

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO, AND
MAIL TAX STATEMENTS TO:

CONTRA COSTA COUNTY
Attn. Julin Perez – Real Estate Division

A.P.N.: 074-080-034-7

(Space Above Line for Recorder's Use Only)
Exempt from recording fees – Government Code Section 27383

The Undersigned Grantor(s) Declare(s):

DOCUMENTARY TRANSFER TAX \$ _____; CITY TRANSFER TAX \$ _____; SURVEY MONUMENT FEE \$ _____

- [] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; [] City of _____, and

GRANT DEED

FOR VALUE RECEIVED, CITY OF ANTIOCH (“**Grantor**”), grants to CONTRA COSTA COUNTY, a political subdivision of the State of California, (“**Grantee**”), all that certain real property situated in the County of Contra Costa, State of California, described on Exhibit A attached hereto and by this reference incorporated herein (the “**Property**”).

Deed Restrictions:

1. **Use.** Grantee shall use the Property only for navigation centers/assessment centers, emergency shelter, transitional and bridge housing, and/or permanent support housing for individuals experiencing homelessness (“**Approved Use**”). Grantee shall commence construction on the navigation center facility within two (2) years from the date hereof. Grantee shall be responsible to pay for the cost of any off-site improvements required to construct the transitional housing facility and the cost of any development fees imposed by the City of Antioch (collectively, “**Construction Costs**”).
2. **Right to Reenter.** Grantor shall have the right, at its option, to reenter and take possession of the Property (or any portion thereof) with all improvements thereon, and terminate and revest in Grantor the estate theretofore conveyed to Grantee, if Grantee:
 - a. uses the Property for any other use other than the Approved Use; or
 - b. fails to commence construction of the facility for the Approved Use within two years after recording of this grant deed.
 - c. fails to complete construction of the facility for the Approved Use within three years after commencing construction of the facility as demonstrated by (i) the

recording of a valid Notice of Completion and (ii) issuance of a certificate of occupancy for the facility.

3. **Covenant.** 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.

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of _____, 2020.

GRANTOR:

CITY OF ANTIOCH, a California municipal corporation

By: _____
Ron Bernal
City Manager

GRANTEE hereby accepts and approves of each of the covenants, conditions and restrictions set forth in this Grant Deed.

GRANTEE:

CONTRA COSTA COUNTY,
a political subdivision of the State of California

By: _____
Brian M. Balbas
Director of Public Works