

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE \_\_\_\_\_  
 Departmental Concurrence

**SUBMITTAL TO THE RIVERSIDE COMMUNITY HOUSING CORP.  
 BOARD OF DIRECTORS  
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Riverside Community Housing Corp.

**SUBMITTAL DATE:**  
 September 13, 2016

**SUBJECT:** Adopt Resolution No. 2016-002, Acceptance of Conveyance of Fee Simple Interests in Real Property 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, each by a Grant Deed from the County of Riverside, District 4 [\$3,534,000], Neighborhood Stabilization Program Funds 91%, First Foundation Bank Funds 9%; Project is CEQA Exempt

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

1. Find that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15301;

(Continued)

*Robert Field*  
 Robert Field  
 Chief Executive Officer

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 3,534,000	\$	\$ 3,534,000	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
<b>SOURCE OF FUNDS:</b> Neighborhood Stabilization Program Funds 91%, First Foundation Bank Funds 9%				<b>Budget Adjustment:</b> No	
				<b>For Fiscal Year:</b> 2016/17	

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

APPROVE  
 BY: Rohini Dasika  
 Rohini Dasika

County Executive Office Signature

**MINUTES OF THE RIVERSIDE COMMUNITY HOUSING CORP. BOARD OF DIRECTORS**

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

**SUBMITTAL TO THE RIVERSIDE COMMUNITY HOUSING CORP. BOARD OF DIRECTORS,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Riverside Community Housing Corp.

**FORM 11:** Adopt Resolution No. 2016-002, Acceptance of Conveyance of Fee Simple Interests in Real Property 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, each by a Grant Deed from the County of Riverside, District 4 [\$3,534,000], Neighborhood Stabilization Program Funds 91%, First Foundation Bank Funds 9%; Project is CEQA Exempt

**DATE:** September 13, 2016

**PAGE:** 2 of 5

**RECOMMENDED MOTION: (Continued)**

2. Adopt Resolution No. 2016-002, Acceptance of Conveyances of Fee Simple Interest in Real Property 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, California, each by Grant Deeds from the County of Riverside (Properties);
3. Approve the attached Grant Deeds conveying the Properties from the County of Riverside to the Riverside Community Housing Corp. (RCHC), and each attached Certificate of Acceptance;
4. Authorize the Chief Operating Officer, or designee, to execute the attached Certificates of Acceptance for each Grant Deed conveying a property;
5. Approve the attached Assignment and Assumption Agreement (Loan Agreement for the Use of Neighborhood Stabilization Program Funds and Related Agreements) to be entered into between Rancho Housing Alliance, Inc., a California public benefit non-profit corporation (RHA) (as assignor) and RCHC (as assignee), with an attached County of Riverside consent (collectively, NSP Assignment and Assumption Agreement);
6. Authorize the Chairperson of the Board to execute the attached NSP Assignment and Assumption Agreement;
7. Authorize the Chief Operating Officer, or designee, to execute an Assignment and Assumption Agreement, or similar instrument, between RHA (as assignor) and RCHC (as assignee) assuming RHA's obligations under that certain Loan Agreement with First Foundation Bank, successor in interest to Desert Commercial Bank, and all security instruments executed in connection therewith, assuming an approximately \$330,000 deferred payment Affordable Housing Program Loan, subject to approval by General Counsel; and
8. Authorize the Chief Operating Officer, or designee, to take all necessary steps to implement the NSP Assignment and Assumption and to complete the acceptance of the Properties and all other activities contemplated in Resolution No. 2016-002, including, but not limited to, signing subsequent necessary and relevant documents, including, but not limited to, amendments to any security instruments, escrow instructions, certificates of acceptance, use agreements, assignment and assumption agreements, tenant leases, and preliminary change of ownership report forms, subject to approval by General Counsel.

**BACKGROUND:**

**Summary**

On May 3, 2016, the Board of Supervisors of the County of Riverside (County) accepted conveyance from Rancho Housing Alliance, Inc., a California non-profit public benefit corporation (RHA) of fee simple interest in real property consisting of 11 scattered sites located in the cities of Desert Hot Springs, Cathedral City, and Blythe, all within Riverside County, as more particularly described in Attachment A, attached hereto (collectively, Properties). The County of Riverside (County) now owns the Properties, which comprise 35 units  
(Continued)

**SUBMITTAL TO THE RIVERSIDE COMMUNITY HOUSING CORP. BOARD OF DIRECTORS,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Riverside Community Housing Corp.

**FORM 11:** Adopt Resolution No. 2016-002, Acceptance of Conveyance of Fee Simple Interests in Real Property 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, each by a Grant Deed from the County of Riverside, District 4 [\$3,534,000], Neighborhood Stabilization Program Funds 91%, First Foundation Bank Funds 9%; Project is CEQA Exempt

**DATE:** September 13, 2016

**PAGE:** 3 of 5

**BACKGROUND:** (Continued)

**Summary**

of affordable housing for a total of 11 assessor's parcel numbers (APNs). Site maps for the Properties are attached hereto as Attachment B. The Properties were previously acquired and rehabilitated by RHA with \$3,204,000 in financing from the County (RHA Loan) through the Neighborhood Stabilization Program (NSP). The RHA Loan was memorialized with loan agreements along with a promissory note and deed of trust for each respective property. Subsequent to recordation of these deeds of trust, RHA obtained a loan from Desert Commercial Bank in the amount of \$330,000, the funds of which were used, in part, to finance rehabilitation of the Properties (Bank Loan). The Bank Loan was memorialized with a promissory note and a deed of trust, which was recorded against six of the eleven Properties. RHA recently became unable to manage the Properties and, in lieu of the County foreclosing on the Properties, RHA agreed to transfer title of the Properties to the County.

Because NSP funds were used to finance the acquisition and rehabilitation of the 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 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 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 Properties while the County holds title to the Properties. The EDA is not set up to manage residential properties of this type long term and therefore desires to convey the Properties to the Riverside Community Housing Corp. (RCHC). The County proposes that the Properties be conveyed from the County to RCHC with consideration being given by RCHC in the form of management obligations of the Properties and assuming the RHA Loan and Bank Loan. The conveyance will occur by Grant Deed. The proposed Grant Deeds and Certificates of Acceptance conveying the Properties from the County to RCHC are attached. This action proposes the express acceptance of the aforementioned real property by RCHC in order for the Grant Deeds to be recorded.

Should the Board approve the proposed conveyance of the Properties, staff also recommends RCHC assume RHA's obligations in connection with the RHA Loan and the Bank Loan. Assumption of the RHA Loan in the amount of \$3,204,000, including all security instruments securing the RHA Loan, will be memorialized by the attached proposed Assignment and Assumption Agreement (Loan Agreement for the Use of Neighborhood Stabilization Program Funds and Related Agreements) to be entered into between RCHC and RHA (NSP Assignment and Assumption Agreement). The NSP Assignment and Assumption Agreement will be subject to the County's consent. The proposed NSP Assignment and Assumption Agreement provides that interest shall accrue at a rate of 0% per annum and that the principal balance be repaid on an annual basis from the Properties' residual receipts [estimated at \$0]. The amount of principal remaining at the end of the term, if any, shall be forgiven. Assumption of the Bank Loan will be memorialized by an Assignment and Assumption Agreement, or equivalent document, to be agreed upon by RHC, RCHC and the Bank, subject to General Counsel approval (Bank Loan Assumption Agreement). A summary of estimated costs and fees associated with the conveyance of the Properties is provided below in the Additional Fiscal Information section.

(Continued)

**SUBMITTAL TO THE RIVERSIDE COMMUNITY HOUSING CORP. BOARD OF DIRECTORS,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Riverside Community Housing Corp.

**FORM 11:** Adopt Resolution No. 2016-002, Acceptance of Conveyance of Fee Simple Interests in Real Property 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, each by a Grant Deed from the County of Riverside, District 4 [\$3,534,000], Neighborhood Stabilization Program Funds 91%, First Foundation Bank Funds 9%; Project is CEQA Exempt

**DATE:** September 13, 2016

**PAGE:** 4 of 5

**BACKGROUND:** (Continued)

**Summary**

Staff recommends that the Board of Directors adopt Resolution No. 2016-002 authorizing RCHC's acceptance of the Properties from the County, approve the Grant Deeds, with Certificates of Acceptance attached, and approve the NSP Assignment and Assumption Agreement, each of which have been approved as to form by General Counsel.

**California Environmental Quality Act (CEQA) Findings**

Pursuant to the California Environmental Quality Act (CEQA), Resolution No. 2016-002 and the NSP Assignment and Assumption Agreement were reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15061(b) (3), General Rule or "Common Sense" exemption, and Section 15301 Class 1- Existing Facilities exemption. The project includes the following, (i) Resolution No. 2016-002, authorizing the acquisition of the existing Properties from the County; and (ii) a NSP Assignment and Assumption Agreement memorializing the assumption of the RHA Loan by RCHC. Resolution No. 2016-002 and the NSP Assignment and Assumption Agreement are administrative in nature and will have purely financial effects. The conveyance of already existing housing units at the same physical location will not have an effect on the environment. The use and operation of the Properties will be substantially similar to the existing residential units and will not create any new environmental impacts to the surrounding area. The purchase of the already existing housing units as contemplated in Resolution No. 2016-002 is categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities, since the Project includes no rehabilitation of existing facilities and no expansion of an existing use will occur. In addition, it can be seen with certainty that there is no possibility that the Project may have a significant effect on the environment and will not lead to any direct or reasonably indirect physical environmental impacts since the existing use will be maintained. A Notice of Exemption will be filed by RCHC staff with the County Clerk upon approval of the NSP Assignment and Assumption Agreement and Resolution No. 2016-002.

**Impact on Citizens and Businesses**

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

**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.

(Continued)

**SUBMITTAL TO THE RIVERSIDE COMMUNITY HOUSING CORP. BOARD OF DIRECTORS,  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**FROM:** Riverside Community Housing Corp.

**FORM 11:** Adopt Resolution No. 2016-002, Acceptance of Conveyance of Fee Simple Interests in Real Property 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, each by a Grant Deed from the County of Riverside, District 4 [\$3,534,000], Neighborhood Stabilization Program Funds 91%, First Foundation Bank Funds 9%; Project is CEQA Exempt

**DATE:** September 13, 2016

**PAGE:** 5 of 5

**SUPPLEMENTAL: (Continued)**

**Additional Fiscal Information**

Description	Payable By	Payable To	Est. Amount
<b>Closing Costs</b>			
*Title policy fees	County of Riverside	Title insurance provider	\$10,000
*Recording fees	County of Riverside	Riverside County Recorder	\$2,000
*Costs being paid by County Neighborhood Stabilization Funds			<b>Total</b>
			<b>\$12,000</b>
<b>Itemization of Amounts Financed</b>			
Assumption of RHA Loan	RCHC <i>Financed: NSP Assumption Agreement</i>	County of Riverside	\$3,204,000
Assumption of Desert Commercial Bank Loan	RCHC <i>Financed: Bank Loan Assumption Agreement</i>	First Foundation Bank, successor in interest to Desert Commercial Bank	\$330,000
			<b>Total</b>
			<b>\$3,534,000</b>

**ATTACHMENTS**

- A. Properties Overview
- B. Site Maps
- C. Resolution No. 2016-002
- D. Grant Deeds with Certificates of Acceptance
- E. Assignment and Assumption Agreement (Loan Agreement for the Use of Neighborhood Stabilization Program Funds and Related Agreements) (3 copies)

RF:HM:JA:CHui:LT 13236

**ATTACHMENT A  
Properties Overview**

APN	Address	# of Units	Existing NSP Lien(s)	Total of Existing NSP Lien Amount(s)	Subject to Bank Loan?
639-222-006	66061 Third Street Desert Hot Springs, CA 92240	9	\$ 550,440	\$ 553,040	Yes
			\$ 2,600		
639-302-012	66780 4th Street Desert Hot Springs, CA 92240	3	\$ 250,000	\$ 312,848	Yes
			\$ 62,848		
641-311-023	13740 Mark Drive Desert Hot Springs, CA 92240	2	\$ 160,000	\$ 160,000	Yes
644-141-013	68170 Calle Las Tiendas Desert Hot Springs, CA 92240	4	\$ 298,500	\$ 311,200	No
			\$ 12,700		
644-141-014	68160 Calle Las Tiendas Desert Hot Springs, CA 92240	4	\$ 313,250	\$ 319,240	Yes
			\$ 5,990		
644-141-015	68150 Calle Las Tiendas Desert Hot Springs, CA 92240	4	\$ 313,000	\$ 315,990	Yes
			\$ 2,990		
675-251-009	29660 Landau Boulevard Cathedral City, CA 92234	2	\$ 238,954	\$ 238,954	No
680-272-032	32425 Monte Vista Road Cathedral City, CA 92234	2	\$ 278,703	\$ 278,703	No
680-396-003	68685 Cedar Road Cathedral City, CA 92234	2	\$ 238,000	\$ 278,253	No
			\$ 40,253		
680-452-047	33580 Cathedral Canyon Cathedral City, CA 92234	2	\$ 231,772	\$ 231,772	No
842-216-001	424 Chaparral Drive Blythe, CA 92225	1	\$ 204,000	\$ 204,000	Yes
<i>Totals:</i>		35	\$ 3,204,000	\$ 3,204,000	

**ATTACHMENT B  
Site Maps**

66061 Third Street, Desert Hot Springs, CA 92240 (APN: 639-222-006)





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



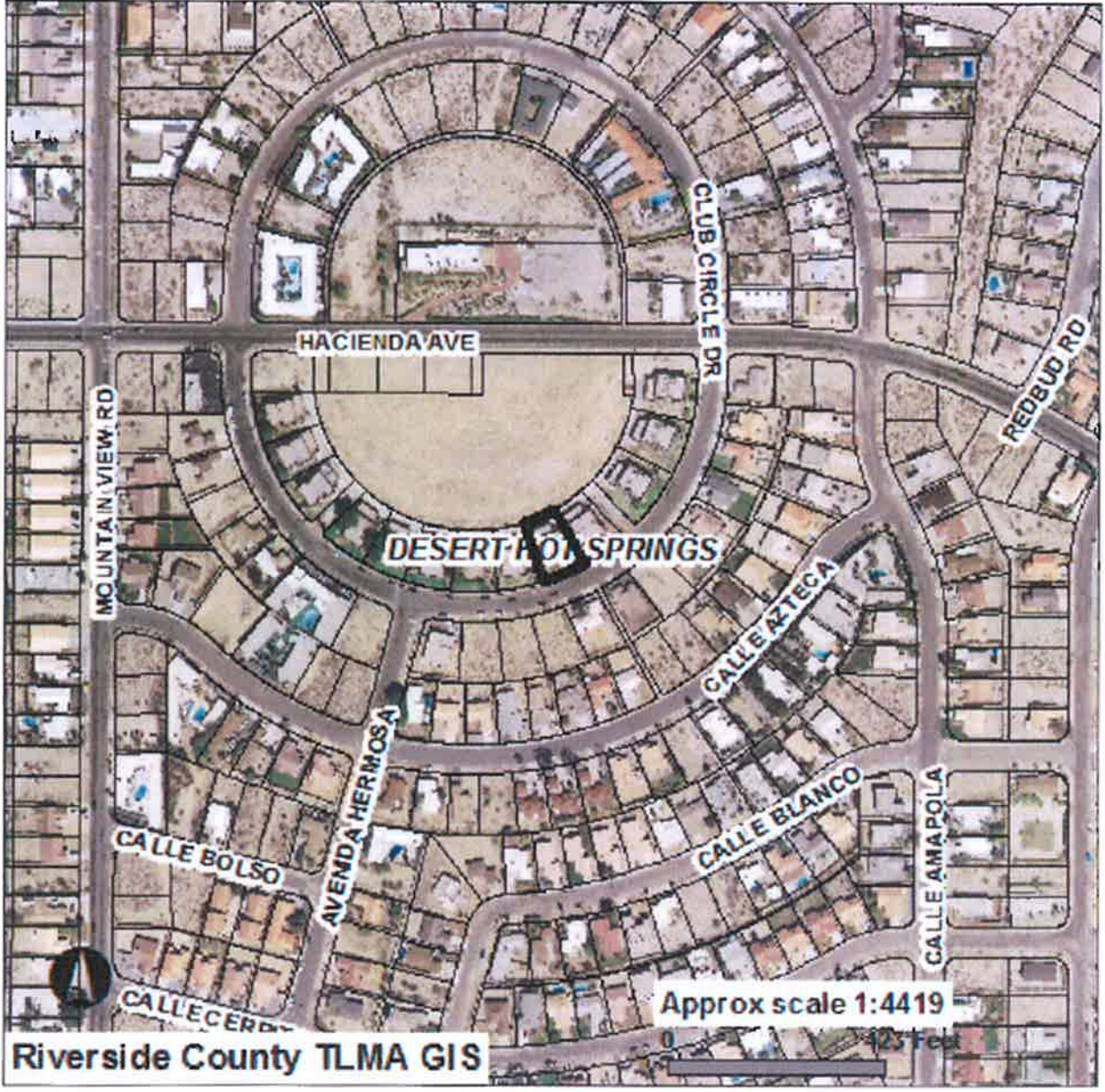


13740 Mark Drive, Desert Hot Springs, CA 92240 (APN: 641-311-023)



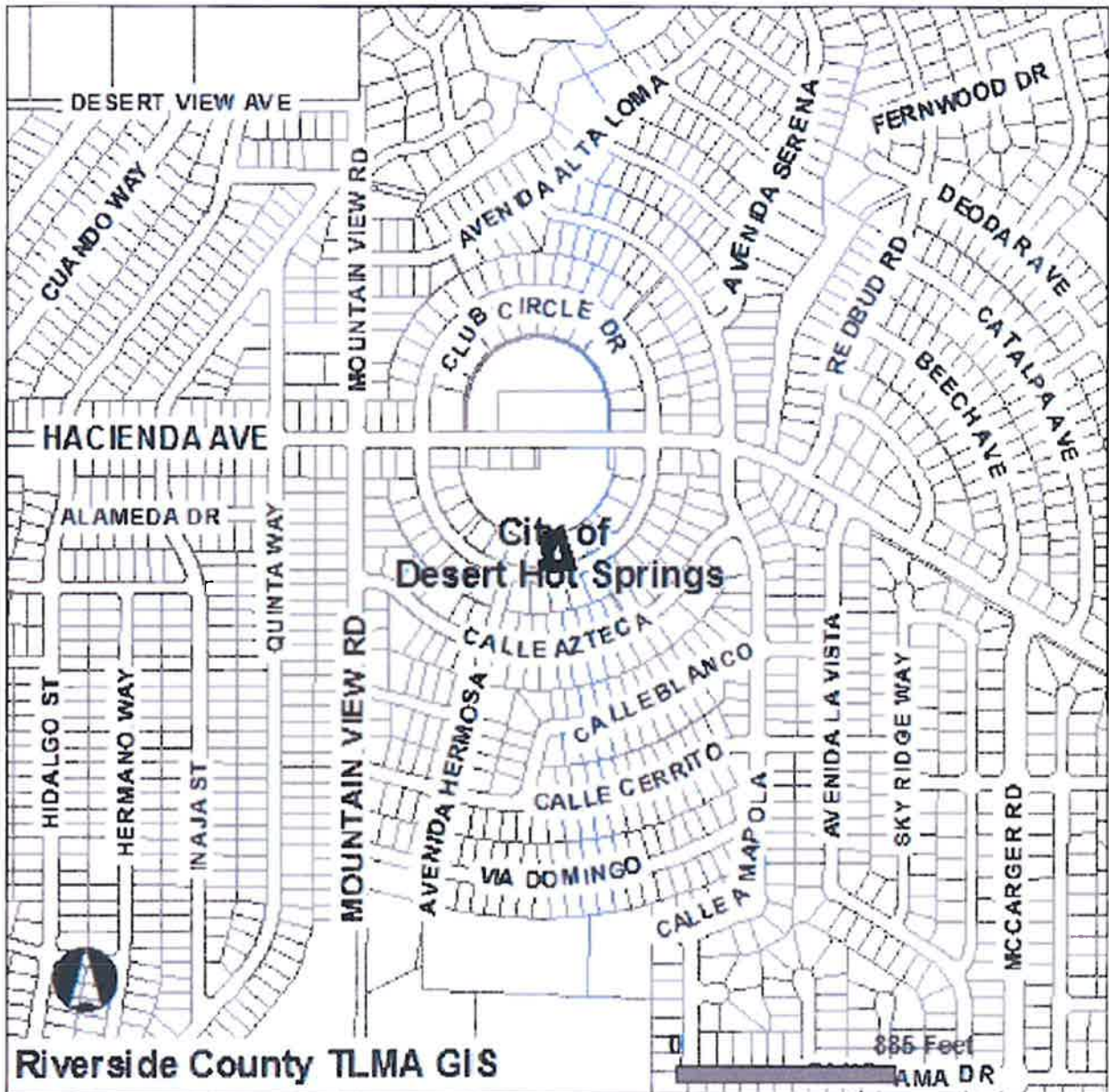


68170 Calle Las Tiendas, Desert Hot Springs, CA 92240 (APN: 644-141-013)

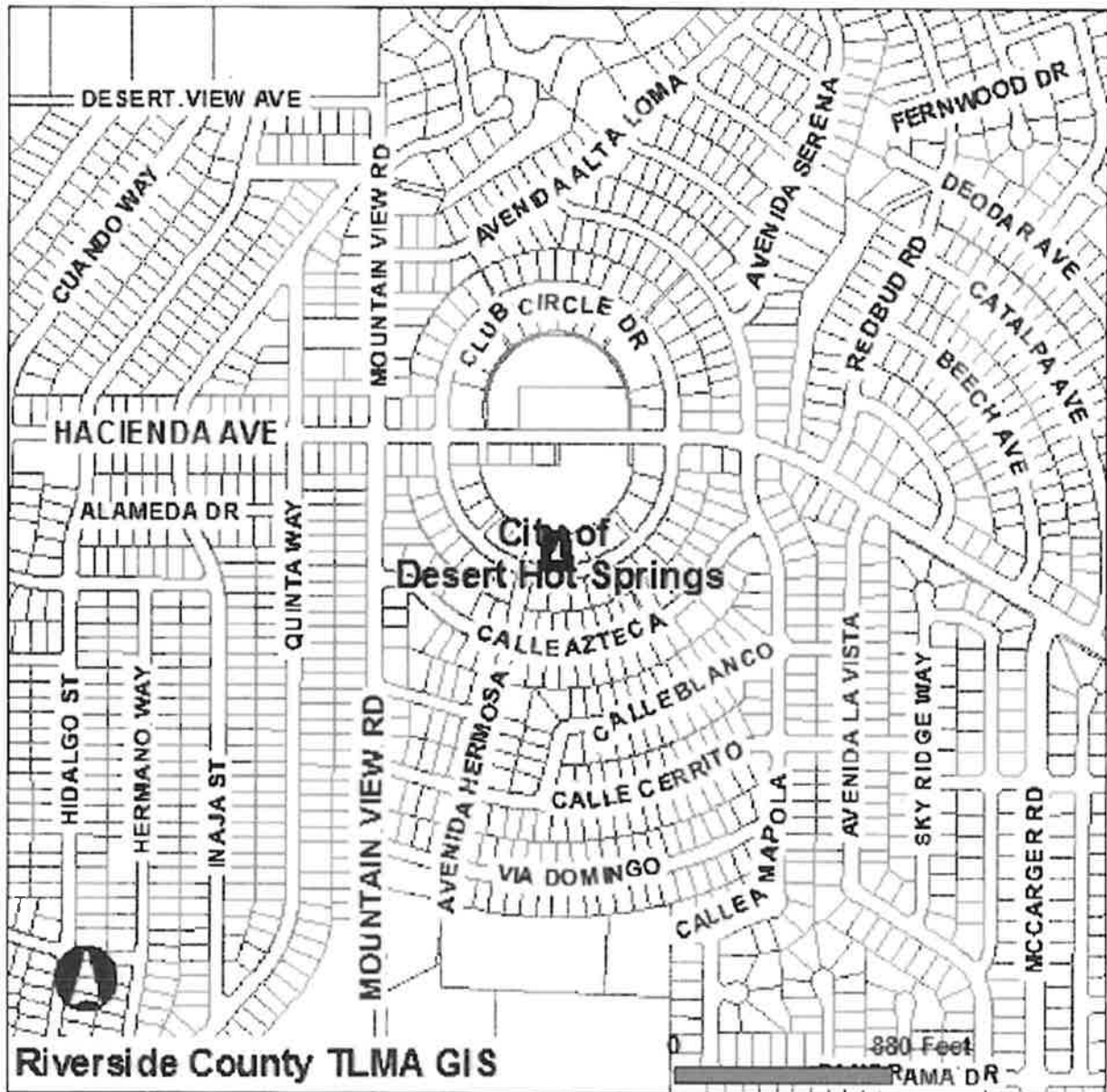




68160 Calle Las Tiendas, Desert Hot Springs, CA 92240 (APN: 644-141-014)

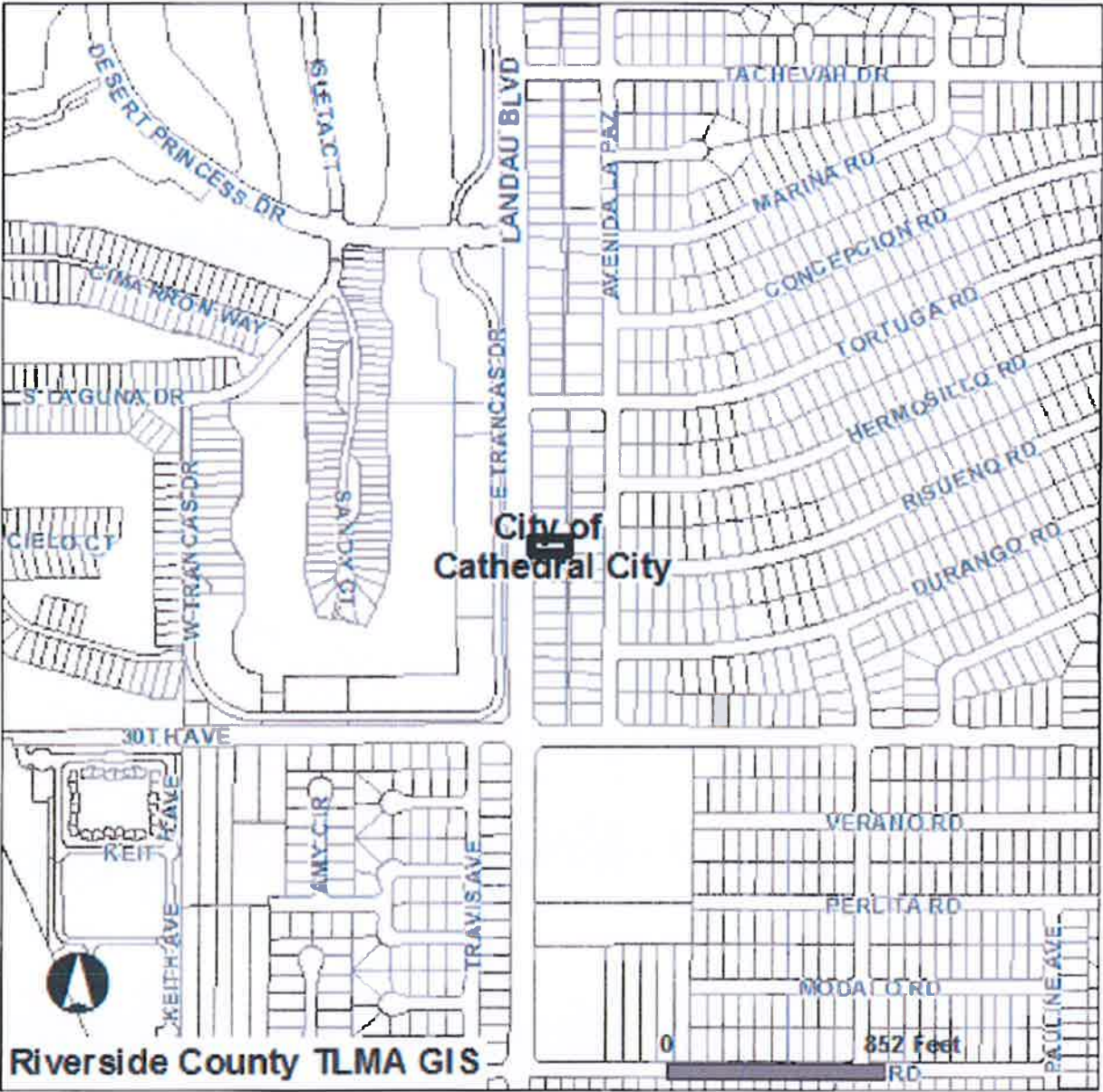


68150 Calle Las Tiendas, Desert Hot Springs, CA 92240 (APN: 644-141-015)

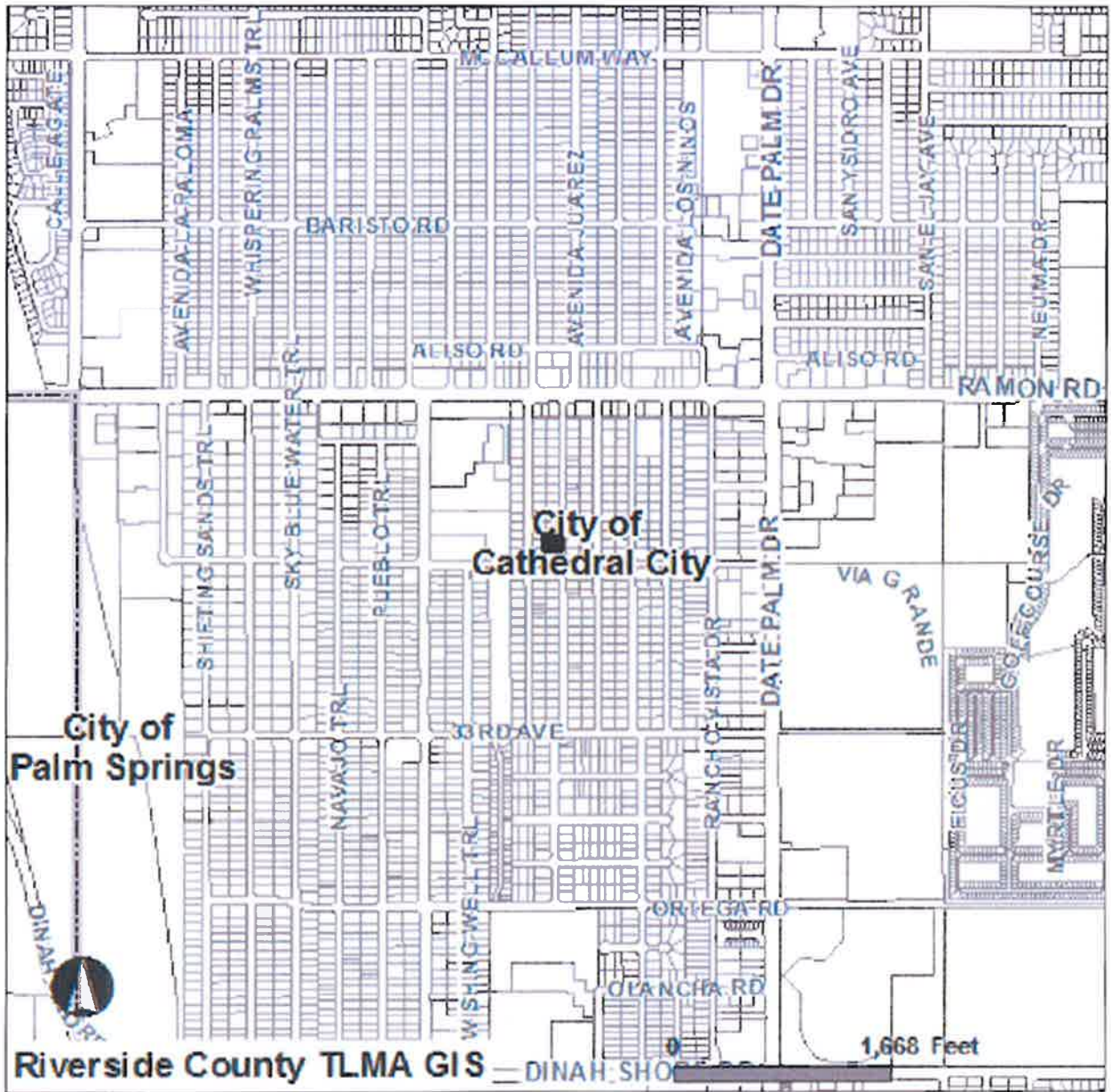




29660 Landau Boulevard, Cathedral City, CA 92234 (APN: 675-251-009)

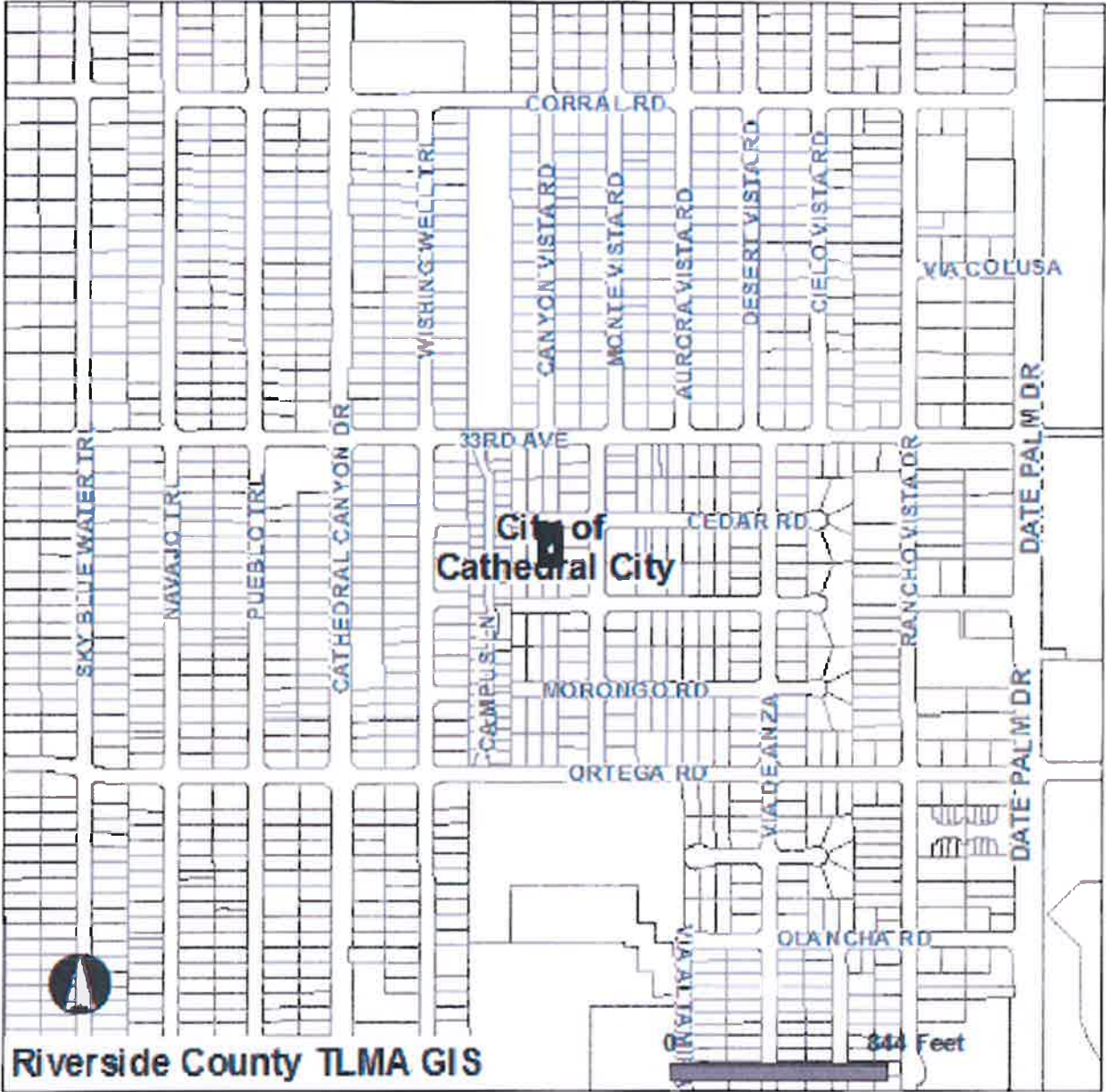


32425 Monte Vista Road, Cathedral City, CA 92234 (APN: 680-272-032)



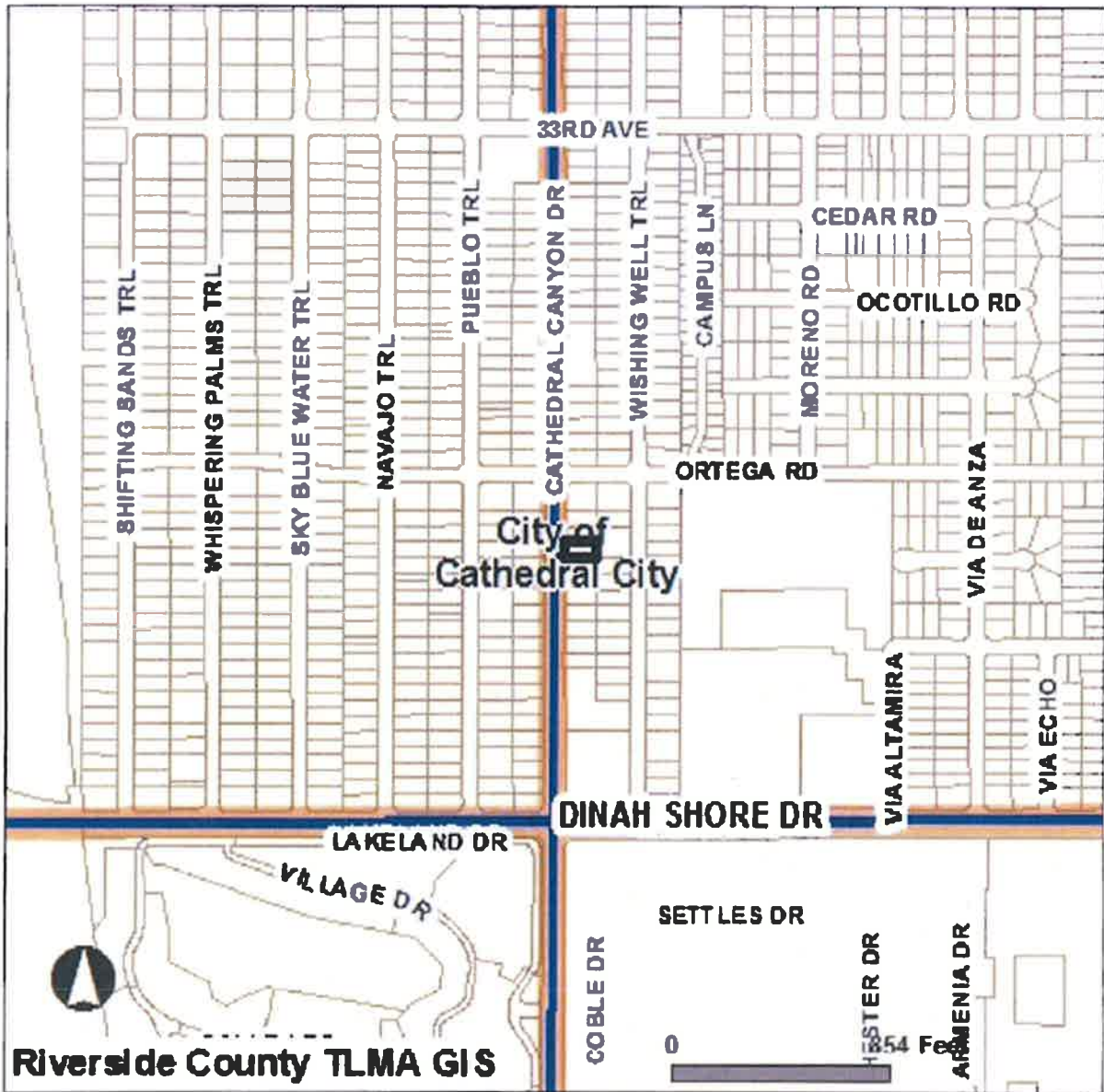


68685 Cedar Road, Cathedral City, CA 92234 (APN: 680-396-003)





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



424 Chaparral Drive, Blythe, CA 92225 (APN: 842-216-001)



**ATTACHMENT C**  
**Resolution No. 2016-002**

2  
3 **RESOLUTION NO. 2016-002**

4 **ACCEPTANCE OF CONVEYANCES OF FEE SIMPLE INTERESTS IN REAL**  
5 **PROPERTY IDENTIFIED WITH ASSESSOR’S PARCEL NUMBERS 639-222-006,**  
6 **639-302-012, 641-311-023, 644-141-013, 644-141-014, 644-141-015, 675-251-009, 680-272-**  
7 **032, 680-396-003, 680-452-047, and 842-216-001 LOCATED IN THE CITIES OF**  
8 **DESERT HOT SPRINGS, CATHEDRAL CITY, AND BLYTHE, COUNTY OF**  
9 **RIVERSIDE, CALIFORNIA, EACH BY GRANT DEED FROM THE COUNTY OF**  
10 **RIVERSIDE**

11  
12 **WHEREAS**, the Riverside Community Housing Corp. (“Corporation”) was authorized  
13 to be formed by the Housing Authority of the County of Riverside, a public entity, corporate and  
14 politic of the State of California ("Authority"), incorporated pursuant to the provisions of  
15 Chapter 1 of Part 2 of Division 24 (commencing with Section 34200) of the California Health  
16 and Safety Code, as amended, for the purpose of supporting the activities of the Authority  
17 through the ownership and operation of low-income housing;

18 **WHEREAS**, the County of Riverside (“County”) owns eleven (11) low income housing  
19 projects totaling thirty-five (35) affordable housing units identified as assessor’s parcel numbers  
20 639-222-006, 639-302-012, 641-311-023, 644-141-013, 644-141-014, 644-141-015, 675-251-  
21 009, 680-272-032, 680-396-003, 680-452-047, and 842-216-001, and all improvements and  
22 fixtures located thereon, located in the cities of Desert Hot Springs, Cathedral City, and Blythe,  
23 all within the County of Riverside, as more particularly described in the legal descriptions each  
24 attached hereto as Exhibit “A” and incorporated herein by this reference (collectively, the  
25 “Properties”);

26 **WHEREAS**, the Properties were previously owned and operated by Rancho Housing  
27 Alliance, Inc., a California non-profit public benefit corporation (“RHA”);

28 **WHEREAS**, RHA acquired and improved the Properties using Neighborhood

1 Stabilization Program (“NSP”) funds provided by the County, which funding was memorialized  
2 with a Loan Agreement for the Use of Neighborhood Stabilization Program Funds dated July  
3 14, 2009 in the amount of \$204,000; a Loan Agreement for the Use of Neighborhood  
4 Stabilization Program Funds dated July 14, 2009 in the amount of \$1,500,000; and a First  
5 Amendment to the Loan Agreement for the Use of Neighborhood Stabilization Program Funds  
6 dated February 23, 2010, providing an additional \$1,500,000, for a total of \$3,204,000 in NSP  
7 funds loaned by the County to RHA (Collectively, “RHA Loan”). The RHA Loans were  
8 evidenced by Promissory Notes and secured by Deeds of Trust recorded against each respective  
9 property;

10 **WHEREAS**, RHA further improved six of the Properties using funds provided by  
11 Desert Commercial Bank, which funding was evidenced by a Promissory Note and secured by a  
12 Deed of Trust dated November 30, 2010 in the amount of \$330,000, recorded against the six  
13 assisted Properties (“Bank Loan”);

14 **WHEREAS**, pursuant to Resolution No. 2016-125, the County acquired the Properties  
15 from RHA on May 3, 2016;

16 **WHEREAS**, due to the County’s interest in the Properties and the desire to protect and  
17 preserve the low income housing purpose for which these Properties were acquired, the County  
18 desires to convey the Properties to the Corporation, with consideration being given by  
19 Corporation in the form of management obligations of the Properties and assuming the RHA  
20 Loan and Bank Loan;

21 **WHEREAS**, Corporation desires to assume the RHA Loan and the Bank Loan;

22 **WHEREAS**, assumption of the RHA Loan will be memorialized pursuant to that certain  
23 Assignment and Assumption Agreement (Loan Agreement for the Use of Neighborhood  
24 Stabilization Program Funds and Related Agreements) a copy of which is attached hereto as  
25 Exhibit C and incorporated herein by this reference (“Assignment and Assumption Agreement”);

26 **WHEREAS**, assumption of the Bank Loan will be memorialized by an Assignment and  
27 Assumption Agreement, or equivalent document, to be agreed upon by the Corporation and the  
28

1 First Foundation Bank, successor in interest to Desert Commercial Bank, subject to General  
2 Counsel approval (Bank Loan Assumption Agreement);

3 **WHEREAS**, the Corporation desires to acquire the Properties, assume the RHA Loan  
4 and Bank Loan and continue to operate the Properties as low-income housing units under NSP;

5 **WHEREAS**, the Properties will be conveyed by Grant Deeds, with attached Certificates  
6 of Acceptance, conforming in form and substance to the Grant Deeds and Certificates of  
7 Acceptance attached hereto as Exhibit B and incorporated herein by this reference;

8 **WHEREAS**, the Corporation has reviewed and determined that the acceptance of the  
9 conveyance of the Properties is categorically exempt from the California Environmental Quality  
10 Act (“CEQA”) pursuant to State CEQA Guidelines Section 15301 and 15601(b)(3) because the  
11 proposed project is merely the conveyance of title to real property for the continued use of the  
12 existing improvements situated on the properties with no or negligible changes occurring at this  
13 time and no significant impact on the environment will occur; and

14 **WHEREAS**, the County and Corporation concur that it would be in both parties’ best  
15 interest to transfer the Properties to the Corporation.

16 **NOW THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED**  
17 by the Board of Directors (“Board”) in regular session assembled on or after September 13,  
18 2016, at 9:00 a.m. or soon thereafter, in the meeting room of the Board of Directors located on  
19 the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California,  
20 as follows:

- 21 1. That the Board hereby finds and declares that the above recitals are true and  
22 correct and incorporated herein by reference.
- 23 2. That the Board hereby determines that the acceptance of the conveyance of the  
24 Properties is categorically exempt from the California Environmental Quality  
25 Act (“CEQA”) pursuant to State CEQA Guidelines Section 15301 and  
26 15601(b)(3) because the proposed project is merely the conveyance of title to  
27 real property for the continued use of the existing improvements situated on the  
28

1 properties with no or negligible changes occurring at this time and no  
2 significant impact on the environment will occur

- 3 3. That the Board hereby authorizes the Corporation to acquire from the County  
4 and accepts the conveyance of, with consideration being given by Corporation  
5 in the form of management obligations of the Properties and assuming the  
6 RHA Loan and Bank Loan, that certain real property consisting of eleven (11)  
7 housing projects totaling thirty-five (35) affordable housing units identified as  
8 Assessor's Parcel Numbers 639-222-006, 639-302-012, 641-311-023, 644-  
9 141-013, 644-141-014, 644-141-015, 675-251-009, 680-272-032, 680-396-003,  
10 680-452-047, and 842-216-001, and all improvements and fixtures located  
11 thereon, located in the cities of Desert Hot Springs, Cathedral City, and Blythe,  
12 all within the County of Riverside, as more particularly described in the legal  
13 descriptions attached hereto as Exhibit "A" and incorporated herein by this  
14 reference, by Grant Deeds, with attached Certificates of Acceptance,  
15 conforming in form and substance to Exhibit B attached hereto and  
16 incorporated herein by this reference.
- 17 4. That the Board hereby authorizes and directs the Chief Operating Officer, or  
18 designee, to execute Certificates of Acceptance for each Grant Deed conveying a  
19 property, conforming in form and substance to Exhibit B attached hereto.
- 20 5. That the Board hereby approves the Assignment and Assumption Agreement  
21 relating to the RHA Loan, including all attachments thereto, between the  
22 Corporation and RHC, with an attached consent from the County, attached  
23 hereto as Exhibit C.
- 24 6. That the Board hereby authorizes the Chairperson of the Board to execute an  
25 Assignment and Assumption Agreement relating to the RHA Loan, substantially  
26 conforming in form and substance to Exhibit C.
- 27 7. That the Board hereby authorizes the Corporation's Chief Operating Officer, or  
28 designee, to execute an assignment and assumption agreement, or similar

BY: *Shirley R. Brown* 8-29-16  
JHAILA R. BROWN DATE

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

instrument, between RHA (as assignor) and the Corporation (as assignee) assuming RHA's obligations under the Bank Loan, and all security instruments executed in connection therewith, subject to approval by General Counsel.

- 8. That the Board hereby authorizes and directs the Corporation's Chief Operating Officer, or designee, to take all necessary steps to implement the Assignment and Assumption and to complete the acceptance of the conveyance of Properties and all other activities contemplated in this Resolution, including, but not limited to, signing subsequent necessary and relevant documents, including, but not limited to, amendments to any security instruments, escrow instructions, certificates of acceptance, use agreements, assignment and assumption agreements, tenant leases, and preliminary change of ownership report forms, subject to approval by General Counsel.

//  
//



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Exhibit A**  
Legal Descriptions  
(Behind this page)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**LEGAL DESCRIPTIONS**

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

**66061 THIRD STREET, DESERT HOT SPRINGS, CA 92240**

All that certain real property located in the County of Riverside, State of California, legally 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.

Assessor's Parcel Number: 639-222-006

1 **66780 4TH STREET, DESERT HOT SPRINGS, CA 92240**

2 All that certain real property located in the County of Riverside, State of California, legally  
3 described as follows:

4  
5 LOT 8 OF BLOCK "F" OF DESERT HOT SPRINGS, UNIT NO. 6, AS SHOWN BY MAP ON  
6 FILE IN BOOK 24, PAGES 20 AND 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
7 STATE OF CALIFORNIA.

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

15 Assessor's Parcel Number: 639-302-012

16  
17 **13740 MARK DRIVE, DESERT HOT SPRINGS, CA 92240**

18 All that certain real property located in the County of Riverside, State of California, legally  
19 described as follows:

20  
21 LOT 31 OF HOT SPRINGS OASIS, UNIT 1, IN THE CITY OF DESERT HOT SPRINGS,  
22 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN  
23 BOOK 34, PAGES 39 THROUGH 40, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

24 Assessor's Parcel Number: 641-311-023  
25  
26  
27  
28

1 **68170 CALLE LAS TIENDAS, DESERT HOT SPRINGS, CA 92240**

2 All that certain real property located in the County of Riverside, State of California, legally  
3 described as follows:

4  
5 LOT 13 OF DESERT HOT SPRINGS HIGHLANDS, UNIT NO. 2, IN THE CITY OF DESERT  
6 HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP  
7 RECORDED IN BOOK 32, PAGES 21 THROUGH 23 OF MAPS, IN THE OFFICE OF THE  
8 COUNTY RECORDER OF RIVERSIDE COUNTY.

9 Assessor's Parcel Number: 644-141-013

10  
11 **68160 CALLE LAS TIENDAS, DESERT HOT SPRINGS, CA 92240**

12 All that certain real property located in the County of Riverside, State of California, legally  
13 described as follows:

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

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

22 Assessor's Parcel Number: 644-141-014

1 **68150 CALLE LAS TIENDAS, DESERT HOT SPRINGS, CA 92240**

2 All that certain real property located in the County of Riverside, State of California, legally  
3 described as follows:

4  
5 LOT 15 OF DESERT HOT SPRINGS HIGHLANDS, UNIT NO. 2, IN THE CITY OF DESERT  
6 HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY  
7 MAP ON FILE IN BOOK 32 PAGES 21, 22, AND 23 OF MAPS, IN THE OFFICE OF THE  
8 COUNTY RECORDER OF SAID COUNTY.

9 Assessor's Parcel Number: 644-141-015  
10  
11

12 **29660 LANDAU BOULEVARD, CATHEDRAL CITY, CA 92234**

13 All that certain real property located in the County of Riverside, State of California, legally  
14 described as follows:

15  
16 LOT 9 OF PALM SPRINGS PANORAMA #1, IN THE CITY OF CATHEDRAL CITY,  
17 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
18 38, PAGES 83-96 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY  
19 RECORDER OF SAID COUNTY.

20 Assessor's Parcel Number: 675-251-009  
21  
22  
23  
24  
25  
26  
27  
28

1 **32425 MONTE VISTA ROAD, CATHEDRAL CITY, CA 92234**

2 All that certain real property located in the County of Riverside, State of California, legally  
3 described as follows:

4  
5 LOT 82 OF PALM VIEW ESTATES, IN THE CITY OF CATHEDRAL CITY, COUNTY OF  
6 RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE(S)  
7 17 & 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

8 Assessor's Parcel Number: 680-272-032  
9

10  
11 **68685 CEDAR ROAD, CATHEDRAL CITY, CA 92234**

12 All that certain real property located in the County of Riverside, State of California, legally  
13 described as follows:

14  
15 LOT 57 OF EL RANCHO GRANDE, IN THE CITY OF CATHEDRAL CITY, COUNTY OF  
16 RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 29,  
17 PAGES 85 AND 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
18 COUNTY.

19 Assessor's Parcel Number: 680-396-003  
20  
21  
22  
23  
24  
25  
26  
27  
28

1 **33580 CATHEDRAL CANYON, CATHEDRAL CITY, CA 92234**

2 All that certain real property located in the County of Riverside, State of California, legally  
3 described as follows:

4  
5 LOT 77 OF DESERT RETREAT ESTATES AS SHOWN BY MAP ON FILE IN BOOK 26  
6 PAGES 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
7 RIVERSIDE COUNTY, CALIFORNIA.

8 Assessor's Parcel Number: 680-452-047  
9

10  
11 **424 CHAPARRAL DRIVE, BLYTHE, CA 92225**

12 All that certain real property located in the County of Riverside, State of California, legally  
13 described as follows:

14  
15 LOT 24 OF TRACT NO. 24156-3, IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE,  
16 STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 302, PAGES 85  
17 THROUGH 87, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
18 OF SAID COUNTY.

19 Assessor's Parcel Number: 842-216-001  
20  
21  
22  
23  
24  
25  
26  
27  
28

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

EXHIBIT B  
GRANT DEEDS  
(behind this page)

*Exhibit B*



EXHIBIT C

ASSIGNMENT AND ASSUMPTION AGREEMENT

(With County Consent)

(behind this page)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Exhibit C

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 an  
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 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 By: 

8 Name: Carlos Cueva

9 Its: Interim Executive Director

10 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

11  
12  
13  
14  
15  
16  
17  
18  
19  
20 (Assignor and Assignee Signatures need to be notarized)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**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**

<b>Assessor's Parcel No.</b>	<b>Site Address</b>	<b>Units</b>	<b>Total NSP Loan Amount</b>
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
<i>Totals:</i>		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 D**  
**Grant Deeds with Certificates of Acceptance**

(behind this page)

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: 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

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: 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: 680-272-032

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: 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: 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: 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: 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: 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

**ATTACHMENT E**  
**Assignment and Assumption Agreement**

(behind this page)

**COPY**

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  
Riverside, CA 92504  
Attention: Juan Garcia

8  
9 SPACE ABOVE FOR RECORDER'S USE ONLY

10  
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  
collectively referred to herein as the "Parties."

20 **RECITALS**

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

26 WHEREAS, County and Assignor entered into 1) that certain Loan Agreement For the  
27 Use of Neighborhood Stabilization Program Funds dated July 14, 2009 and recorded September  
28 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 Trust); 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.








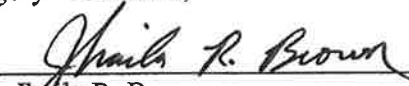
1 IN WITNESS WHEREOF, the Parties have executed this Assignment as of the date set  
2 forth below their respective signatures.

3 ASSIGNOR:  
4  
5 RANCHO HOUSING ALLIANCE,  
6 a California nonprofit public benefit  
7 corporation

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

(Assignor and Assignee Signatures need to be notarized)

1                   **CONSENT TO ASSIGNMENT AND ASSUMPTION AGREEMENT**

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

10  
11 COUNTY OF RIVERSIDE,  
12 a political Subdivision of the State of California

13 By: \_\_\_\_\_  
14       John J. Benoit, Chairman  
15       Board of Supervisors

16 Date: \_\_\_\_\_

17 ATTEST:  
18 Kecia Harper-Ihem  
19 Clerk of the Board

20 By: \_\_\_\_\_  
21       Deputy

22  
23 APPROVED AS TO FORM:

24 Gregory P. Priamos  
25 County Counsel

26 By: *Synthia M. Gunzel*  
27       Synthia M. Gunzel  
28       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		