

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

537
(1999)



FROM: Economic Development Agency

SUBMITTAL DATE:
September 13, 2016

SUBJECT: Resolution No. 2016-171 Authorization to Convey Fee Simple Interests in Real Property to Riverside Community Housing Corp. by Grant Deeds, Consent to the Assignment and Assumption Agreement between Rancho Housing Alliance, Inc. and Riverside Community Housing Corp.; District 4, [\$30,000], Neighborhood Stabilization Program Funds 100%; CEQA Exempt

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the conveyance of real property is exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities Exemption; and Section 15061(b)(3), General Rule or "Common Sense" Exemption;
2. Adopt Resolution No. 2016-171 Authorization to Convey Fee Simple Interests in Real Property to Riverside Community Housing Corp. by Grant Deeds, Identified with Assessor's Parcel Numbers 639-222-006, 639-302-012, 641-311-023, 644-141-013, 644-141-014, 644-141-015, 675-251-009, 680-272-032, 680-396-003, 680-452-047, and 842-216-001, Located in the Cities of Desert Hot Springs, Cathedral City, and Blythe, County of Riverside, State of California;

(Continued)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 30,000	\$ 0	\$ 30,000	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: Neighborhood Stabilization Program Funds 100%				Budget Adjustment: No	
				For Fiscal Year: 2016/17	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
 BY: JAMES E. BROWN
 DATE: 8/26/16
 Departmental Concurrence

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

Prev. Agn. Ref.: 3.30 of 5/3/16; 3-21 of 7/26/16

District: 4

Agenda Number:

3-25

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

FROM: Economic Development Agency

FORM 11: Resolution No. 2016-171 Authorization to Convey Fee Simple Interests in Real Property to Riverside Community Housing Corp. by Grant Deeds, Consent to the Assignment and Assumption Agreement between Rancho Housing Alliance, Inc. and Riverside Community Housing Corp.; District 4, [\$30,000], Neighborhood Stabilization Program Funds 100%; CEQA Exempt

DATE: September 13, 2016

PAGE: 2 of 4

RECOMMENDED MOTION: (Continued)

3. Authorize the Chairman of the Board of Supervisors to execute the Grant Deeds on behalf of the County to complete the conveyance of the fee simple interests in real property and this transaction;
4. Consent to the Assignment and Assumption Agreement between Rancho Housing Alliance, Inc. and Riverside Community Housing Corp. and authorize the Chairman of the Board of Supervisors to execute the Consent form on behalf of the County;
5. Authorize the Assistant County Executive Officer of the Economic Development Agency, or his designee, to execute any other documents and administer all actions necessary to complete this transaction;
6. Ratify and authorize a reimbursement to EDA/Real Estate Division in an estimated amount of \$20,000 for staff time; and
7. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk for posting within five working days of Board approval.

BACKGROUND:

Summary

On May 3, 2016, the Board of Supervisors of the County of Riverside accepted the conveyance of fee simple interest in real property of 11 different properties located in the Cities of Desert Hot Springs, Cathedral City, and Blythe from Rancho Housing Alliance, Inc. (RHA), properties referenced in Attachment A (NSP Properties), attached hereto. The NSP Properties that were conveyed to the County of Riverside (County) were acquired and rehabilitated by RHA with a \$3,204,000 Neighborhood Stabilization Program loan (RHA Loan) provided by the County. RHA fell on hard times and was unable to manage the NSP Properties and, in lieu of the County foreclosing on the NSP Properties, RHA agreed to deed the NSP Properties to the County.

The County now owns the NSP Properties, which is comprised of 35 affordable housing units on a total of 11 different parcels. Site maps for the NSP Properties are attached hereto as Attachment B. The RHA Loan was memorialized with loan agreements along with promissory notes and deed of trusts for each respective property.

Because NSP funds were used to finance the acquisition and rehabilitation of the NSP Properties, NSP requirements must remain in effect throughout the affordability period, which terminates the earlier of July 1, 2067 or 55 years from the issuance of the Certificate of Occupancy for each respective property. Under NSP, the NSP Properties shall be made available as affordable rental housing for very low income households whose incomes do not exceed 50% of the area median income for Riverside County, adjusted by household size, at time of occupancy. Should the NSP Properties no longer comport with NSP requirements, the County risks having to repay the amount of the RHA Loan back to the U.S. Department of Housing and Urban Development (HUD). The County's Economic Development Agency (EDA) is currently managing the NSP Properties while the County holds title to the NSP Properties. The EDA is not set up to manage residential properties of this type long term and therefore desires to transfer the NSP Properties. The Riverside Community Housing Corp. (RCHC), a California nonprofit public benefit corporation that is affiliated with the Housing Authority of the County of Riverside, has been identified as a qualified recipient of the NSP Properties.

(Continued)

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

FROM: Economic Development Agency

FORM 11: Resolution No. 2016-171 Authorization to Convey Fee Simple Interests in Real Property to Riverside Community Housing Corp. by Grant Deeds, Consent to the Assignment and Assumption Agreement between Rancho Housing Alliance, Inc. and Riverside Community Housing Corp.; District 4, [\$30,000], Neighborhood Stabilization Program Funds 100%; CEQA Exempt

DATE: September 13, 2016

PAGE: 3 of 4

BACKGROUND:

Summary (Continued)

The County proposes that the NSP Properties be conveyed from the County to RCHC with consideration being given by RCHC in the form of management obligations of the NSP Properties and assuming the RHA Loan. Should the Board approve the proposed conveyance of the NSP Properties to RCHC, RCHC will be required to assume the RHA Loan, which will be memorialized by an Assignment and Assumption Agreement between RCHC and RHA in the amount of \$3,204,000.

In order to complete transfer of the NSP Properties as proposed herein, staff recommends that the Board of Supervisors adopt Resolution No. 2016-171 authorizing the conveyances (attached hereto as Attachment C), consent to the Assignment Agreement (attached hereto as Attachment D), and authorize the Chairman of the Board to execute the Grant Deeds on behalf of the County (attached hereto as Attachment E), all of which have been approved as to form by County Counsel.

California Environmental Quality Act (CEQA) Findings

Pursuant to the California Environmental Quality Act (CEQA), the proposed conveyances of real property and associated Assignment and Assumption Agreement were reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301 Class 1- Existing Facilities exemption and Section 15061(b) (3), General Rule or "Common Sense" exemption. The proposed project involves the authorization of conveying title to the NSP Properties with existing improvements from the County to RCHC and memorializing the assignment and assumption of the RHA Loan by RCHC. The use and operation of the existing housing units, the NSP Properties, will be substantially similar and the financing obligations associated the NSP Properties will not create any new environmental impacts to the surrounding area nor would not result in any change in use and will not increase or expand the use of the NSP Properties.

Impact on Citizens and Businesses

Conveyance of the NSP Properties will ensure continuation of the benefits to these communities and maintain the affordability of the NSP Properties for the families residing in them.

(Continued)

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

FROM: Economic Development Agency

FORM 11: Resolution No. 2016-171 Authorization to Convey Fee Simple Interests in Real Property to Riverside Community Housing Corp. by Grant Deeds, Consent to the Assignment and Assumption Agreement between Rancho Housing Alliance, Inc. and Riverside Community Housing Corp.; District 4, [\$30,000], Neighborhood Stabilization Program Funds 100%; CEQA Exempt

DATE: September 13, 2016

PAGE: 4 of 4

SUPPLEMENTAL:

Additional Fiscal Information

There is no impact upon the County's General Fund. No budget adjustment is necessary. Estimated transaction costs are itemized as follows and will be financed with NSP funds.

Description	Estimated Amount
Title Policy Fees	\$ 10,000
EDA Real Estate and County Counsel Staff Time	\$ 20,000
TOTAL	\$ 30,000

Attachments:

Properties Overview

Site Maps

Resolution No. 2016-171

Assignment & Assumption Agreement with Consent Form

Grant Deeds with Certificate of Acceptance for each Grant Deed

Notice of Exemption

**ATTACHMENT A
Properties Overview**

Assessor Parcel Number	Site address	Units	NSP Loan Amount
644141013-4	68170 Calle Las Tiendas Desert Hot Springs CA 92240	4	311,200.00
680272032-0	32425 Montevista Rd Cathedral City CA 92234	2	278,703.00
639302012-2	66780 4th Street Desert Hot Springs CA 92240	3	312,848.00
680396003-7	68685 Cedar Road, Cathedral City, CA 92234	2	278,253.00
641311023-7	13740 Mark Drive Desert Hot Springs CA 92240	2	160,000.00
644141015-6	68150 Calle Las Tiendas Desert Hot Springs, CA 92240	4	315,990.00
644141014-5	68160 Calle Las Tiendas Desert Hot Springs, CA 92240	4	319,240.00
639222006-0	66061 3rd Street Desert Hot Springs CA 92240	9	553,040.00
675251009-7	29660 Landau Blvd Cathedral City CA 92234	2	238,954.00
680452047-0	33580 Cathedral Canyon, Cathedral City CA 92234	2	231,772.00
842216001-2	424 Chaparral Street Blythe CA 92225	1	204,000.00

ATTACHMENT B
Site Maps

68170 Calle Las Tiendas, Desert Hot Springs, CA 92240
APN: 644-141-013



32425 Montevista Road, Cathedral City, CA 92234
APN: 680-272-032



66780 4th Street, Desert Hot Springs, CA 92240
APN: 639-302-012



68685 Cedar Road, Cathedral City, CA 92234
APN: 680-396-003



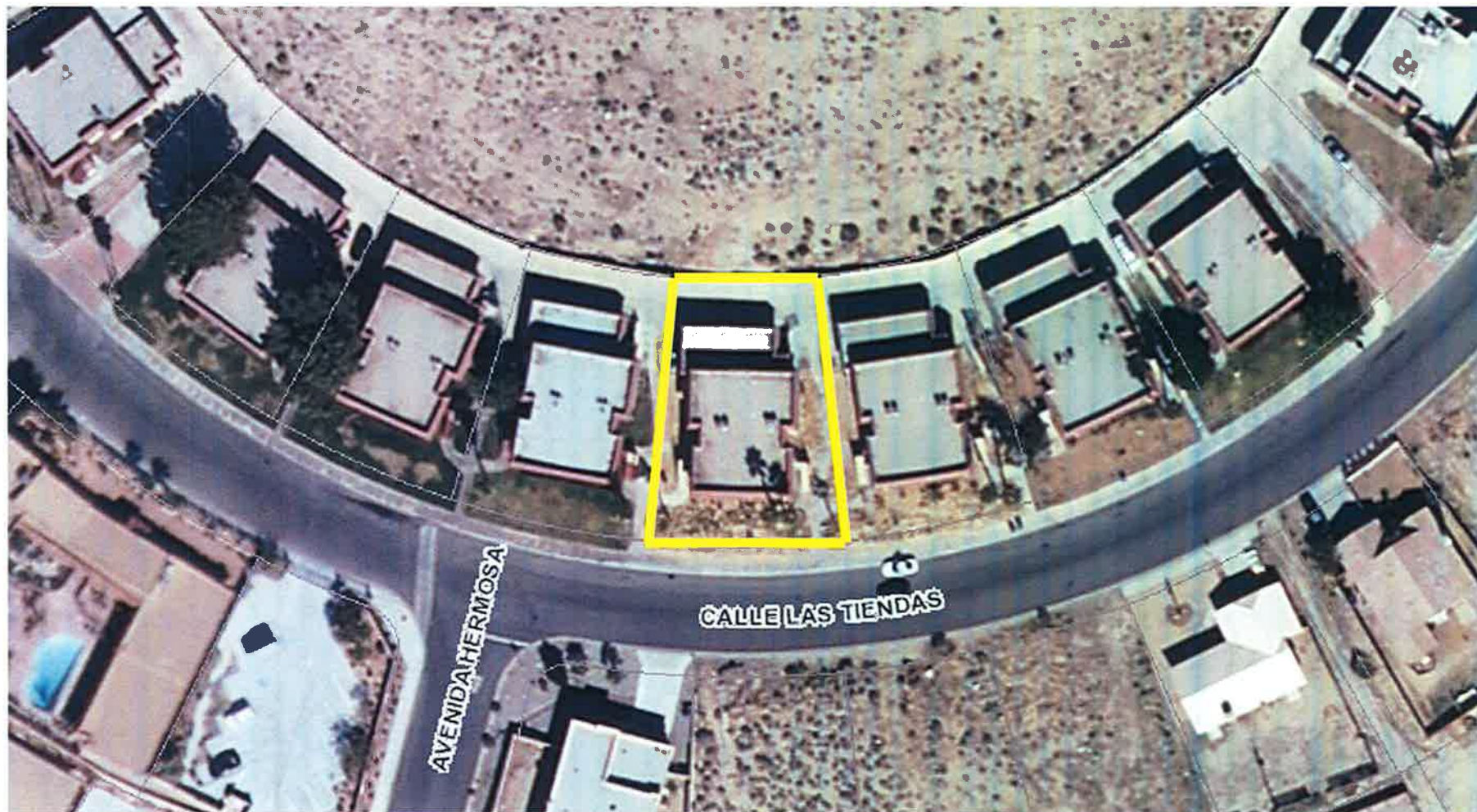
13740 Mark Drive, Desert Hot Springs, CA 92240

APN: 641-311-023



68150 Calle Las Tiendas, Desert Hot Springs, CA 92240

APN: 644-141-015



68160 Calle Las Tiendas, Desert Hot Springs, CA 92240

APN: 644-141-014



66061 3rd Street, Desert Hot Springs, CA 92240

APN: 639-222-006



29660 Landau Blvd, Cathedral City, CA 92234
APN: 675-251-009



33580 Cathedral Canyon, Cathedral City, CA 92234
APN: 680-452-047



424 Chaparral Street, Blythe, CA 92225
APN: 842-216-001



ATTACHMENT C
Resolution No. 2016-171

2 **Resolution No. 2016-171**

3 **AUTHORIZATION TO CONVEY FEE SIMPLE INTERESTS IN REAL PROPERTY**
4 **TO THE RIVERSIDE COMMUNITY HOUSING CORP. BY GRANT DEEDS**

5
6 WHEREAS, on July 14, 2009, the Board of Supervisors of the County of
7 Riverside awarded Rancho Housing Alliance, Inc. ("RHA"), a non-profit organization,
8 \$1,704,000 in Neighborhood Stabilization Program ("NSP") funds for the acquisition,
9 rehabilitation of foreclosed rental multi-family housing units and one single family
10 residence; and

11 WHEREAS, on February 23, 2010, the Board of Supervisors of the County of
12 Riverside awarded RHA an additional \$1,500,000 in NSP funds to acquire additional
13 multi-family housing units; and

14 WHEREAS, all above referenced properties acquired by RHA with the NSP
15 funds in the form of loans (collectively referred to as the "RHA Loan") are located in the
16 Cities of Desert Hot Springs, Cathedral City, and Blythe, County of Riverside, State of
17 California, identified as the NSP Properties in Attachment A ("NSP Properties"); and

18 WHEREAS, on May 3, 2016, the Board of Supervisors for the County of
19 Riverside adopted Resolution No. 2016-125 to accept the fee title to each of the NSP
20 Properties from RHA; and

21 WHEREAS, due to the County's interest in the NSP Properties and the desire to
22 protect and preserve the low income housing purpose for which these NSP Properties
23 were acquired, the County desires to convey the NSP Properties to the Riverside
24 Community Housing Corp. ("RCHC"), a California nonprofit public benefit corporation
25 that is an affiliate of the Housing Authority of the County of Riverside, with
26 consideration being given by RCHC in the form of management obligations of the NSP
27 Properties and assuming the RHA Loan; and

FORM APPROVED COUNTY COUNSEL
BY: *Synthia M. Gunzel* 8-25-14
DATE
SYNTHIA M. GUNZEL

28

1 WHEREAS, the County has reviewed and determined that the conveyance of
2 the NSP Properties is categorically exempt from the California Environmental Quality
3 Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 and 15601(b)(3)
4 because the proposed project is merely the conveyance of title to real property for the
5 continued use of the existing improvements situated on the properties with no or
6 negligible changes occurring at this time and no significant impact on the environment
7 will occur; and

8 WHEREAS, the County of Riverside and the Riverside Community Housing
9 Corp. concur that it would be in both parties' best interest to transfer the NSP
10 Properties to the RCHC; now, therefore,

11 BE IT RESOLVED, DETERMINED AND ORDERED by the Board of
12 Supervisors of the County of Riverside ("Board"), in regular session assembled on or
13 after September 13, 2016, at 9:00 a.m. or soon thereafter, in the meeting room of the
14 Board of Supervisors located on the 1st floor of the County Administrative Center,
15 4080 Lemon Street, Riverside, California, based upon review of the evidence and
16 information presented on the matter, as it relates to the conveyance of NSP
17 Properties, this Board:

- 18 1. Authorizes the conveyance in certain fee interests in real property described
19 in Attachment A to RCHC by Grant Deeds.
- 20 2. Authorizes the Chairman of the Board of Supervisors of the County of
21 Riverside to execute the Grant Deeds on behalf of the County to complete
22 the conveyance of real property and this transaction.
- 23 3. Authorizes the Assistant County Executive Officer/EDA or designee to
24 execute any documents necessary to complete this transaction.

1 BE IT FURTHER RESOLVED AND DETERMINED that EDA/Real Estate
2 Division be reimbursed for all costs, which includes EDA and County Counsel staff
3 time, incurred relating to the transaction, which is estimated to be up to \$20,000.

4 BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board
5 of Supervisors has given notice hereof as provided in Sections 25539.4 and 6063 of
6 the Government Code.

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ATTACHMENT D
Assignment and Assumption Agreement with County Consent Form

1 NO FEE RECORDING PURSUANT
TO GOVERNMENT CODE §6103

2 RECORDING REQUESTED BY AND
3 WHEN RECORDED RETURN TO:

4 Riverside Community Housing Corp.
5 c/o County of Riverside
6 Economic Development Agency
7 5555 Arlington Avenue
8 Riverside, CA 92504
9 Attention: Juan Garcia

10 SPACE ABOVE FOR RECORDER'S USE ONLY

11 **ASSIGNMENT AND ASSUMPTION AGREEMENT**
12 **(LOAN AGREEMENTS FOR THE USE OF NEIGHBORHOOD STABILIZATION**
13 **PROGRAM FUNDS AND RELATED AGREEMENTS)**

14 THIS ASSIGNMENT AND ASSUMPTION AGREEMENT ("Assignment") is made and
15 entered into on this ___ day of _____, 2016 by and between RANCHO HOUSING
16 ALLIANCE, INC, a California public benefit non-profit corporation ("Assignor") and
17 RIVERSIDE COMMUNITY HOUSING CORP., a California nonprofit public benefit
18 corporation ("Assignee") with the Consent by the COUNTY OF RIVERSIDE, a political
19 subdivision of the State of California ("County"). The Assignor and Assignee are sometimes
20 collectively referred to herein as the "Parties."

21 **RECITALS**

22 WHEREAS, the County administers and authorizes funds under the Neighborhood
23 Stabilization Program ("NSP"), enacted under Title III of Division B of the Housing and
24 Economic Recovery Act of 2008 and appropriated under Community Development Block Grant
25 funds, for the purpose of stabilizing neighborhoods in areas with the greatest need due to
26 declining home values; and

27 WHEREAS, County and Assignor entered into 1) that certain Loan Agreement For the
28 Use of Neighborhood Stabilization Program Funds dated July 14, 2009 and recorded September
30, 2009, as Instrument No. 2009-0505609 in the Official Records of the County of Riverside

1 for amount up to One Million Five Hundred Thousand Dollars (\$1,500,000) (“NSP Loan 1”) , 2
2 that certain First Amendment to Loan Agreement for the Use of Neighborhood Stabilization
3 Program (NSP) Funds dated February 23, 2010 for an additional amount up to One Million Five
4 Hundred Thousand Dollars (\$1,500,000) (“NSP Loan 2”); and 3) certain Loan Agreement For
5 the Use of Neighborhood Stabilization Program Funds dated July 14, 2009 for a disbursed
6 amount of Two Hundred Four Thousand Dollars (\$204,000) which provided a combined total of
7 Three Million Two Hundred Four Thousand Dollars (\$3,204,000)(“NSP Loan 3”) in NSP funds,
8 (collectively referred to as the "NSP Loan Agreements"). NSP Loan 1, NSP Loan 2 and NSP
9 Loan 3 are collectively referred to herein as the NSP Loan; and

10 WHEREAS, by entering into the NSP Loan Agreements, Assignor was able to acquire
11 and rehabilitate ten (10) foreclosed rental multi-family housing units in the Cities of Desert Hot
12 Springs and Cathedral City and one (1) foreclosed single family rental home in the city of
13 Blythe, identified with Assessor’s Parcel Numbers 639-222-006, 639-302-012, 641-311-023,
14 644-141-013, 644-141-014, 644-141-015, 675-251-009, 680-272-032, 680-396-003, 680-452-
15 047, and 842-216-001, County of Riverside, State of California, (collectively referenced to as the
16 “NSP Properties”) in Exhibit “A”, attached hereto and by this reference incorporated herein; and

17 WHEREAS, the NSP Loan was evidenced by seventeen (17) separate Promissory Notes
18 executed by Assignor in favor of the County, which Promissory Notes are identified in Exhibit B
19 attached hereto and incorporated herein by this reference (collectively, Promissory Notes); and

20 WHEREAS, each Promissory Note was secured by a separate Deed of Trust recorded
21 against an NSP Property, executed by Assignor for the benefit of County, as more specifically
22 identified in Exhibit B attached hereto and incorporated herein by this reference (collectively,
23 Deed of Trusts); and

24 WHEREAS, On May 3, 2016, the Board of Supervisors for the County of Riverside
25 adopted Resolution No. 2016-125 accepting the conveyance of the fee interests in the NSP
26 Properties by Grant Deeds by Assignor to County; and

27 WHEREAS, the County of Riverside, Economic Development Agency, (“EDA”) is
28 currently managing the NSP Properties while the title is vested in the County; and

1 WHEREAS, EDA is not set up to manage the NSP Properties long term and has
2 identified the Assignee to be a qualified entity capable of managing the NSP Properties for the
3 duration of the required 55 year affordability period and willing to assume the rights and
4 obligations of the NSP Loan Agreements associated with the NSP Properties; and

5 WHEREAS, in conjunction with the approval and execution of this Assignment, the
6 County will convey the NSP Properties to the Assignee and will provide its consent to the
7 Assignment as part of this transaction;

8 WHEREAS, Assignor hereby desires to assign to Assignee all its rights and obligations
9 and delegate all of its duties under the NSP Loan Agreements and any and all related agreements
10 and documents, including, but not limited to the Promissory Notes, and Deed of Trusts
11 (collectively, the "Related Agreements"), and Assignee desires to accept such assignment and
12 assume all rights, interests and obligations to the NSP Loan Agreements and Related
13 Agreements; and

14 NOW, THEREFORE, in consideration of the foregoing, of the mutual promises of the
15 parties hereto and of other good and valuable consideration, the receipt and sufficiency of which
16 are hereby acknowledged, Assignor and Assignee agree as follows:

17 1. Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's
18 rights, title, interest in and obligations to the NSP Loan Agreements and the Related Agreements,
19 and Assignee hereby accepts such assignment, and assumes all of the obligations of the Assignor
20 under the NSP Loan Agreements and the Related Agreements, and agrees to be bound thereby in
21 accordance with the terms thereof.

22 2. Assignor hereby represents and warrants to Assignee, which representations and
23 warranties shall survive the Effective Date, that: (a) the NSP Loan Agreements and Related
24 Agreements are in full force and effect; (b) Assignor has made no prior assignment of the NSP
25 Loan Agreements and Related Agreements and (c) to Assignor's knowledge, there are no
26 defaults under the NSP Loan Agreements and Related Agreements on the part of Assignor that
27 would entitle any third parties to terminate its respective contract and/or seek damages against
28 Assignor and/or Assignee.

1 3. Following the approval, execution and recordation of this Assignment, notice
2 shall be given to any occupants or third parties with a beneficial interest in the NSP Properties
3 and the NSP Loan Agreements that Assignee has acquired the Property and has assumed
4 Assignor's rights, title, interests and obligations under the thereunder.

5 4. Assignee shall assume and perform all executory obligations of Assignor pursuant
6 to the NSP Loan Agreements and any and all Related Agreements, without exception.

7 5. The principal address of Assignee for purposes of the NSP Loan Agreements and
8 Related Agreements is as follows:

9 Riverside Community Housing Corp.

10 5555 Arlington Avenue

11 Riverside, CA 92504

12 Attn: John Aguilar, Secretary

13 6. This Assignment, together with the agreements, covenants and warranties
14 contained herein, is made for the sole protection and the benefits of the parties hereto, and their
15 successors and assigns, and no other person or persons shall have a right of action or right to rely
16 hereon. As this Assignment contains all the terms and conditions agreed upon between the
17 parties, no other agreement regarding the subject matter thereof, shall be deemed to exist or bind
18 any party unless in writing and signed by the party to be charged.

19 7. This Assignment has been entered into, is to be performed entirely within, and
20 shall be governed by and construed in accordance with the laws of the State of California.

21 8. If any term or provision of this Assignment, the deletion of which would not
22 adversely affect the receipt of any material benefit by any party hereunder, shall be held by a
23 court of competent jurisdiction to be invalid or unenforceable, the remainder of this Assignment
24 shall not be affected thereby and each other term and provision of this Assignment shall be valid
25 and enforceable to the fullest extent permitted by law. It is the intention of the parties hereto that
26 in lieu of each clause or provision of this Assignment that is illegal, invalid or unenforceable,
27 there be added as part of this Assignment and enforceable clause or provision similar in terms to
28 such illegal, invalid or unenforceable clause or provision as may be possible.

1 9. Time is expressly declared to be of essence in this Assignment.

2 10. Each party hereto covenants and agrees to perform all acts and obligations, and to
3 prepare, execute, and deliver such written agreements, documents, and instruments as may be
4 reasonably necessary to carry out the terms and provisions of this Assignment.

5 11. No provision in this Assignment is to be interpreted for or against either party
6 because that party or its legal representatives drafted such provision.

7 12. Nothing herein contained shall itself change, amend, extend or alter (nor shall it
8 be deemed or construed as changing, amending, extending or altering) the terms or conditions of
9 the NSP Loan Agreements or the Related Agreements in any manner whatsoever. In the event of
10 any conflict or other difference between the NSP Loan Agreements or the Related Agreements
11 and this Assignment, the provisions of the NSP Loan Agreements or the Related Agreements
12 shall control.

13 13. This Assignment may be executed in counterparts, each of which shall be an
14 original and all of which shall constitute one and the same instrument. The signature pages of
15 one or more counterpart copies may be removed from such counterpart copies and all attached to
16 the same copy of this Assignment, which, with all attached signature pages, shall be deemed to
17 be an original Assignment.

18 14. The parties hereto further represent and declare that they carefully read this
19 Assignment and know the contents thereof, and that they sign the same freely and voluntarily.

20 15. Each party represents that the person executing this Assignment on behalf of said
21 party has the full authority to do so to bind the party to perform pursuant to the terms and
22 conditions of this Assignment.

23 16. The effective date of this Assignment is the date this Assignment is fully executed
24 by the Parties.

25 \\\

26 \\\

27 [Signatures on the Following Page]

28

1 IN WITNESS WHEREOF, the Parties have executed this Assignment as of the date set
2 forth below their respective signatures.

3 ASSIGNOR:

4 RANCHO HOUSING ALLIANCE,
5 a California nonprofit public benefit
6 corporation

7
8 By: 

9 Name: Carlos Cueva

10 Its: Interim Executive Director

11 Date: 08.04.2016

ASSIGNEE:

RIVERSIDE COMMUNITY HOUSING
CORP., a California non-profit public
benefit Corporation

By: _____

Name: John J. Benoit

Its: Chairperson of the Board

Date: _____

APPROVED AS TO FORM:

Gregory P. Priamos, General Counsel

By: 

Jhaila R. Brown,
Deputy General Counsel

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20 (Assignor and Assignee Signatures need to be notarized)
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CONSENT TO ASSIGNMENT AND ASSUMPTION AGREEMENT

In reliance upon the assumption by RIVERSIDE COMMUNITY HOUSING CORP., a California nonprofit public benefit corporation, as Assignee, of all rights and obligations pursuant to the foregoing Assignment and Assumption Agreement ("Assignment"), COUNTY OF RIVERSIDE, a political subdivision of the State of California, ("County") does hereby consent to and approve of the assignment of all right, title, obligations and interest in and to the NSP Loan Agreements and any and all Related Agreements (as defined in the Assignment) by RANCHO HOUSING ALLIANCE, INC, a California non-profit public benefit corporation ("Assignor"), to RIVERSIDE COMMUNITY HOUSING CORP.

COUNTY OF RIVERSIDE,
a political Subdivision of the State of California

By: _____
John J. Benoit, Chairman
Board of Supervisors

Date: _____

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos
County Counsel

By: 
Cynthia M. Gunzel
Deputy County Counsel

EXHIBIT A
NSP PROPERTIES

Assessor's Parcel No.	Site Address	Units	Total NSP Loan Amount
639-222-006	66061 Third Street Desert Hot Springs, CA 92240	9	553,040
639-302-012	66780 4th Street Desert Hot Springs, CA 92240	3	312,848
641-311-023	13740 Mark Drive Desert Hot Springs, CA 92240	2	160,000
644-141-013	68170 Calle Las Tiendas Desert Hot Springs, CA 92240	4	311,200
644-141-014	68160 Calle Las Tiendas Desert Hot Springs, CA 92240	4	319,240
644-141-015	68150 Calle Las Tiendas Desert Hot Springs, CA 92240	4	315,990
675-251-009	29660 Landau Boulevard Cathedral City, CA 92234	2	238,954
680-272-032	32425 Monte Vista Road Cathedral City, CA 92234	2	278,703
680-396-003	68685 Cedar Road Cathedral City, CA 92234	2	278,253
680-452-047	33580 Cathedral Canyon Cathedral City, CA 92234	2	231,772
842-216-001	424 Chaparral Drive Blythe, CA 92225	1	204,000

Totals: 35 \$3,204,000

EXHIBIT B
NSP Loan Agreement - Deeds of Trust and Promissory Notes

Assessor Parcel Number	Site address	Deed of Trust and Promissory Loan Amount	Date of Recordation	County Recorder's DOC#
639222006-0	66061 3rd Street Desert Hot Springs CA 92240	\$550,440	4/16/2016	2010-0175521
639222006-0	66061 3rd Street Desert Hot Springs CA 92240	\$2,600	6/2/2010	2010-0254339
639302012-2	66780 4th Street Desert Hot Springs CA 92240	\$250,000	10/15/2009	2009-0534398
639302012-2	66780 4th Street Desert Hot Springs CA 92240	\$62,848	6/2/2010	2010-0254340
641311023-7	13740 Mark Drive Desert Hot Springs CA 92240	\$160,000	9/14/2009	2009-0476071
644141013-4	68170 Calle Las Tiendas Desert Hot Springs CA 92240	\$298,500	9/11/2009	2009-0473649
644141013-4	68170 Calle Las Tiendas Desert Hot Springs CA 92240	\$12,700	6/15/2010	2010-0274915
644141014-5	68160 Calle Las Tiendas Desert Hot Springs, CA 92240	\$313,250	4/30/2010	2010-0198950
644141014-5	68160 Calle Las Tiendas Desert Hot Springs, CA 92240	\$5,990	6/2/2010	2010-0254343
644141015-6	68150 Calle Las Tiendas Desert Hot Springs, CA 92240	\$313,000	4/28/2010	2010-0195483
644141015-6	68150 Calle Las Tiendas Desert Hot Springs, CA 92240	\$2,990	6/2/2010	2010-0254342
675251009-7	29660 Landau Blvd Cathedral City CA 92234	\$238,954	2/26/2010	2010-0090499
680272032-0	32425 Montevista Rd Cathedral City CA 92234	\$278,703	1/25/2011	2011-0037866
680396003-7	68685 Cedar Road Cathedral City, CA 92234	\$238,000	11/17/2009	2009-0594400
680396003-7	68685 Cedar Road Cathedral City, CA 92234	\$40,253	6/2/2010	2010-0254344
680452047-0	33580 Cathedral Canyon Cathedral City CA 92234	\$231,772	1/25/2011	2011-0037863
842216001-2	424 Chaparral Street Blythe CA 92225	\$204,000	3/29/2010	2010-0140614
Total NSP Loan Agreement		\$3,204,000		

ATTACHMENT E
Grant Deeds

FORM APPROVED COUNTY COUNSEL
BY: Synthia M. Gunzel 8-25-16
SYNTHIA M. GUNZEL DATE

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 644-141-013

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED
(68170 Calle Las Tiendas, Desert Hot Springs, CA 92240)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Desert Hot Springs, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

LOT 13 OF DESERT HOT SPRINGS HIGHLANDS, UNIT NO. 2, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32, PAGES 21 THROUGH 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APN: 644-141-013

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 680-272-032

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

(32425 Monte Vista Road, Cathedral City, CA 92234)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Cathedral City, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Cathedral City, County of Riverside, State of California, described as follows:

LOT 82 OF PALM VIEW ESTATES, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE(S) 17 & 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

APN: 680-272-032

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 639-302-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

(66780 4th Street, Desert Hot Springs, CA 92240)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Desert Hot Springs, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

LOT 8 OF BLOCK "F" OF DESERT HOT SPRINGS, UNIT NO. 6, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGES 20 AND 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL STANDING, FLOWING, PERCOLATING, OR OTHER COLD WATER AND COLD WATER RIGHTS IN, ON OR UNDER THE PROPERTY ABOVE DESCRIBED, (THE TERM "COLD WATER" AS USED HEREIN MEANS OF A TEMPERATURE OF LESS THAN 100 DEGREES FAHRENHEIT; AT THE POINT OF PRODUCTION) AS CONVEYED TO DESERT HOR SPRINGS WATER COMPANY, A CORP., BY DEED RECORDED MARCH 17, 1950 IN BOOK 1157 PAGE 71 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 639-302-012

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 680-396-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED
(68685 Cedar Road, Cathedral City, CA 92234)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Cathedral City, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Cathedral City, County of Riverside, State of California, described as follows:

LOT 57 OF EL RANCHO GRANDE, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 29, PAGES 85 AND 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 680-396-003

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 641-311-023

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED
(13740 Mark Drive, Desert Hot Springs, CA 92240)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Desert Hot Springs, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

LOT 31 OF HOT SPRINGS OASIS, UNIT 1, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 34, PAGES 39 THROUGH 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 641-311-023

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 644-141-015

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

(68150 Calle Las Tiendas, Desert Hot Springs, CA 92240)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Desert Hot Springs, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

LOT 15 OF DESERT HOT SPRINGS HIGHLANDS, UNIT NO. 2, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 32 PAGES 21, 22, AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 644-141-015

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 644-141-014

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

(68160 Calle Las Tiendas, Desert Hot Springs, CA 92240)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Desert Hot Springs, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

LOT 14 OF DESERT HOT SPRINGS HIGHLANDS, UNIT NO. 2, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 32 PAGE(S) 21 TO 23, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN DEEDS OF RECORD.

APN: 644-141-014

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 639-222-006

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

(66061 Third Street, Desert Hot Springs, CA 92240)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Desert Hot Springs, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Desert Hot Springs, County of Riverside, State of California, described as follows:

LOT 19 AND 20 IN BLOCK J, OF DESERT HOT SPRINGS SITES TRACT, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 19 PAGES 66 AND 67 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 639-222-006

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 675-251-009

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

(29660 Landau Boulevard, Cathedral City, CA 92234)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Cathedral City, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Cathedral City, County of Riverside, State of California, described as follows:

LOT 9 OF PALM SPRINGS PANORAMA #1, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 83-96 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 675-251-009

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 680-452-047

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

(33580 Cathedral Canyon, Cathedral City, CA 92234)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Cathedral City, County of Riverside, State of California, which is described in the legal
description attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Cathedral City, County of Riverside, State of California, described as follows:

LOT 77 OF DESERT RETREAT ESTATES AS SHOWN BY MAP ON FILE IN BOOK 26 PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 680-452-047

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed-dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public
entity, corporate and politic of the State of
California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

OFFICIAL BUSINESS
Document entitled to free
recording per Government Code
Section 27383 and 6103

Recording Requested By and
When Recorded Mail to:
County of Riverside
5555 Arlington Avenue
Riverside, California 92504
Attention: Juan Garcia

APN: 842-216-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED
(424 Chaparral Drive, Blythe, CA 92225)

FOR GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby
acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantor")

Grants to the Riverside Community Housing Corp., a public entity, corporate and politic of the
State of California ("Grantee"), the fee simple interest in real property located in the City of
Blythe, County of Riverside, State of California, which is described in the legal description
attached hereto as Exhibit "A" incorporated herein by this reference.

"GRANTOR"

County of Riverside
a political subdivision of the State of California

Date: _____

By: _____
John J. Benoit, Chairman

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain real property located in the City of Blythe, County of Riverside, State of California, described as follows:

LOT 24 OF TRACT NO. 24156-3, IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 302, PAGES 85 THROUGH 87, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 842-216-001

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated as of _____, 2016 from the Grantor, COUNTY OF RIVERSIDE, a political subdivision of the State of California, grants to the Grantee, Riverside Community Housing Corp., a public entity, corporate and politic of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Directors pursuant to authority conferred by Minute Order _____, of said Riverside Community Housing Corp. approved by the Board of Directors on _____, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

Riverside Community Housing Corp., a public entity, corporate and politic of the State of California

Date: _____

By: _____
Heidi Marshall, Chief Operating Officer

ATTACHMENT F
Notice of Exemption



NOTICE OF EXEMPTION

Date: August 10, 2016

Project Name: Transfer of Neighborhood Stabilization Program (NSP) Properties

Project Number: 16-NSP04-001

Project Location: The properties are located in the Cities of Desert Hot Springs, Cathedral City, and Blythe, and identified with Assessor's Parcel Numbers 639-222-006, 639-302-012, 641-311-023, 644-141-013, 644-141-014, 644-141-015, 675-251-009, 680-272-032, 680-396-003, 680-452-047, and 842-216-001, ("NSP Properties");

Description of Project: The County of Riverside (County) is the current owner of the above referenced properties which were obtained from the previous owner Rancho Housing Alliance (RHA). The NSP Properties that were conveyed to the County were acquired and rehabilitated by RHA with a \$3,204,000 Neighborhood Stabilization Program loan provided by the County (RHA Loan). RHA fell on hard times and was unable to manage the NSP Properties and in lieu of the County foreclosing on the NSP Properties, RHA agreed to deed the NSP Properties to the County. The NSP funds used to acquire and rehabilitate the NSP Properties require that the NSP Properties remain affordable for a period of 55 years and rented to very low income households whose incomes do not exceed 50% of the Area Median Income. The County is not set up to manage residential properties of this type long term and therefore is conveying the NSP Properties to the Riverside Community Housing Corp. (RCHC). As part of this transaction RCHC will also be required to assume the RHA Loan, which will be memorialized by an Assumption Agreement between RCHC, the County and RHA in the amount of \$3,204,000.

The conveyance of the NSP Properties does not require any change in use, or any other condition that may lead to a direct or indirect physical environmental impact at this time. The use and operation of the NSP Properties will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. The transfer of ownership of the NSP Properties and the land from the County to RCHC is the proposed Project under the California Environmental Quality Act (CEQA).

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8916 • F: 951.955.6686

www.rivcoeda.org

Administration
Aviation
Business Intelligence
Community Services
Custodial
County Library System

Economic Development
Edward-Dean Museum
Environmental Planning
Fair & National Date Festival
Film & Television
Foreign Trade

Graffiti Abatement
Housing
Housing Authority
Maintenance
Marketing
Military & Defense Services

Parking
Project Management
Real Property
Workforce Development



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Exempt Status: State California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), General Rule or “Common Sense” Exemption.; and Section 15301, Class 1, Existing Facilities Exemption.

Reasons Why Project is Exempt: The Project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The Project is the conveyance of real property from the County to the RCHC, so that RCHC will continue to rent the NSP Properties to very low income households. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The proposed conveyance of real property will not have an effect on the environment and the mere transfer of ownership interest will not alter or expand the existing use that may create any future direct or indirect physical environmental impact; thus, no environmental impacts are anticipated to occur.

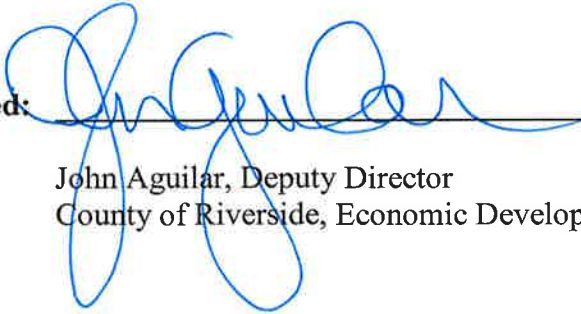
- Section 15061 (b) (3) - General Rule “Common Sense” Exemption. In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b)(3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. With certainty, there is no possibility that the conveyance of these NSP Properties may have a significant physical effect on the environment. The conveyance of these NSP Properties does not facilitate an increase in the intensity of use of the sites. The conveyance of these NSP Properties does not require any construction activities and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts to the existing sites. Therefore, in no way, would the transfer of the NSP Properties between the County and RCHC, as proposed, have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.
- Section 15301 – Class 1 Existing Facilities Exemption. This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The Project, as proposed, is limited to the conveyance of real property from the County to RCHC. The Project would not result in any change in use and will not increase or expand the use of the NSP Properties. The sites are currently developed with residential structures and they don’t contain environmentally sensitive areas. The continued used of the NSP Properties as



low income rental properties will not require and additional infrastructure. The existing residential structures were designed and planned as residential rental properties and the conveyance of the real property would result in the continued use of the site in a similar capacity, therefore, the Project is exempt as the Project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the Project as proposed meets all of the required categorical exemptions as identified. No further environmental analysis is warranted.

Signed: _____



Date: _____

8-10-16

John Aguilar, Deputy Director
County of Riverside, Economic Development Agency

