

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE 4/27/16

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

536



**FROM:** Economic Development Agency

**SUBMITTAL DATE:**  
 April 21, 2016

**SUBJECT:** Resolution No. 2016-125 Acceptance of Conveyances of Fee Simple Interests in Real Property Identified with Assessor's Parcel Numbers 644141013-4, 680272032-0, 639302012-2, 680396003-7, 641311023-7, 644141015-6, 644141014-5, 639222006-0, 675251009-7, 680452047-0, and 842216001-2 located in the Cities of Desert Hot Springs, Cathedral City, and Blythe, County of Riverside, California, each by a Grant Deed from Rancho Housing Alliance, Inc., CEQA Exempt, District 4, [\$0]

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

1. Find that the acceptance of the conveyances of fee interests in real property are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15326, Class 26, Acquisition of Housing for Housing Assistance Programs; and Section 15061(b)(3), General Rule or "Common Sense" Exemption; and

(Continued)

Robert Field  
 Assistant County Executive Officer/EDA

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS</b>	<b>Budget Adjustment:</b> No
	<b>For Fiscal Year:</b> 2015/16

**C.E.O. RECOMMENDATION:** APPROVE  
 BY:   
 Imelda Delos Santos  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Washington and Benoit  
 Nays: None  
 Absent: Tavaglione and Ashley  
 Date: May 3, 2016  
 xc: EDA, Recorder

Kecia Harper-Ihem  
 Clerk of the Board  
 By:   
 Deputy

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

Prev. Agn. Ref.: | District: 4 | Agenda Number:

3-30

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

Economic Development Agency

**FORM 11:** Resolution No. 2016-125, Acceptance of Conveyances of Fee Simple Interests in Real Property Identified with Assessor's Parcel Numbers 644141013-4, 680272032-0, 639302012-2, 680396003-7, 641311023-7, 644141015-6, 644141014-5, 639222006-0, 675251009-7, 680452047-0, and 842216001-2 located in the Cities of Desert Hot Springs, Cathedral City, and Blythe, County of Riverside, California, each by a Grant Deed from Rancho Housing Alliance, Inc., CEQA Exempt, District 4, [\$0]

**DATE:** April 21, 2016

**PAGE:** 2 of 3

**RECOMMENDED MOTION:** (Continued)

2. Adopt Resolution No. 2016-125, Acceptance of Conveyances of Fee Simple Interests in Real Property Identified with Assessor's Parcel Numbers 644141013-4, 680272032-0, 639302012-2, 680396003-7, 641311023-7, 644141015-6, 644141014-5, 639222006-0, 675251009-7, 680452047-0, and 842216001-2 located in the Cities of Desert Hot Springs, Cathedral City, and Blythe, County of Riverside, California, each by Grant Deeds from Rancho Housing Alliance, Inc., further described as listed in Exhibit A; and
3. Authorize the Assistant County Executive Officer of the Economic Development Agency to execute the certificate of acceptance for each Grand Deed for the aforementioned fee simple interests in real property in favor of the County of Riverside.
4. 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 the acceptance of real properties;
5. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk within five working days of approval by the Board;

**BACKGROUND:**

**Summary**

On July 14, 2009, the Board of Supervisors of the County of Riverside awarded Rancho Housing Alliance, Inc. ("RHA"), a non-profit organization, \$1,704,000 in Neighborhood Stabilization Program ("NSP") for the acquisition, rehabilitation of foreclosed rental multi-family housing units and 1 single family home. RHA in exchange was to rent the properties acquired to very low income households whose incomes do not exceed 50% of the area median income for the County of Riverside for a period of 55 years. Subsequently on February 23, 2010, the Board of Supervisors of the County of Riverside awarded RHA an additional \$1,500,000 in NSP funds to acquire additional multi-family rental properties. In total, the County of Riverside ("County") provided RHA \$3,204,000 to acquire 10 multi-family properties and one single family residence, all located in the cities of Desert Hot Springs, Cathedral City, and Blythe, County of Riverside, California, referenced in Exhibit A, attached hereto. Once accepted, the units will either be transferred to the Housing Authority or the Riverside Community Housing Corp., a non-profit entity controlled by the Housing Authority. The County will evaluate which entity may be best suited to acquire the interests.

RHA has fallen on hard times and is unable to manage the NSP funded properties. In lieu of foreclosing on the properties, RHA has agreed to deed the NSP properties to the County. The properties must remain affordable for 55 years or the County risks having to repay back the NSP investment back to HUD.

Pursuant to the California Environmental Quality Act, the acceptance of the fee simple interests in real property from Rancho Housing Alliance, Inc., the Project, was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15326, Class 26, Acquisition of Housing for Housing Assistance Programs; and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project merely involves the conveyance of title to real property in favor of the County and does not involve any specific development on any of the property.

(Continued)

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

Economic Development Agency

**FORM 11:** Resolution No. 2016-125, Acceptance of Conveyances of Fee Simple Interests in Real Property Identified with Assessor's Parcel Numbers 644141013-4, 680272032-0, 639302012-2, 680396003-7, 641311023-7, 644141015-6, 644141014-5, 639222006-0, 675251009-7, 680452047-0, and 842216001-2 located in the Cities of Desert Hot Springs, Cathedral City, and Blythe, County of Riverside, California, each by a Grant Deed from Rancho Housing Alliance, Inc., CEQA Exempt, District 4, [\$0]

**DATE:** April 21, 2016

**PAGE:** 3 of 3

**BACKGROUND:**

**Summary** (Continued)

Deeds conveying any interest in real property to a governmental agency, as grantee, shall not be accepted for recordation without the consent of the grantee evidenced by its certificate or resolution of acceptance attached to or printed on the deed in accordance with California Government Code Section 27281. This action proposes the express acceptance of the aforementioned real property interests by the County in order for the Grant Deeds to be recorded.

**Impact on Residents and Businesses**

The conveyance of these properties to the County of Riverside will continue the benefits to these communities and maintain the affordability of these properties for the families utilizing the NSP.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

There is no impact on the County General Fund.

Resolution No 2016-125, Grant Deeds and respective Certificate of Acceptances have been approved as to form by County Counsel.

**Attachments:**

Exhibit A

Resolution No. 2016-125 with Exhibit A

Grant Deeds with Certificate of Acceptance for each Grant Deed

Notice of Exemption

Aerial Images

1 Board of Supervisors

County of Riverside

2 Resolution No. 2016-125,

3 Acceptance of Conveyances of Fee Simple Interests in Real Property Identified with  
4 Assessor's Parcel Numbers 644141013-4, 680272032-0, 639302012-2, 680396003-  
5 7, 641311023-7, 644141015-6, 644141014-5, 639222006-0, 675251009-7,  
6 680452047-0, and 842216001-2, located in the Cities of Desert Hot Springs,  
7 Cathedral City, and Blythe, County of Riverside, California, each by a Grant Deed  
8 from Rancho Housing Alliance, Inc.

9  
10 WHEREAS, On July 14, 2009, the Board of Supervisors of the County of  
11 Riverside awarded Rancho Housing Alliance, Inc. ("RHA"), a non-profit organization,  
12 \$1,704,000 in Neighborhood Stabilization Program ("NSP") for the acquisition,  
13 rehabilitation of foreclosed rental multi-family housing units and one single family  
14 residence; and,

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

18 WHEREAS, Rancho Housing Alliance, Inc. owns several properties, located in  
19 the Cities of Desert Hot Springs, Cathedral City, and Blythe, in the County of Riverside,  
20 State of California, identified in Exhibit A ("Properties"), that were purchased and  
21 improved with the use of the NSP funds and each property is secured by a deed of  
22 trust for the benefit of the County; and,

23 WHEREAS, due to the County's interest in each property and the desire to  
24 protect and preserve the low income housing purpose in which these properties were  
25 acquired, the County of Riverside ("County") desires to accept the conveyance of these  
26 Properties from RHA; and,

27 WHEREAS, the County has reviewed and determined that the acceptance of the  
28 Properties as being categorically exempt from the California Environmental Quality Act

FORM APPROVED COUNTY COUNSEL  
BY: *S. H. GUNZEL* DATE: *4-21-14*  
SYNTHIA M GUNZEL

1 ("CEQA") pursuant to State CEQA Guidelines Sections 15301, 15326 and 15061(b)(3)  
2 because the proposed project is the acceptance of fee title in real property merely  
3 involving the transfer of title to the real property for the continued use of existing  
4 improvements situated on the Properties, does not involve specific development or  
5 improvements occurring at this time and no significant impacts on the environment;  
6 now, therefore,

7 BE IT RESOLVED, DETERMINED AND ORDERED by a vote of the Board of  
8 Supervisors of the County of Riverside ("Board"), in regular session assembled on or  
9 after May 3, 2016, at 9:00 a.m. or soon thereafter, in the meeting room of the Board of  
10 Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon  
11 Street, Riverside, California, based upon a review of the evidence and information  
12 presented on the matter, as it relates to this acceptance of real property interests, this  
13 Board:

14 1. Has determined that the proposed acceptance project is categorically  
15 exempt from CEQA pursuant to State CEQA Guidelines Sections 15301, 15326 and  
16 15061(b)(3) because the County is accepting the fee interest in the Properties to  
17 continue the present use of the Properties and it can be seen with certainty that there  
18 is no possibility that the activity in question will have a significant effect on the  
19 environment; and

20 2. Accepts the conveyance of the fee simple interests in real property,  
21 listed in Exhibit A, and authorize the Assistant County Executive Officer of the  
22 Economic Development Agency to execute the Certificate of Acceptance on behalf of  
23 the County for attachment to the corresponding Grand Deeds necessary for the  
24 recordation thereof.

25 BE IT FURTHER RESOLVED AND DETERMINED that the Assistant County  
26 Executive Officer/EDA, or his designee, is authorized to execute any other documents  
27 and administer all actions necessary to complete the acceptance of real properties.

28 ///

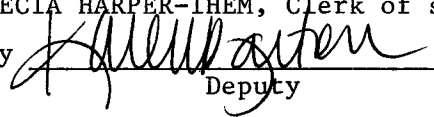
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BE IT FURTHER RESOLVED AND DETERMINED that the Clerk of the Board of Supervisors is directed to file the Notice of Exemption with the County Clerk within five working days of approval by the Board.

ROLL CALL:

Ayes: Jeffries, Washington and Benoit  
Nays: None  
Absent: Tavaglione and Ashley

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KECIA HARPER-IHEM, Clerk of said Board  
By  Deputy

# Exhibit A

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

# Exhibit A

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



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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaيل, a  
Notary Public, personally appeared Carlos Cueva, who proved to me on  
the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the  
within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~  
authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or  
the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaيل (Seal)



A notary public or other officer completing this certificate verifies only the identity of the  
individual who signed the document to which this certificate is attached, and not the truthfulness,  
accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On \_\_\_\_\_ before me, \_\_\_\_\_, a  
Notary Public, personally appeared \_\_\_\_\_, who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

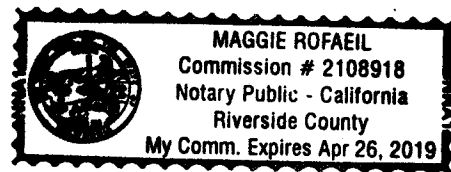
COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaeil  
Notary Public, personally appeared Carlos Cueva, who proved to me on  
the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~is~~ subscribed to the  
within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~  
authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or  
the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaeil (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

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

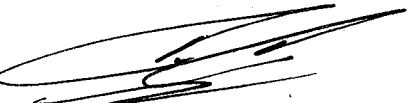
**GRANT DEED**  
(66780 4th Street, Desert Hot Springs, CA 92240)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
\_\_\_\_\_  
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofael, a Notary Public, personally appeared Carlos Cueva, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~is~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity~~(ies)~~ and that by his/~~her~~/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofael (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )

COUNTY OF RIVERSIDE         )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
\_\_\_\_\_  
Carlos Cueva, Interim Executive Director



**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

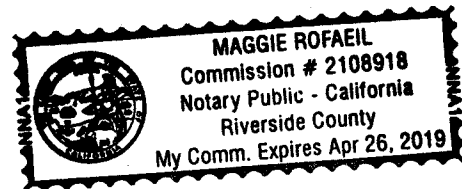
COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rafael, a Notary Public, personally appeared Carlos Cueva, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rafael (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

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**

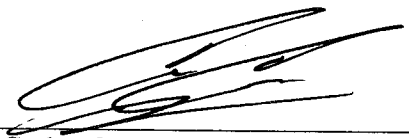
(13740 Mark Drive, Desert Hot Springs, CA 92240)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,**  
**a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaeil, a Notary Public, personally appeared Carlos Cueva, who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaeil (Seal)





A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaail, a Notary Public, personally appeared Carlos Cuera, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaail (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )

COUNTY OF RIVERSIDE         )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaail a Notary Public, personally appeared Carlos Cueva, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaail (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal. .

Signature \_\_\_\_\_ (Seal)

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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date:

4/18/2016

By:



Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaail  
Notary Public, personally appeared Carlos Cuera, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~) and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaail (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
\_\_\_\_\_  
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order \_\_\_\_\_ of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaail  
Notary Public, personally appeared Carlos Cueva, who proved to me on  
the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the  
within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~  
authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or  
the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaail (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: 4/18/2016

By:   
\_\_\_\_\_  
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaail, a Notary Public, personally appeared Carlos Cueva, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaail (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )

COUNTY OF RIVERSIDE         )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

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 VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation ("Grantor"), hereby grants to the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("Grantee"), the 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"

**Rancho Housing Alliance, Inc.,  
a California nonprofit public benefit corporation**

Date: April 18, 2016

By:   
Carlos Cueva, Interim Executive Director

**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, RANCHO HOUSING ALLIANCE, INC., a California nonprofit public benefit corporation, grants to the Grantee, County of Riverside, a political subdivision of the State of California is hereby accepted by the undersigned officer on behalf of the Board of Supervisors pursuant to authority conferred by Minute Order of said County of Riverside approved by the Board of Supervisors on \_\_\_\_\_, 2016, and the Grantee consents to recordation thereof by its duly authorized officer.

“GRANTEE”

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

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

By: \_\_\_\_\_  
Rob Field, Assistant County Executive Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

On April 18, 2016 before me, Maggie Rofaail  
Notary Public, personally appeared Carlos Cueva, who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the  
within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~  
authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Maggie Rofaail (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA            )

COUNTY OF RIVERSIDE        )

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

5/4/16 Date kb Initial

NOTICE OF EXEMPTION

April 26, 2016

Project Name: County of Riverside, Acquisition of Neighborhood Stabilization Program Properties from Rancho Housing Alliance, Inc.

Project Number: FM0411900005

Project Location: 11 properties in Riverside County, California

- Desert Hot Springs: 68170 Calle Las Tiendas (Assessor's Parcel Number (APN) 644-141-013-4)
68150 Calle Las Tiendas (APN 644-141-015-6)
68160 Calle Las Tiendas (APN 641-141-014-5)
66780 4th Street (APN 639-302-012-2)
13740 Mark Drive (APN 641-131-023-7)
66061 3rd Street (APN 639-222-006-0)
Cathedral City: 32425 Montevista Road (APN 680-272-032-0)
68685 Cedar Road (APN 680-396-003-7)
29660 Landau Boulevard (APN 675-251-009-7)
33580 Cathedral Canyon (APN 680-452-047-0)
Blythe: 424 Chaparral Street (APN 842-216-001-2)

Description of Project: The County of Riverside Board of Supervisors (Board) has previously provided approximately \$3.4 million in federal Neighborhood Stabilization Program (NSP) funds to Rancho Housing Alliance Inc., a non-profit developer, to acquire and rehabilitate 11 residential properties, for rental to qualified low income households whose incomes do not exceed 50 percent of the area median income for the County for a period of 55 years. The NSP loan is secured against each property by a deed of trust for the benefit of the County. Rancho Housing Alliance is no longer able to to manage its current real estate portfolio which includes, but is not limited to the NSP funded properties. Several of the NSP properties are in disrepair and are tax defaulted. In lieu of foreclosing on the properties, Rancho Housing Alliance has agreed to deed the NSP properties to the County in the form of 11 signed Grant Deeds. The Board is under consideration to accept the transfer of property and authorize the Assistant CEO/EDA, or designee, to sign the Certificates of Acceptance attached to each Grant Deed. Once accepted, the units will either be transferred to the Housing Authority or the Riverside Community Housing Corp., a non-profit entity controlled by the Housing Authority. The properties must remain affordable for the 55-year period or the County will be subject to payback of the NSP investment to the Federal Department of Housing and Urban Development. The acquisition of the 11 residential properties for continued use as low-income housing is identified as 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, Rancho Alliance Housing Inc.

MAY 03 2016 3-30

P.O. Box 1180 • Riverside California • 92502 • T: 951.955.8914 • F: 951.955.4484 www.rivcoeda.org

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Foreign Trade
Graffiti Abatement
Parking
Project Management
Purchasing Group
Real Property
Redevelopment Agency
Workforce Development




**Exempt Status:** State CEQA Guidelines Section 15301 Existing Facilities Exemption; Section 15326, Acquisition of Housing for Housing Assistance Programs Exemption; Section 15061(b) (3), General Rule or “Common Sense” Exemption. Codified under Public Resources Code California Code of Regulations Title 14, Articles 5, and 20, Sections 15061, 15301, and 15326.

**Reasons Why Project is Exempt:** The proposed Project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. 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 will not cause an impact to an environmental resource of hazardous or critical concern nor does the Project involve unusual circumstances would have the possibility of a significant effect on the environment. The Project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the acquisition of property for purposes of continued provision of low-income housing.

- **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, facilities, mechanical equipment or topographical features provided the exemption only involves negligible or no expansion of the previous site’s use. The Project, as proposed, is to acquire properties, to continue to allow for the provision of low-income housing. The acquisition and any improvements to make the properties habitable and up to code will not increase or expand the use of the site, and is limited to 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.
- **Section 15326 – Housing Needs Allocation:** This categorical exemption includes the actions of a redevelopment agency, housing authority, or other public agency to implement an adopted Housing Assistance Plan by acquiring an interest in housing units. The housing units may either be in existence or possessing all required permits for construction when the agency makes the final decision to acquire the units. The residential properties to be acquired by the County have already been designated as housing units that provide low-income housing, consistent with the goals of the County Housing Authority Housing Assistance Plan. The continued use of these residences as low-income housing assistance would ensure that the goals of the Housing Assistance Plan are satisfied; therefore, the Project is exempt as the Project meets the scope and intent of the Class 26 Exemption identified in Section 15326, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** Even if a determination is made that the amendment to the Plans is a project subject to CEQA, the Plans are exempt pursuant to State CEQA Guidelines Section 15061(b)(3). 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.” *Ibid*. 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. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the Project may have a significant effect on the environment. The acquisition of residential properties would be limited to the continued provision of low-income housing assistance and would not result in any physical direct or reasonably foreseeable indirect impacts to the environment. Therefore, in no way, would the Project as proposed have the potential to cause a significant environmental impact and the Project is exempt from further CEQA analysis.

In addition, these activities are exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to Title 24 Code of Federal Regulations Sections 58.34 as the acquisition of the 11 properties meet the conditions described in (a) (1), (2) and (3), and the acquisition by the County will continue to provide low-income residential units and would be retained or improved in the same use without change in size or capacity. Any improvements made to the property would be strictly to improve livability and to meet code and would not increase capacity or alter the intended use. Therefore, this acquisition by the County would meet the requirements for the Categorical Exclusion defined in Section 58.34 and no additional action under NEPA is required.

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 is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 4/26/16

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

Project Name: Acquisition of Neighborhood Stabilization Program Properties from  
Rancho Alliance Inc.

Accounting String: 528500-47220-7200400000-FM0411900005

DATE: April 26, 2016

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND  
HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development  
Agency

Signature: 

PRESENTED BY: Craig Olsen, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: April 26, 2016

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project # FM0411900005**  
Acquisition of Neighborhood Stabilization Program Properties from Rancho Alliance, Inc.

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

**After posting, please return the document to:**

**Mail Stop #1330**

**Attention: Mike Sullivan, Senior Environmental Planner,**

**Economic Development Agency,**

**3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

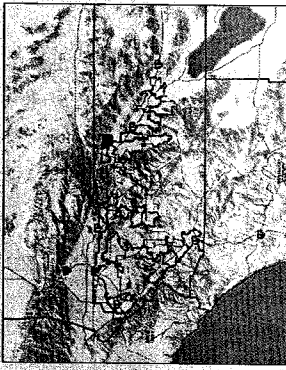
**If you have any questions, please contact Mike Sullivan at 955-8009.**

Attachment

cc: file

# NSP Properties Map

## City of Desert Hot Springs



### Legend

- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



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3,544 Feet



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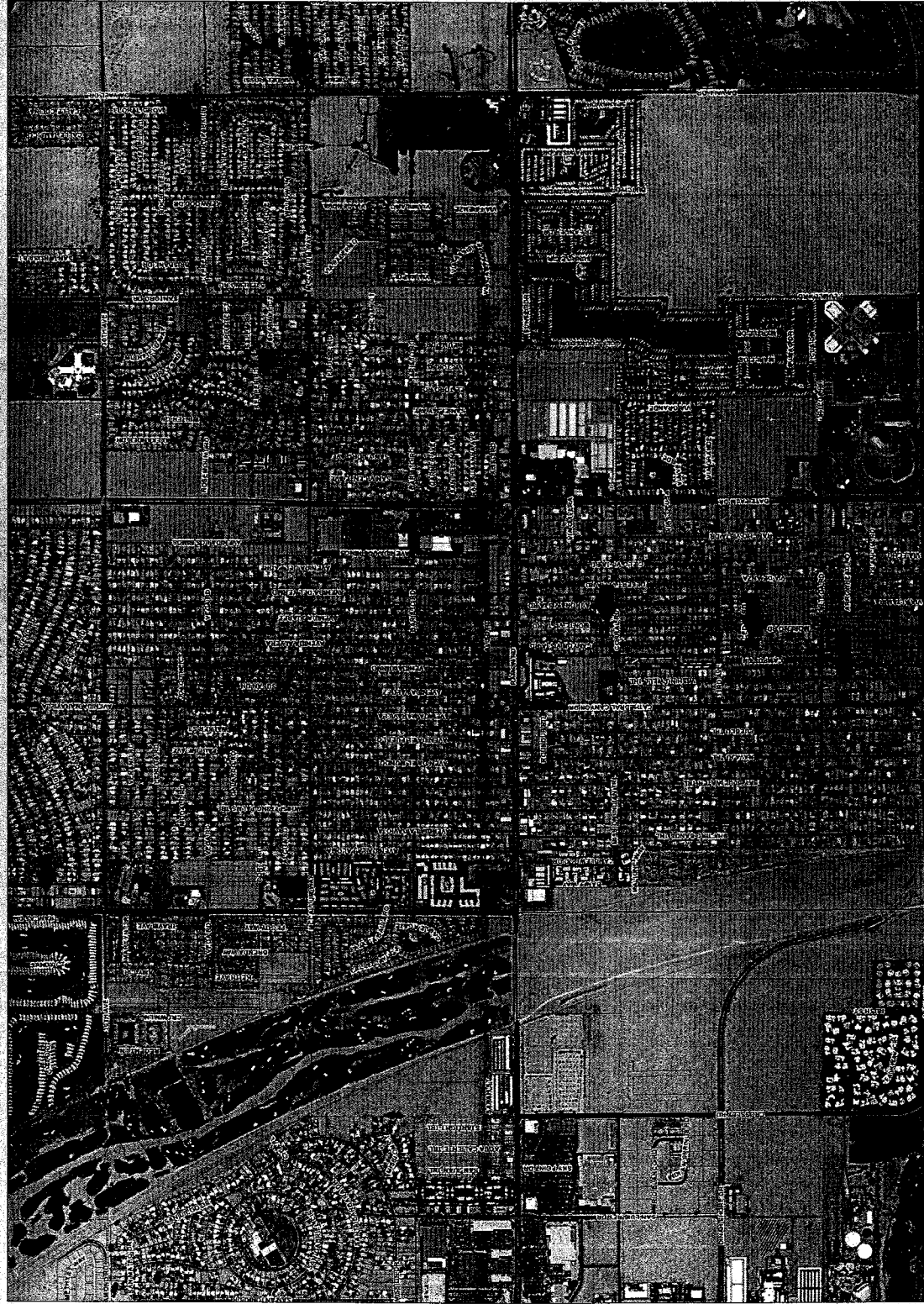
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### Notes

APNs: 639-302-012, 639-222-006, 641-311-023, 644-141-013, 644-141-014, and 644-141-015

# NSP Properties Map

## City of Cathedral City



### Legend

- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographyllines
- waterbodies
- Lakes
- Rivers



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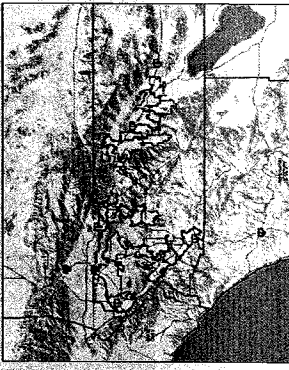
### Notes

APNs: 675-251-009, 680-272-032, 680-396-003, and 680-452-047



# NSP Properties Map

## City of Blythe



### Legend

- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

**Notes**  
 APN: 842-216-001

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