

RECORDING REQUESTED BY
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

MUFG Union Bank, N.A.
Loan Administration Department
3151 E. Imperial Highway, 1st Floor
Brea, CA 92821
Attn: Manager

(Space Above For Recorder's Use)

**ASSIGNMENT OF DEED OF TRUST AND
RELATED DOCUMENTS**

For value received, COUNTY OF CONTRA COSTA, CALIFORNIA ("Governmental Lender") hereby grants, conveys, assigns and transfers to MUFG UNION BANK, N.A., (the "Bank") for security purposes only without recourse, all right, title and interest of Governmental Lender (except for the "Reserved Rights," as defined in the Funding Loan Agreement, dated September 1, 2016 between the Governmental Lender and the Bank) under:

A. That certain Construction and Permanent Loan Agreement (Multifamily Housing Back to Back Loan Program) dated September 1, 2016 ("Borrower Loan Agreement") among Riviera Family Apartments, L.P., a California limited partnership ("Borrower"), Governmental Lender and Bank and all renewals, modifications and extensions thereof;

B. That certain Promissory Note A-1 Tax-Exempt (Multifamily Housing Back to Back Loan Program) in the original principal amount of [Sixteen Million Three Hundred Fifty-Three Thousand Seven Hundred Ninety-Eight and No/100 Dollars (\$16,353,798)] [CHECK], that certain Promissory Note A-2 Tax-Exempt (Multifamily Housing Back to Back Loan Program) in the original principal amount of [Two Million Eight Hundred Forty-Six Thousand Two Hundred Two and No/100 Dollars (\$2,846,202)] [CHECK], and that certain Promissory Note A-T Taxable (Multifamily Housing Back to Back Loan Program) in the original principal amount of [Seven Hundred Seventeen Thousand and No/100 Dollars (\$717,000)] [CHECK] (collectively, "Borrower Note"), each dated as of September 1, 2016 and executed by Borrower in favor of Governmental Lender, and all renewals, modifications and extensions thereof;

C. That certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Construction Trust Deed – Multifamily Housing Back to Back Loan Program) (the "Deed of Trust") dated as of September 1, 2016, executed by Borrower, as grantor, to UNIONBANCAL MORTGAGE CORPORATION, a California corporation ("Trustee"), as trustee, for the benefit of Governmental Lender and Bank, as beneficiaries, and recorded concurrently herewith in the Official Records of Contra Costa County, California, affecting the real property described in Exhibit "A" attached hereto and incorporated herein by this reference;

D. That certain policy of title insurance issued by North American Title Insurance Company to Governmental Lender and Bank and insuring the lien of the Deed of Trust;

E. That certain Assignment of Partnership Interest (General Partner) executed by Stargell Commons LLC, a California limited liability company, in favor of Governmental Lender and Bank;

F. That certain Assignment of Construction Contract executed by Borrower in favor of Governmental Lender and Bank;

G. That certain Assignment of Architect's Agreement, Plans and Specifications executed by Borrower in favor of Governmental Lender and Bank;

H. That certain Assignment of Management Agreement executed by Borrower in favor of Governmental Lender and Bank;

I. That certain Assignment of Rights to Tax Credits and Partnership Interests executed by Borrower in favor of Governmental Lender and Bank;

J. That certain Environmental Compliance Agreement executed by Borrower in favor of Governmental Lender and Bank;

K. That certain Loan and Completion Guaranty executed by Resources for Community Development, a California nonprofit public benefit corporation, in favor of Governmental Lender and Borrower; and

L. All other "Borrower Loan Documents" relating to the "Borrower Loan" (as each such term is defined in the Borrower Loan Agreement, all of which are granted to secure all obligations of Governmental Lender under that certain County of Contra Costa Multifamily Housing Revenue Note, Series 2016C (Riviera Family Apartments), in the principal amount of [Nineteen Million Nine Hundred Seventeen Thousand and No/100 Dollars (\$19,917,000)] **[CHECK]** executed by Governmental Lender and payable to the order of the Bank dated as of September 1, 2016, and all renewals, modifications and extensions thereof, together with all other obligations of Governmental Lender to the Bank under that certain Funding Loan Agreement dated September 1, 2016, between Governmental Lender and Bank.

[SIGNATURE PAGE FOLLOWS]

Dated as of September 1, 2016.

COUNTY OF CONTRA COSTA, CALIFORNIA

By: _____

Name: _____

Its: _____

EXHIBIT "A"
REAL PROPERTY

Real property situated in the City of Walnut Creek, County of Contra Costa, State of California, described as follows:

PARCEL 1:

THOSE PORTIONS OF LOTS 27, 28, 29, 30 AND 31, IN BLOCK 4, AS SAID LOTS AND BLOCK ARE SHOWN ON THE MAP OF PRINGLE ADDITION TO THE TOWN OF WALNUT CREEK, FILED MAY 6, 1912, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 27, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 27, SOUTH 17°21'41" EAST, 122 75 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 16°44'27" WEST, 270 99 FEET TO THE NORTHWESTERLY LINE OF RIVIERA AVENUE (70 FOOT WIDE) AS SHOWN ON SAID MAP, THENCE ALONG LAST SAID LINE, FROM A RADIAL BEARING OF SOUTH 40°20'46" EAST, ALONG A NON-TANGENT CURVE WITH A RADIUS OF 1506 28 FEET TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°20'44", AN ARC LENGTH OF 219 40 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 27, THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 27, NORTH 17°21'41" WEST, 187 99 FEET TO THE SOUTHEASTERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 9, 1957, IN BOOK 3010, AT PAGE 303, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, THENCE ALONG LAST SAID LINE, SOUTH 16°44'27" WEST, 76 88 FEET TO THE POINT OF BEGINNING.

PURSUANT TO THAT CERTAIN NOTICE OF MERGER LL 15-009 RECORDED MAY 23, 2016 AS INSTRUMENT NO. 2016-97434 OF OFFICIAL RECORDS.

APN: 174-140-019-4 AND 174-140-025-1

PARCEL 2:

PORTION OF LOT 28 AND ALL OF LOT 29 IN BLOCK 5, AS DESIGNATED ON THE MAP ENTITLED "R.N. BURGESS COMPANY'S MAP OF THE PRINGLE ADDITION TO THE TOWN OF WALNUT CREEK", WHICH MAP WAS FILE IN THE OFFICE OF THE RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, ON MAY 06, 1912, IN VOLUME 7 OF MAPS, AT PAGE 154, DESCRIBED IN THE DEED TO LAFAYETTE LEGACY CONSTRUCTION, INC., A CALIFORNIA CORPORATION, RECORDED DECEMBER 16, 2004, AT SERIES NO. 2004- 0482426, CONTRA COSTA COUNTY RECORDS, AND ALL OF SAID LAND DESCRIBED IN THE DEED TO

EXHIBIT "A"
**TO ASSIGNMENT OF DEED OF TRUST
AND RELATED DOCUMENTS**

LAFAYETTE LEGACY CONSTRUCTION, INC., A CALIFORNIA CORPORATION, RECORDED AUGUST 17, 2005, AT SERIES NO. 2005-0309601, CONTRA COSTA COUNTY RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID LAFAYETTE LEGACY PARCEL (2005-309601);

THENCE LEAVING SAID POINT OF BEGINNING ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING COURSES AND DISTANCES; NORTH 67° 40' 11" WEST, 52.70 FEET TO A POINT ON THE NORTHWEST LINE OF THAT PARCEL OF LAND DESCRIBED IN THE RIGHT OF WAY ABANDONMENT FOR A PORTION OF RIVIERA AVENUE PER RESOLUTION #91-89, RECORDED JANUARY 28, 1992, IN BOOK 17182 OF OFFICIAL RECORDS, AT PAGE 90, CONTRA COSTA COUNTY RECORDS;

THENCE NORTHEASTERLY ALONG THE PERIMETER OF SAID RIGHT OF WAY ABANDONMENT AREA (17182 OR 90) THE FOLLOWING COURSES AND DISTANCES; NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 30.00 FEET, THE CENTER OF WHICH BEARS SOUTH 45° 05' 4-3" EAST, THROUGH A CENTRAL ANGLE OF 06° 38' 01", AN ARC DISTANCE OF 3.47 FEET;

THENCE NORTH 51° 32' 18" EAST, 118.62 FEET TO THE NORTH CORNER OF SAID LAFAYETTE LEGACY PARCEL (2005-309601);

THENCE LEAVING SAID NORTH CORNER ALONG THE PERIMETER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO LAFAYETTE LEGACY (2004-482426) THE FOLLOWING COURSES AND DISTANCES: NORTH 59° 01' 53" EAST, 65.68 FEET TO THE NORTH CORNER OF SAID PARCEL;

THENCE CONTINUING ALONG THE PERIMETER OF SAID PARCEL SOUTH 02° 17' 55" EAST, 175.27 FEET TO THE SOUTH CORNER OF SAID LAFAYETTE LEGACY PARCEL (2004-482426); THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 67° 40' 11" WEST, 119.00 FEET TO THE POINT OF BEGINNING.

APN: 174-150-076-1

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, _____,
(insert name and title of the officer)

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)

(Seal)