

Parcel Numbers: 517-320-018 and 517-320-019
Project Name: Sale of 3939 Bissell Avenue
Project Number: WLG130

REAL PROPERTY SALES AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, by and between Contra Costa County, a political subdivision of the State of California, hereinafter called "Grantor" and RYSE, Inc., a California non-profit organization, hereinafter called "Grantee."

In consideration of the covenants and conditions hereinafter contained, it is mutually agreed as follows:

1. Grantor hereby agrees to donate that certain real property described in Exhibit "A", attached hereto and made a part hereof.
2. The right, title and interest in the property to be granted shall not exceed that vested in the Grantor, and said property is sold subject to all existing easements, covenants, conditions, restrictions, reservations, and all other encumbrances, whether the same be recorded or unrecorded.
3. Grantee shall pay all recording fees, if applicable and all staff costs to administer the transfer.
4. Grantor shall retain possession of the property up to the date of recording the deed.
5. Grantee shall deposit with the Grantor a payment of Eighteen Thousand Dollars (\$18,000) by March 10, 2017, prior to the approval of this transaction by the Board of Supervisors. The Grantee understands this sale is subject to approval by the County Board of Supervisors, and the Grantor reserves the right to cancel the transfer any time prior to the recording of the deed. In the event of cancellation of the transfer, all monies deposited shall be refunded without payment of interest.
6. Upon approval of the transfer by the County Board of Supervisors and upon receipt of payment in full for recording fees and County staff time, Grantor will cause to be delivered to Grantee a Grant Deed to the property properly executed by the Grantor.
7. The property described herein is being conveyed on an "as is" basis and Grantor makes no warranty, claim or guaranty, or any kind, as to the condition and/or possible uses of the land or any improvements thereon.

The parties herein have set forth the whole of their agreement and the performance of this agreement shall relieve the grantor of all further obligations or claims on this account.

GRANTOR

GRANTEE

CONTRA COSTA COUNTY
RECOMMENDED TO THE BOARD OF
SUPERVISORS FOR APPROVAL

RYSE, INC., A CALIFORNIA NON PROFIT
ORGANIZATION

By _____
Angela Bell
Associate Real Property Agent

By _____

By _____
Karen A. Laws
Principal Real Property Agent

By _____

APPROVED

By _____
Julia R. Bueren
Public Works Director

Date: _____
(Date of Board Approval)