empowered acting alone and for and on behalf of the Corporation, to execute contracts, agreements and other documents reasonable or necessary to the operation of the business of the Corporation either on behalf of the Corporation or of any entity in which the Corporation is an owner, partner, manager, member or other investor with management authority, including without limitation, deposit agreements, indemnification agreements, and agreements for electronic and wire transfers.

#### **AUTHORITY FOR REAL ESTATE TRANSACTIONS**

**RESOLVED**, that the duly elected officers of the Corporation are hereby authorized and empowered acting alone and for and on behalf of the Corporation, to execute documents on behalf of the Corporation described here as follows:

1. Contracts to acquire or sell property, contracts or agreements for development services or supplies for the development of the property of the Corporation or to evaluate a property for possible acquisition by the Corporation, concerning property of the Corporation wherever located;
2. Plats, easement dedications and similar documents which are executed in the ordinary course of the development of property owned by the Corporation or a joint venture, limited liability company, partnership or other entity in which the Corporation is an owner, partner, manager, member or other investor with management authority;
3. Deeds of sale of platted lots and tracts of unplatted property out of projects of the Corporation wherever located, and deeds for the sale of land wherever located;
4. Joint venture, limited liability company, and partnership agreements for development of projects in which the Corporation is an owner, partner, manager, member or other investor;
5. Contracts or agreements for management, renovation and repair services or supplies for the operation of the property of the Corporation or joint ventures, partnerships or other entities in which it is an owner, partner, manager, member or other investor with management authority;
6. Other documents reasonable or necessary to real estate purchase, sale and development activities, including but not limited to contracts for the purchase and sale of assets, contracts for services, deeds, bills of sale, affidavits, settlement statements, mortgages, assignments, leases, either on behalf of the Corporation or of any entity in which the Corporation is an owner, partner, manager, member or other investor with management authority.

07-681298



# State of California Secretary of State

## STATEMENT OF INFORMATION (Foreign Corporation)

F

**FEES (Filing and Disclosure): \$25.00. If amendment, see instructions.**

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

1. **CORPORATE NAME** (Please do not alter if name is preprinted.)

FORESTAR (USA) REAL ESTATE GROUP INC.

C2054831

**ENDORSED - FILED**  
in the office of the Secretary of State  
of the State of California

**MAY 29 2007**

This Space For Filing Use Only

**DUE DATE:**

**CALIFORNIA CORPORATE DISCLOSURE ACT** (Corporations Code section 2117.1)

A publicly traded corporation must file with the Secretary of State a Corporate Disclosure Statement (Form SI-PT) annually, within 150 days after the end of its fiscal year. Please see reverse for additional information regarding publicly traded corporations.

**NO CHANGE STATEMENT**

2.  If there has been no change in any of the information contained in the last Statement of Information filed with the Secretary of State, check the box and proceed to **Item 11**.

If there have been any changes to the information contained in the last Statement of Information filed with the Secretary of State, or no statement has been previously filed, this form must be completed in its entirety.

**COMPLETE ADDRESSES FOR THE FOLLOWING** (Do not abbreviate the name of the city. Items 3 and 4 cannot be P.O. Boxes.)

3. STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY AND STATE	ZIP CODE
1300 S. Mopac Expy.,	Austin, TX	78746

4. STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY	CITY	STATE	ZIP CODE
		CA	

**NAMES AND COMPLETE ADDRESSES OF THE FOLLOWING OFFICERS** (The corporation must have these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)

5. CHIEF EXECUTIVE OFFICER/ <i>President</i>	ADDRESS	CITY AND STATE	ZIP CODE
James M. DeCosmo	1300 S. Mopac Expy	Austin TX	78746

6. SECRETARY/ <del>Treas.</del>	ADDRESS	CITY AND STATE	ZIP CODE
Leslie K. O'Neal	1300 S. Mopac Expy	Austin TX	78746

7. CHIEF FINANCIAL OFFICER/ <i>Treas.</i>	ADDRESS	CITY AND STATE	ZIP CODE
David W. Turpin	1300 S. Mopac Expy	Austin TX	78746

**AGENT FOR SERVICE OF PROCESS** (If the agent is an individual, the agent must reside in California and Item 9 must be completed with a California address. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 9 must be left blank.)

8. **NAME OF AGENT FOR SERVICE OF PROCESS**  
Corporation Service Company which will do business in California as CSC-Lawyers Incorporating Service

9. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL	CITY	STATE	ZIP CODE
		CA	

**TYPE OF BUSINESS**

10. DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION

*Real Estate*

11. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

*Leslie K. O'Neal*

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

*Leslie K. O'Neal* Secretary

SIGNATURE

TITLE

*5/17/07*

DATE

10643915

**ENDORSED - FILED**  
in the office of the Secretary of State  
of the State of California

APR 24 2006

**AMENDED STATEMENT BY  
FOREIGN CORPORATION**

Forestar (USA) Real Estate Group Inc.  
(Name of Corporation)

\_\_\_\_\_, a corporation organized

and existing under the laws of Delaware, and which is presently  
(State or Place of Incorporation)

qualified for the transaction of intrastate business in the State of California, makes the  
following statement:

That the name of the corporation has been changed to that hereinabove set forth and  
that the name relinquished at the time of such change was \_\_\_\_\_

LUMBERMEN'S INVESTMENT CORPORATION  
\_\_\_\_\_

Forestar (USA) Real Estate Group Inc.  
(Name of Corporation)

*David M. Grimm*  
(Signature of Corporate Officer)

David M. Grimm, Vice President  
(Typed Name and Title of Officer Signing)



**State of California**  
**Secretary of State**



I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



**IN WITNESS WHEREOF**, I execute this certificate and affix the Great Seal of the State of California this day of

APR 29 2006

**BRUCE McPHERSON**  
Secretary of State



**State of California  
Secretary of State**

**CERTIFICATE OF STATUS**

**ENTITY NAME:**

**D.R. HORTON LOS ANGELES HOLDING COMPANY, INC.**

**FILE NUMBER: C1931494**  
**FORMATION DATE: 03/30/1995**  
**TYPE: DOMESTIC CORPORATION**  
**JURISDICTION: CALIFORNIA**  
**STATUS: ACTIVE (GOOD STANDING)**

I, ALEX PADILLA, Secretary of State of the State of California, hereby certify:

The records of this office indicate the entity is authorized to exercise all of its powers, rights and privileges in the State of California.

No information is available from this office regarding the financial condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of July 17, 2018.

A handwritten signature in black ink, appearing to read 'Alex Padilla', written in a cursive style.

**ALEX PADILLA  
Secretary of State**

## CERTIFICATE OF ASSISTANT SECRETARY

The undersigned hereby certifies as follows:

1. She is a duly elected, qualified and acting Assistant Secretary of D.R. Horton Los Angeles Holding Company, Inc., a California corporation (*the "Company"*), is familiar with the facts herein certified and is duly authorized to certify the same.

2. The following are true, correct and complete copies of resolutions related to the subject matter as adopted by the Consent of Sole Director of the Company dated June 17, 2015 (*the "Resolutions"*). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

### Authority of Vice President of Forward Planning and Assistant Secretary

**WHEREAS**, effective December 2, 2008, Barbara M. Murakami was duly elected to the office of Assistant Vice President of the Company in the Company's South Coast/Inland Empire Division;

**WHEREAS**, effective September 13, 2012, Barbara M. Murakami was duly elected to an additional office of Assistant Secretary of the Company in the Company's South Coast/Inland Empire Division;

**WHEREAS**, effective May 5, 2015, Barbara M. Murakami was promoted to the office of Vice President of the Company; and

**WHEREAS**, it is now desirable to expand Barbara M. Murakami's authority to include the execution of homeowner association documents, CC&Rs, subdivision agreements and condominium plans as set forth in the resolutions below.

**NOW, THEREFORE, BE IT RESOLVED**, that Barbara M. Murakami shall continue to hold the offices of Vice President and Assistant Secretary of the Company (*the "Vice President"*), to serve in the Company's South Coast/Inland Empire Division (*the "Division"*), until the next annual meeting of directors of the Company and until her successor is duly elected and qualified or until her earlier death, resignation or removal.

**RESOLVED FURTHER**, that the Vice President is hereby authorized and empowered on behalf of (i) the Company, (ii) any partnership of which the Company is a general partner, manager or agent, and (iii) any limited liability company of which the Company is a member, manager or agent (*collectively, the "Entities"*) to sign, modify and terminate, from time to time as she deems it to be in the best interest of the Entities, homeowner association documents, CC&Rs, subdivision agreements, utility agreements, condominium plans, all agency applications relating


to development, consultant agreements, maps and other similar or equivalent agreements or documents for the Division relating to the business of the Entities.

**RESOLVED FURTHER**, that the Vice President is hereby authorized on behalf of the Entities to sign, modify and terminate, from time to time as she deems it to be in the best interest of the Entities, various agreements and documents for the Division including, but not limited to, conditions, subcontract agreements, general contract agreements, bonds, affordable housing agreements, building permits, improvement/development agreements and other similar or equivalent agreements or documents for the Division relating to the business of the Entities.

**RESOLVED FURTHER**, that the Vice President is hereby authorized and empowered, in the Division and in the name and on behalf of the Entities, to execute and deliver any and all documents and instruments, including without limitation, general or special warranty deeds, bills of sale, lien waivers, owner's affidavits, settlement statements and other conveyance documents and closing statements necessary to close the sale of any one or more single-family residences on behalf of the Entities.

**RESOLVED FURTHER**, that the authority hereby granted to the Vice President supersedes authority previously granted by Written Consent of Sole Director to the Vice President as of the date hereof.

**IN WITNESS WHEREOF**, the undersigned has set her hand on the 30<sup>th</sup> day of June, 2015.

  
\_\_\_\_\_  
Ashley Dagley  
Assistant Secretary

0 550 1,100 2,200 Feet  
1 inch = 1,110 feet  
Orthophotos Flown 2016  
Printed by CSeagarra on 2/22/2022

# Vicinity Map

## Tract No. 31892

### Lot Nos. 273-278, 290, 291, & 297-300

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.

