FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Successor Agency to the Redevelopment Agency for the County of Riverside, a public entity ("Grantor") hereby grants to the Housing Authority of the County of Riverside, a public entity, corporate and politic ("Grantee"), the real property in the County of Riverside, State of California, as more particularly described in that certain legal description attached hereto as Exhibit “A” and incorporated herein by this reference, together with all appurtenant easements and access rights and other rights and privileges appurtenant to the land, and subject only to matters of records ("Property").

1. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that the Property shall be used for affordable Housing purposes.

2. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the Property. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph.
3. The Grantee covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property or any part thereof, that Grantee, its successors and assigns shall refrain from restricting the rental, sale or lease of the Property on the basis of the race, color, creed, religion, sex, sexual orientation, marital status, national origin or ancestry of any person. All deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses:

(a) In deeds: “The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph. The foregoing covenants shall run with the land.”

(b) In leases: “The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph.”

(c) In contracts: “There shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the
Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the land, nor shall the transferee itself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the land. With respect to familial status, this paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in this paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o) and (p) of Section 12955 of the Government Code shall apply to this paragraph.”

4. All conditions, covenants and restrictions contained in this Grant Deed shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by Grantor, its successors and assigns, against Grantee, its successors and assigns, to or of the Property conveyed herein or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof. The covenants contained in this Grant Deed shall be construed as covenants running with the land and not as conditions which might result in forfeiture of title.

5. Every covenant and condition and restriction contained in this Grant Deed shall remain in effect in perpetuity.

6. In amplification and not in restriction of the provisions set forth hereinabove, it is intended and agreed that Grantor shall be deemed a beneficiary of the agreements and covenants provided hereinabove both for and in its own right and also for the purposes of protecting the interests of the community. All covenants without regard to technical classification or designation shall be binding for the benefit of Grantor, and such covenants shall run in favor of Grantor for the entire period during which such covenants shall be in force and effect, without regard to whether Grantor is or remains an owner of any land or interest therein to which such covenants relate. Grantor shall have the right, in the event of any breach of any such agreement or covenant, to exercise all the rights and remedies, and to maintain any actions at law or suit in equity or other proper proceedings to enforce the curing of such breach of agreement or covenant.

[SIGNATURES APPEAR ON FOLLOWING PAGE]
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf by its officer hereunto duly authorized this ________ day of ________________, 20___.

GRANTOR:

Successor Agency to the Redevelopment Agency to the County of Riverside, public entity

By: ________________________________
   Alex Gann,
   Deputy County Executive Officer

APPROVED AS TO FORM:
GREGORY P. PRIAMOS
COUNTY COUNSEL

By: ________________________________
   Marsha L. Victor,
   Deputy County Counsel
EXHIBIT A
LEGAL DESCRIPTION

Assessor Parcel Numbers: 177-051-001, 177-051-002 and 177-051-003

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

That portion of Tract No. 1 the resubdivision of the lands formerly belonging to the A.C. Armstrong Estates, in the County of Riverside, State of California, as per map recorded in Book 6, Page 31 of maps in the office of the County Recorded of said County, described as follows:

Beginning at that intersection of the centerline of 15th Street now known as Florine Avenue, as shown by map of Sunnyslope Heights on file in Book 22, Pages 45 and 46 of maps, records of Riverside County, California, with the centerline of 14th Street (Now 30th Street) as established by deed from E. C. Ennis, et al, to the County of Riverside, recorded September 18, 1923 in Book 591, Page 70 of deeds.

Thence South 58º28'30" East, along the centerline of said 14th Street, 210 feet;
Thence South 31º32'00" West, parallel to the centerline of said 15th Street, 160 feet;
Thence North 58º26'50" West, 210 feet to the centerline of said 15th Street;
Thence North 31º32'00" East, along said centerline, 160 feet to the point of beginning.

Excepting therefrom that portion lying within 14th and 15th Streets

Assessor’s Parcel Number” 181-111-015

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

Lot 10 of Block “B” of Carol Chatt Tract as shown by Map on File in Book 21 Page 91 of Maps, records of Riverside County, California

Assessor’s Parcel Number: 181-030-011

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

That portion of Parcel A of Certificate of Parcel Merger No. 01881, recorded April 24, 2014 as Document No. 2014-149672, Official Records of Riverside County, California together with portions of Lots 6 and 7 of T. M. Parson’s Survey of a portion of the Jurupa Rancho, as shown by map on file in Book 1 of Maps at page 68 thereof, Records of San Bernardino, in the County of Riverside, State of California, said portions being more particularly described as follows:

COMMENCING at the most northerly corner of Lot "D" (Alley, 20.00 feet in width) of Mayfair Square Unit 1, as shown by map on file in Book 39 of Map at pages 50 and 51, Records of
Riverside County, California, said corner being on the southeasterly line of said Lot 7 of T. M. Parson's Survey;

Thence North 33°53'22" East along said southeasterly line, a distance of 177.36 feet to the most northerly corner of that certain parcel of land conveyed to the Redevelopment Agency for the County of Riverside by Grant Deed recorded May 15, 2007 as Document No. 2007-322534, Official Records of Riverside County, California;

Thence South 56°27'20" East along the northeasterly line of said parcel so conveyed, a distance of 50.85 feet more or less to a point 308.00 feet distant from the northeasterly corner of said parcel so conveyed; Thence North 33°26'24" East, a distance of 142.02 feet to the beginning of a tangent curve, concave to the west, having a radius of 300.00 feet;

Thence northeasterly and northerly along said curve, to the left, through a central angle of 33°28'17", an arc distance of 175.26 feet;

Thence North 00°01'53" West, a distance of 34.08 feet to the beginning of a tangent curve, concave to the east, having a radius of 300.00 feet;

Thence northerly and northeasterly along said curve, to the right, through a central angle of 20°14"08", an arc distance of 105.95 feet to a point on a line parallel with and 66.76 feet northeasterly of the northeasterly line of said lot 7, said line being the northerly line of Parcel "C" of this Lot Line Adjustment, said point also being the TRUE POINT OF BEGINNING;

Thence North 56°28'19" West along said parallel line, a distance of 245.36 feet to a point on the southeasterly line of that certain parcel of land conveyed to Governing Board of West Riverside School District by Deed recorded May 14, 1948 in Book 912 at page 71, Official Records of Riverside County, California;

Thence North 33°46'20" East along said southeasterly line, a distance of 186.64 feet to the most easterly corner of said parcel so conveyed;

Thence North 57°38'30" West along the northeasterly line of said parcel so conveyed, a distance of 128.30 feet to a point on the southeasterly line of that certain parcel of land conveyed to West Riverside School District by Quitclaim Deed recorded June 30, 1934 in Book 180 at page 399, Official Records of Riverside County, California;

Thence North 47°40'25" East along said southeasterly line, a distance of 13.70 feet to the most easterly corner of said parcel so conveyed; Thence North 42°19'35" West along the northeasterly line of said parcel so conveyed, a distance of 57.53 feet to a point on the southeasterly right of way line of Riverview Drive (44.00 feet in half width) as established by Quitclaim Deed from the County of Riverside to Wilvine Investments, Inc., recorded March 14, 1962 as Instrument No. 23577, Official Records of Riverside County, California, said point being on a non-tangent curve, concave to the northwest, having a radius of 544.00 feet, the radial line to said point bears South 33°59'03" East;
Thence northeasterly along said right of way line and along said curve, to the left, through a central angle of 5°29'47", an arc distance of 52.18 feet more or less to the southwesterly line of Parcel "A" of this Lot Line Adjustment; Thence leaving said right of way line South 42°32'26" East along said southwesterly line, a distance of 88.13 feet more or less to previously mentioned point "A", said point being the beginning of a tangent curve, concave to the northeast, having a radius of 885.00 feet;

Thence southeasterly along said curve, to the left, through a central angle of 16°21'40", an arc distance of 252.72 feet;

Thence South 58°54'06" East, a distance of 57.00 feet;

Thence South 31°05'54" West, a distance of 159.72 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 300.00 feet;

Thence southwesterly along said curve, to the left, through a central angle of 10°53'36", an arc distance of 57.04 feet to the TRUE POINT OF BEGINNING.

Said description is also shown as Parcel D of Lot Line Adjustment No. 05411, recorded April 24, 2014 as Instrument No. 2014-149710 of Official Records.

Assessor’s Parcel Number: 426-180-020

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

The Southwesterly one half of Lot 139 of Tract No. 4 of the lands of the Nuevo Land Company, as shown by map on file in Book 10 Page 22 of Maps, Riverside County Records; excepting from said parcel of land all water under, upon and appurtenant to said land and all pipe lines conveyed to the Nuevo Water Company, save only the right of the owner to develop water on his own land for use thereon.

Assessor’s Parcel Number: 443-050-006

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

The East half of the South half of the North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 10, Township 5 South, Range 1 West, San Bernardino base and meridian. Said property is also shown as Lot 6 of Assessor’s map No. 24 on file in Book 1, Page 29 of Assessor’s maps records of Riverside County, California

Excepting therefrom that portion thereof conveyed to the County of Riverside by document recorded July 21, 1965 as Instrument No. 83961 of official records of Riverside County, California.
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated ________________, 2017 from the Successor Agency to the Redevelopment Agency for the County of Riverside, public entity, to the Housing Authority of the County of Riverside, a public entity, corporate and politic of the State of California referred to herein and in the deed as “Grantee,” is hereby accepted by the undersigned officer on behalf of the Housing Authority of the County of Riverside pursuant to Resolution No. 2017-005 adopted by the Board of Commissioners on ________________, 2017, and the Grantee consents to recordation thereof by its duly authorized officer.

GRANTEE:

HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, a public entity, corporate and politic

By: ___________________________
    John Tavaglione
    Chairman

Date:__________________________

ATTEST:
Kecia Harper-Ihem
Clerk of the Board

By:____________________________
    Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: _____________________
    Jhaila R. Brown
    Deputy County Counsel
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 ________  )

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)