

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Name: Housing Authority of the County of Contra Costa

Address: PO Box 2759
Martinez, CA 94553

WHEN RECORDED MAIL TO:

Name: Housing Authority of the County of Contra Costa

Address: PO Box 2759
Martinez, CA 94553



CONTRA COSTA Co Recorder Office

JOSEPH CANCIAMILLA, Clerk - Recorder

DOC - 2016-0214127-00

Thursday, OCT 13, 2016 15:51:08

FEE \$0.00

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Nbr-0002735045

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(THIS SPACE FOR RECORDER'S USE ONLY)

Declaration of Trust CA011006 North Richmond

TITLE OF DOCUMENT

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) The Housing Authority of the County of Contra Costa
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of California, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 01/09/1952, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/13/2015, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s), and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) the Unincorporated Town of North Richmond, County of Contra Costa, State of California which will provide approximately (6) 76 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) CA011006 and individual projects as follows:
Project No. (8) _____ with approximately _____ dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

the Unincorporated Town of North Richmond, County of Contra Costa, In the State of California

To Wit: (Insert legal description for each individual project.)(10)

See Attachment "A".

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 10/12/2016
(Seal)

(1, see instructions)

By CAROL ANDERSEN Chairperson
Attest JOSEPH VILLARREAL Secretary
Date (mm/dd/yyyy) 10/12/16

HOUSING AUTHORITY OF THE
COUNTY OF CONTRA COSTA

Instructions for Completing form HUD-52190-B, Declaration of Trust (Public Housing Modernization Grant Projects)

Promptly after execution of an ACC Modernization Grant Amendment, HUD Counsel shall prepare and transfer to the PHA, form HUD-52190-B, Declaration of Trust (Public Housing Modernization Grant Projects), which shall cover all of the individual projects included in the modernization grant project. The letter transmitting the Declaration of Trust shall instruct the PHA to complete, execute, and record the Declaration of Trust and provide HUD Counsel with a copy as soon as it has been recorded. (Counsel for the PHA will be responsible for providing the legal description for the individual projects if HUD Counsel does not have this information in his/her files.)

The following instructions pertain to the use of the blank spaces in form HUD-52190-B:

1. Insert the name of the Public Housing Agency as it appears in the Modernization Grant Amendment.
2. Insert the name of the general governmental unit, indicating whether it is a State or Commonwealth.
3. Insert the date of the Annual Contributions Contract which has been amended by addition of the Modernization Grant Amendment.
4. Insert the effective date of the Modernization Grant Amendment.
5. Insert the names of the political subdivisions in which the housing projects covered by the Modernization Grant Amendment are located, e.g., City of _____, County of _____, State of _____.
6. Insert the approximate total number of units included in the modernization grant project.
7. Insert the modernization project number.
8. Insert the individual project number and approximate number of units for each individual project included in the modernization grant project. If more than three projects are included, add additional entries.
9. Same as Item 5.
10. Insert legal description for each individual project or of each individual unit comprising a project (e.g., single-family detached or semi-detached units operated in accordance with the Turnkey III or other Homeownership Program.)

DESCRIPTION OF PROPERTY OF PROJECT CAL 11-6
DESCRIBED IN PRELIMINARY REPORT #119194
AND POLICIES #52931, 52920, and 52918

PRELIMINARY REPORT #119194:

Lots 325, 326, and 327 in Block 12 as shown on the map of Truman Addition, filed in book 8 of Maps, page 198 in the office of the County Recorder of Contra Costa County.

POLICY #52931:

Portion of Lot 198 as shown on the Map of the San Pablo Rancho, accompanying and Forming a Part of the Final Report of the Referees in Partition, which map was filed on March 1, 1894, in the office of the County Recorder of Contra Costa County, and portion of lots 24 and 25 in Section 1, Township 1 North, Range 5 West, Mount Diablo Base and Meridian, portion of Survey No. 151 of Swamp and Overflowed Lands, as shown on the map entitled, Map No. 1, Salt Marsh and Tide Lands situated in the County of Contra Costa, State of California, 1872, which map is on file in the office of the Surveyor General at Sacramento, filed in Map Book 8, page 198 in the office of the County Recorder of Contra Costa County, described as a whole as follows:

Beginning at the northeast corner of Lot 303, Block 12, as said lot and block are designated and so delineated on that certain map entitled, "Truman Addition to Richmond" filed November 18, 1912, in volume 8 of Maps, page 191, records of Contra Costa County; thence from said point of beginning, South 0 degree 04' East along the easterly line of said Block 12, 525.47 feet to the southeast corner of Lot 321 of said Block 12; thence South 89 degrees 56' West along the southerly line of said Lot 321, Block 12, 176.87 feet to the southwest corner of said Lot 321; thence South 28 degrees 15' West along the westerly line of Lots 322, 331, and 332, 170.39 feet to the southwest corner of Lot 322 of said Block 12, said point being on the northerly line of Standard Avenue, (40 feet in width); thence leaving said westerly line, South 89 degrees 56' West along the northerly line of Standard Avenue produced westerly 242.32 feet; thence leaving said line North 0 degrees 04' West, parallel to the easterly line of the aforesaid Block 12, 705.47 feet to a point on the direct extension westerly of the centerline of Silver Avenue, as said avenue is shown on the aforesaid map of "Truman Addition to Richmond"; thence North 89 degrees 56' East along said centerline produced 388.86 feet to a point on the westerly line of said "Truman Addition to Richmond"; thence South 0 degrees 39' East along said westerly line, 30.00 feet to the northwest corner of the aforesaid Lot 303, Block 12; Thence North 89 degrees 56' East along the northerly line of said Lot 303, 110.84 feet to the point of beginning and containing an area of 7.273 acres, more or less.

SAVING AND EXCEPTING THEREFROM:

First: Rights granted to Contra Costa County by John T. Haywords, dated April 2, 1898, recorded April 4, 1898, in book 77 of Deeds, page 472.

Second The rights reserved in the deed from Standard Oil Company of California to Charles Gnecco, et ux, dated November 2, 1942, and recorded January 6, 1943, in volume 723 of Official Records, page 121, as follows:

"Excepting and reserving to grantor, its successors and assigns, all petroleum, asphaltum, gas and other minerals within or underlying, or that may be produced from the said land, together with the exclusive right to mine for and remove them from said land."

"Grantor shall pay grantees for any damage to or loss of said land or the improvements of grantee thereon, which may result from the exercise of said rights."

By Agreement between Standard Oil Company of California, a corporation, and Parr Richmond Industrial Corporation, a corporation, dated June 12, 1951, recorded June 27, 1951, under Recorder's Serial No. 31129, the above rights were modified to read as follows:

"Excepting and reserving to grantor, its successors and assigns, all oil, gas, asphaltum and other hydrocarbons and other minerals, whether similar to those herein specified or not, within or underlying or that may be produced from said parcel of land, and also excepting and reserving to grantor, its successors and assigns, the sole and exclusive right to drill slanted wells from adjacent lands into and through the subsurface of said parcel of land for the purpose of recovering said reserved minerals from said parcel of land and from other properties, but not the right to dig any shaft or tunnel beneath the surface of said parcel of land; provided, however, that the surface of said parcel of land and the subsurface thereof to a depth of thirty feet shall never be used for the exploration, development, extraction or removal of said reserved minerals and grantor hereby agrees that none of said operations on the surface of the remaining land described in said indenture dated November 2, 1942, shall be conducted within 100 feet of any building upon said parcel of land hereinabove described."

Third: Rights granted to the County of Contra Costa by Parr-Richmond Industrial Corporation, dated March 29, 1949, recorded April 6, 1949, in book 1371 of Official Records, page 237.

POLICY #52920:

Lots 323, 324, 328, 329, 330, 331, and 332 in Block 12 as shown on the map of Truman Addition filed in book 8 of Maps, page 198, in the office of the County Recorder of Contra Costa County.

POLICY #52918:

Lot 322 in Block 12 as shown on the map of Truman Addition, filed in book 8 of Maps, page 198 in the office of the County Recorder of Contra Costa County.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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 Contra Costa ;On October 12, 2016 before me, Jami Melissa Napier, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

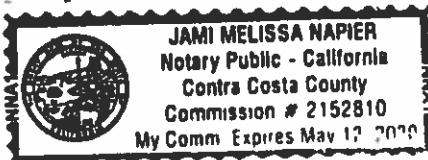
Candace Andersen

Name(s) of Signer(s)

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

Jami Melissa Napier
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)

County of Contra Costa)On October 12, 2016 before me, Jami Melissa Napier, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

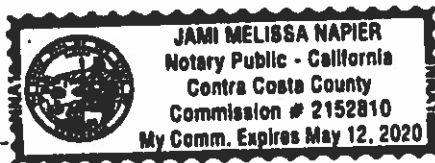
Joseph Villarreal

Name(s) of Signer(s)

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

Jami Melissa Napier

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

I hereby certify that this is a true
And correct copy of the original
On file in this office

ATTEST NOV 02 2017

Joseph E. Canciamilla
County Clerk
Costa County, California

By  Deputy Clerk

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Name: Housing Authority of the County of Contra Costa

Address: PO Box 2759
Martinez, CA 94553

WHEN RECORDED MAIL TO:

Name: Housing Authority of the County of Contra Costa

Address: PO Box 2759
Martinez, CA 94553

CONTRA COSTA Co Recorder Office

JOSEPH CANCIAMILLA, Clerk-Recorder

DOC- 2016-0214129-00

Thursday, OCT 13, 2016 15:51:29

FRE \$0.00

Ttl Pd \$0.00

Nbr-0002735047

kat / R6 / 1-6



(THIS SPACE FOR RECORDER'S USE ONLY)

Declaration of Trust CA011009A North Richmond

TITLE OF DOCUMENT

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) The Housing Authority of the County of Contra Costa
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of California, and
the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 06/29/1959, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/13/2015, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) the Unincorporated Town of North Richmond, County of Contra Costa, State of California which will provide approximately (6) 58 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) CA011009A and individual projects as follows:
Project No. (8) _____ with approximately _____ dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

the Unincorporated Town of North Richmond, County of Contra Costa, In the State of California

To Wit: (Insert legal description for each individual project.)(10)

See Attachment "A".

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property. To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 10/12/2016.

(Seal)

(1, see instructions)

HOUSING AUTHORITY OF THE
COUNTY OF CONTRA COSTA

By Candace Andersen Chairperson
Attest Joseph Villarreal Secretary
Date (mm/dd/yyyy) 10/12/16

Instructions for Completing form HUD-52190-B, Declaration of Trust (Public Housing Modernization Grant Projects)

Promptly after execution of an ACC Modernization Grant Amendment, HUD Counsel shall prepare and transfer to the PHA, form HUD-52190-B, Declaration of Trust (Public Housing Modernization Grant Projects), which shall cover all of the individual projects included in the modernization grant project. The letter transmitting the Declaration of Trust shall instruct the PHA to complete, execute, and record the Declaration of Trust and provide HUD Counsel with a copy as soon as it has been recorded. (Counsel for the PHA will be responsible for providing the legal description for the individual projects if HUD Counsel does not have this information in his/her files.)

The following instructions pertain to the use of the blank spaces in form HUD-52190-B:

1. Insert the name of the Public Housing Agency as it appears in the Modernization Grant Amendment.
2. Insert the name of the general governmental unit, indicating whether it is a State or Commonwealth.
3. Insert the date of the Annual Contributions Contract which has been amended by addition of the Modernization Grant Amendment.
4. Insert the effective date of the Modernization Grant Amendment.
5. Insert the names of the political subdivisions in which the housing projects covered by the Modernization Grant Amendment are located, e.g., City of _____, County of _____, State of _____.
6. Insert the approximate total number of units included in the modernization grant project.
7. Insert the modernization project number.
8. Insert the individual project number and approximate number of units for each individual project included in the modernization grant project. If more than three projects are included, add additional entries.
9. Same as Item 5.
10. Insert legal description for each individual project or of each individual unit comprising a project (e.g., single-family detached or semi-detached units operated in accordance with the Turnkey III or other Homeownership Program.)

DESCRIPTION OF PROPERTY OF PROJECT CAL 11-9A
DESCRIBED IN DECLARATION OF TRUST - RECORDED DECEMBER 14, 1959

Portion of Blocks 4 and 5 and portion of Willow Street and Belmont Avenue, as shown on the map of Truman Addition, filed November 18, 1912, in Book 8 of Maps, page 198, in the office of the County Recorder of Contra Costa County, and portion of Lot 198, San Pablo Rancho, filed March 1, 1894, in the office of the County Recorder of Contra Costa County, described as follows:

Beginning in the northern line of Silver Avenue as shown on said map of Truman Addition (8 M 198), at the intersection thereof with a line that is parallel with and 100 feet westerly (measured at right angles) from the eastern line of said Block 5; thence from said point of beginning, North 0° 04' West, along said parallel line 760 feet to the southern line of Lot 6, in said Block 4; thence North 39° 29' 19" West, along the southwestern line of the parcel of land described in the deed from North American Title Guaranty Corporation, Contra Costa Division, to Lacy Douglas, Jr., et ux., dated March 22, 1955, recorded April 6, 1955, in Book 2510 of Official Records, page 517, a distance of 64.72 feet to the southwestern corner of the parcel of land described in the deed from North American Title Guaranty Corporation, Contra Costa Division, to Roy Lee Amos, et ux., dated March 22, 1955, recorded May 31, 1955, in Book 2507 of Official Records, page 287; thence along the western and northern line of said Amos parcel (2587 OR 287), North 1° 45' 46" West, 50.02 feet and North 89° 56' East, 76 feet to a northeastern line of the parcel of land described in the deed from North American Title Guaranty Corporation, Contra Costa Division, to Robert R. Platt, dated September 28, 1954, recorded October 1, 1954, in Book 2391 of Official Records, page 428; thence along the exterior line of said Platt parcel (2391 OR 428), as follows: North 47° 55' West, 120.72 feet, South 55° 35' West, 41.90 feet, South 59° 15' West, 358.44 feet; thence South 0° 04' East, parallel with said eastern line of said Block 5 a distance of 734.7 feet to said northern line of Silver Avenue; thence North 89° 56' East, along said last mentioned line, 399.70 feet to the point of beginning.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Contra Costa ;

On October 12, 2016 before me, Jami Melissa Napier, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

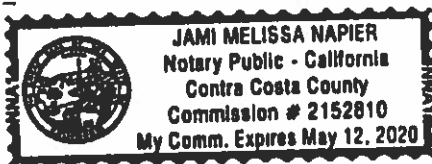
Candace Andersen

Name(s) of Signer(s)

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 Jami Melissa Napier
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California

County of Contra CostaOn October 12, 2016 before me, Jami Melissa Napier, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

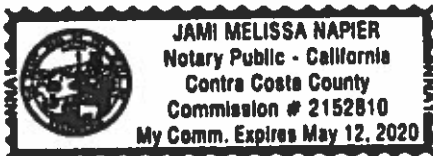
Joseph Villarreal

Name(s) of Signer(s)

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 Jami Melissa Napier
Signature of Notary Public

Place Notary Seal Above

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Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

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Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

I hereby certify that this is a true
And correct copy of the original
On file in this office

ATTEST NOV 02 2017

Joseph E. Canciamilla
County Clerk
Contra Costa County, California

By  Deputy Clerk

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Name: Housing Authority of the County of Contra Costa

Address: PO Box 2759
Martinez, CA 94553

WHEN RECORDED MAIL TO:

Name: Housing Authority of the County of Contra Costa

Address: PO Box 2759
Martinez, CA 94553

6

CONTRA COSTA Co Recorder Office
JOSEPH CANCIAMILLA, Clerk-Recorder
DOC- 2016-0214130-00
Thursday, OCT 13, 2016 15:51:39
FRE \$0.00
Til Pd \$0.00 Nbr-0002735048 kat / R6 / 1-6



(THIS SPACE FOR RECORDER'S USE ONLY)

Declaration of Trust CA011009B North Richmond

TITLE OF DOCUMENT

Declaration of Trust

(Public Housing Modernization Grant Projects)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0075
exp. 10/31/2017

Whereas, (1, see instructions) The Housing Authority of the County of Contra Costa
(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws of the (2) State of California, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with the effective date as of (mm/dd/yyyy) (3) 06/29/1959, (herein called the Annual Contributions Contract) and a certain Modernization Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 04/13/2015, (herein called the Modernization Grant Amendment) providing for a grant to be made by HUD to assist the PHA in modernizing lower income housing project(s); and

Whereas, as of the date of the execution of this Declaration of Trust, the Modernization Grant Amendment and the Annual Contributions Contract cover certain individual lower income housing projects located in: (5) the Unincorporated Town of North Richmond, County of Contra Costa, State of California which will provide approximately (6) 80 dwelling units; and which lower income housing projects are known as Modernization Project No. (7) CA011009B and individual projects as follows:
Project No. (8) _____ with approximately _____ dwelling units,
Project No. (8) _____ with approximately _____ dwelling units, and
Project No. (8) _____ with approximately _____ dwelling units; and

Whereas, the modernization of each Project will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Modernization Grant Amendment and the Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes herein stated, the following described real property situated in: (9)

the Unincorporated Town of North Richmond, County of Contra Costa, in the State of California

To Wit: (Insert legal description for each individual project.)(10)

See Attachment "A".

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, To Wit:

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Modernization Grant Amendment and the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1) to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in any Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of any Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, or (2) with the approval of HUD, release any Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of any Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of any Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of any Project shall be effective to release such property from the trust hereby created.

The individual projects covered by the Modernization Grant Amendment shall be subject to this Declaration of Trust for a period of twenty years beginning on the date of the Modernization Grant Amendment. Each individual project shall also be subject to this Declaration of Trust for a period of twenty years after the date of the most recent Modernization Grant Amendment applicable to that project. Upon expiration of the period during which the PHA is obligated to operate the individual projects in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 10/12/2016.

(Seal)


(1, see instructions)

HOUSING AUTHORITY OF THE
COUNTY OF CONTRA COSTA

By

Attest

Date (mm/dd/yyyy)


CANDACE ANDERSEN
JOSEPH VILLARREAL

Chairperson

Secretary

Instructions for Completing form HUD-52190-B, Declaration of Trust (Public Housing Modernization Grant Projects)

Promptly after execution of an ACC Modernization Grant Amendment, HUD Counsel shall prepare and transfer to the PHA, form HUD-52190-B, Declaration of Trust (Public Housing Modernization Grant Projects), which shall cover all of the individual projects included in the modernization grant project. The letter transmitting the Declaration of Trust shall instruct the PHA to complete, execute, and record the Declaration of Trust and provide HUD Counsel with a copy as soon as it has been recorded. (Counsel for the PHA will be responsible for providing the legal description for the individual projects if HUD Counsel does not have this information in his/her files.)

The following instructions pertain to the use of the blank spaces in form HUD-52190-B:

1. Insert the name of the Public Housing Agency as it appears in the Modernization Grant Amendment.
2. Insert the name of the general governmental unit, indicating whether it is a State or Commonwealth.
3. Insert the date of the Annual Contributions Contract which has been amended by addition of the Modernization Grant Amendment.
4. Insert the effective date of the Modernization Grant Amendment.
5. Insert the names of the political subdivisions in which the housing projects covered by the Modernization Grant Amendment are located, e.g., City of _____, County of _____, State of _____.
6. Insert the approximate total number of units included in the modernization grant project.
7. Insert the modernization project number.
8. Insert the individual project number and approximate number of units for each individual project included in the modernization grant project. If more than three projects are included, add additional entries.
9. Same as Item 5.
10. Insert legal description for each individual project or of each individual unit comprising a project (e.g., single-family detached or semi-detached units operated in accordance with the Turnkey III or other Homeownership Program.)

**DESCRIPTION OF PROPERTY OF PROJECT CAL 11-9B
DESCRIBED IN DECLARATION OF TRUST - RECORDED JUNE 03, 1960**

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 20 in Block 8; all as shown on the map of North Richmond Tract No. 1 Addition, filed June 1, 1915, in Book 12 of Maps, page 274, in the office of the County Recorder of Contra Costa County.

Lots 24, 25, 26 and 27 in Block 2; Lots 11, 12, 13, 14, 15 and 16 in Block 3; Lots 20, 21 and 22 in Block 4; Lots 1, 2, 3, 4, 30, 31 and 32 in Block 7; Lots 2, 3 and 4 in Block 12; Lots 17, 18 and 19 in Block 14; Lots 4, 5 and 6 in Block 20; all as shown on the map of North Richmond Land and Ferry Company Tract No. 1, filed July 11, 1910, in Book 3 of Maps, page 59, in the office of the County Recorder of Contra Costa County.

Lots 9, 10 and 11 in Block 61; Lots 1, 2 and 3 in Block 62; Lots 15, 16 and 17 in Block 63; Lots 9, 10, 11, 28, 29, 30, 31, 32, 33 and 34 in Block 65; Lots 16, 17, 18 and 19 in Block 66; all as shown on the map of North Richmond Land and Ferry Company Tract No. 2, filed September 19, 1911, in Book 5 of Maps, page 124, in the office of the County Recorder of Contra Costa County.

Lots 201, 202, 203, 204, 205 and 206 in Block 8; Lots 243, 244, 245 and 246 in Block 10; Lots 264, 265, 266, 267, 284, 285, 286, 287, 288 and 289 in Block 11; Lots 371, 372 and 373 in Block 14; all as shown on the map of Truman Addition, filed November 18, 1912, in Book 8 of Maps, page 198, in the office of the County Recorder of Contra Costa County.

Lots 22, 23 and 24 in Block 3; Lots 9, 10, 11, 12, 23 and 24 in Block 6; Lots 7 and 8 in Block 9; Lots 17, 18 and 19 in Block 10; Lots 1 and 2 in Block 14; Lots 14, 15 and 16 in Block 18; Lots 29, 30 and 31 in Block 19; all as shown on the map of North Richmond Land and Ferry Company Tract No. 1, filed July 11, 1910, in Book 3 of Maps, page 59, in the office of the County Recorder of Contra Costa County.

Lots 1, 2, 3, 4, 5 and 6 in Block 64; all as shown on the map of North Richmond Land and Ferry Company Tract No. 2, filed September 19, 1911, in Book 5 of Maps, page 124, in the office of the County Recorder of Contra Costa County.

Lots 162, 163 and 164 in Block 6; Lots 219, 220, 221, 222, 228, 229 and 230 in Block 8; Lots 359, 360, 361, 367, 368 and 369 in Block 14; all as shown on the map of Truman Addition, filed November 18, 1912, in Book 8 of Maps, page 198, in the office of the County Recorder of Contra Costa County.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Contra CostaOn October 12, 2016 before me, Jami Melissa Napier, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

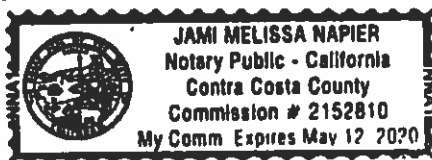
Candace Andersen

Name(s) of Signer(s)

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

Jami Melissa Napier
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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Signer Is Representing: _____

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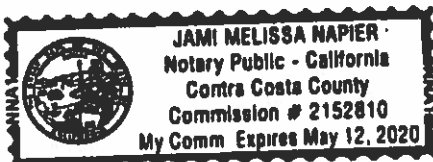
Joseph Villarreal

Name(s) of Signer(s)

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.

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Signature Jami Melissa Napier
Signature of Notary Public

Place Notary Seal Above

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Signer Is Representing: _____

I hereby certify that this is a true
And correct copy of the original
On file in this office

ATTEST NOV 02 2017

Joseph E. Canciamilla
County Clerk
County of Santa Clara, California

By  Deputy Clerk