

THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY



Contract Number

24-669

SAP Number

Community Development and Housing Department

Department Contract Representative	Carrie Harmon
Telephone Number	(909) 382-3983
Contractor	San Bernardino County
Contractor Representative	Evan Miles
Telephone Number	(909) 501-0618
Contract Term	Effective upon recording
Original Contract Amount	N/A
Amendment Amount	N/A
Total Contract Amount	N/A
Cost Center	N/A
Grant Number (if applicable)	N/A

Briefly describe the general nature of the contract: *The California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability for the Homekey Program. The County received a Homekey allocation under that certain Standard Agreement No. 20-HK-130 between the County and HCD and acquired specified real property located in San Bernardino County referenced as Original Pacific Village Campus. The County recorded that certain Regulatory Agreement and Declaration of Restrictive Covenants, dated January 13, 2022. The County intends to re-record an updated form of the Original Restrictive Covenant. The Full Release of the Original Pacific Village Campus will release the existing Regulatory Agreement, which is necessary prior to the recording of the updated Regulatory Agreement.*

FOR COUNTY USE ONLY

<p>Approved as to Legal Form</p> <p>Signed by: <u>Suzanne Bryant</u></p> <p>Suzanne Bryant, Deputy County Counsel</p> <p>Date <u>July 17, 2024</u></p>	<p>Reviewed for Contract Compliance</p> <p>_____</p> <p>Date _____</p>	<p>Reviewed/Approved by Department</p> <p>_____</p> <p>Date _____</p>
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[ADD COUNTY RECORDER'S COVER SHEET]
FULL RELEASE OF HOMEKEY REGULATORY AGREEMENT

FULL RELEASE OF HOMEKEY REGULATORY AGREEMENT

This Full Release of Homekey Regulatory Agreement (the "Full Release") is dated as of July __, 2024, by San Bernardino County, a political subdivision of the State of California (the "County"), with reference to the following facts:

A. The Department of Housing and Community Development ("HCD") issued a Notice of Funding Availability ("NOFA") for the Homekey Program, established by California Health and Safety Code Section 50675.1.1 (the "Homekey Program"), on July 16, 2020. The NOFA incorporates by reference the MHP, as well as the MHP Final Guidelines ("MHP Guidelines"), dated June 19, 2019, both as amended and in effect from time to time. In addition, the NOFA states that Homekey grant funds are derived primarily from Coronavirus Relief Fund ("CRF") money received from the U.S. Department of the Treasury. The CRF was established by the federal Coronavirus Aid, Relief, and Economic Security (CARES) Act (Public Law No. 116-136).

B. The County received a Homekey allocation under that certain Standard Agreement No. 20-HK-130 between the County and HCD dated November 24, 2020, as such may be amended (the "Standard Agreement"), and acquired specified real property located in the County of San Bernardino, State of California as further described in Exhibit A attached hereto and incorporated herein by this reference (the "Original Pacific Village Campus").

C. In conformance with the Homekey Program requirements the County recorded that certain Regulatory Agreement and Declaration of Restrictive Covenants, dated as of January 11, 2022, recorded in the in the Official Records of San Bernardino County (the "Official Records") on January 13, 2022 as Instrument No. 2022-0017558 (the "Original Restrictive Covenant"), which requires the County to provide 28 "doors" of Interim Housing on portions of the Original Pacific Village Campus, to assist Homeless Households and At Risk of Homelessness Households impacted by COVID-19 for a period of ten (10) years.

D. The County desires to expand the programing of activities conducted on the Original Pacific Village Campus to assist Homeless Households and At Risk of Homelessness Households; but to comply with the Homekey Program requirements, a form of Homekey Regulatory Agreement must remain in first lien priority.

E. To accommodate the expanded programing while continuing to comply with the Homekey Program requirements, the County desires to and has received HCD's approval to subdivide the Original Pacific Village Campus to create the following Parcels:

1. The parcel described in Exhibit B-1 attached hereto and incorporated herein by this reference (the "Homekey Parcel"); and

2. The parcels described in Exhibit B-2 attached hereto and incorporated herein by this reference (the "Remainder Parcels").

F. The County intends to re-record an updated form of the Original Restrictive Covenant (the "Revised Restrictive Covenant") and will continue to comply with the requirements of the Homekey Program as prescribed therein.

NOW, THEREFORE, it is hereby declared and understood as follows:

1. The County hereby releases the Original Pacific Village Campus from the encumbrance of the Original Restrictive Covenant. The release provided hereunder shall become effective immediately as of the date this Full Release is recorded in the Official Records against the Original Pacific Village Campus and so long as the County has recorded the Revised Restrictive Covenant against the Homekey Parcel.
2. This Full Release may be signed in multiple counterparts, which, when signed by all parties, shall constitute a binding agreement.
3. Nothing in this Full Release is intended to release the County from its obligations under the Revised Restrictive Covenant as applied to the Homekey Parcel.

[Signature Page Follows.]

IN WITNESS WHEREOF, the County has executed this Full Release as of the day first above written.

COUNTY:

SAN BERNARDINO COUNTY, a political subdivision of the State of California

By: *Dawn Rowe*
Dawn Rowe, Chair of Board of Supervisor

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIR OF THE COUNTY BOARD

Lynna Monell
Clerk of the Board of Supervisors
of San Bernardino County

By: *Cynthia Monell*
Deputy



APPROVED AS TO LEGAL FORM:
TOM BUNTON
County Counsel

By: *Suzanne Bryant*
Suzanne Bryant, Deputy County Counsel

[All signatures must be notarized.]

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 San Bernardino)

On 7/23/2024, before me, Julie A. Arentz, Notary Public, personally appeared Dawn M. Rowe, 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.



Name: Julie A. Arentz
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PACIFIC VILLAGE CAMPUS

The land is situated in the County of San Bernardino, State of California, and is described as follows:

PARCEL A: (APN 1191-141-40 and portion of 1191-141-42)

That portion of Section 31, Township 1 North, Range 3 West, Muscupiabe Rancho, in the City of San Bernardino, County of San Bernardino, State of California, as shown by map on file in [Book 7, Page 23](#) of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point on the South line of said Rancho, 780 feet West of the Southeast corner thereof;

Thence North 660 feet;

Thence West 111 feet;

Thence South 660 feet;

Thence East 111 feet to the point of beginning.

EXCEPTING therefrom an undivided 1/2 interest in and to the well located on said property, more particularly described as follows:

All that portion of Section 31, Township 1 North, Range 3 West, Muscupiabe Rancho, in the City of San Bernardino, County of San Bernardino, State of California, as shown by map on file in [Book 7, Page 23](#) of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point on the South line, of said Rancho, 660 feet West of the Southeast corner thereof;

Thence North 660 feet;

Thence West 330 feet;

Thence South 660 feet;

Thence East 300 feet to the place of beginning.

PARCEL B: (APN 1191-141-38)

The North 440 feet of that portion of Section 31, Township 1 North, Range 3 West, Rancho Muscupiabe, in the City of San Bernardino, County of San Bernardino, State of California, as shown by Map on file in [Book 7, Page 23](#) of Maps, in the Office of the County Recorder of said County, described as follows:

Commencing at a point on the South line of said Rancho, 891 feet West of the Southeast corner thereof;

Thence North 660 feet;

Thence West 99 feet;

Thence South 660 feet;

Thence East 99 feet to the point of beginning.

PARCEL C: APN 1191-141-36

Parcel 2 of [Parcel Map 5102](#), in the City of San Bernardino, County of San Bernardino, State of California, as shown by map on file in [Book 46, Page 98](#) of Parcel Maps, in the Office of the County Recorder of said County.

PARCEL D: APN 1191-141-37

Parcel 3 of [Parcel Map 5102](#), in the City of San Bernardino, County of San Bernardino, State of California, as shown by map on file in [Book 46, Page 98](#) of Parcel Maps, in the Office of the County Recorder of said County.

EXHIBIT B-1

LEGAL DESCRIPTION OF HOMEKEY PARCEL

The land is situated in the County of San Bernardino, State of California, and is described as follows:

PARCEL "B"

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 75.84 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 130.44 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 244.48 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;


THENCE NORTH 00°01'33" EAST A DISTANCE OF 136.53 FEET ALONG THE WESTERLY LINE OF PARCEL 3 TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°55'39" EAST A DISTANCE OF 320.38 FEET ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE **POINT OF BEGINNING**.

SUBJECT TO OFFERS OF DEDICATION AND EASEMENTS OF RECORD.

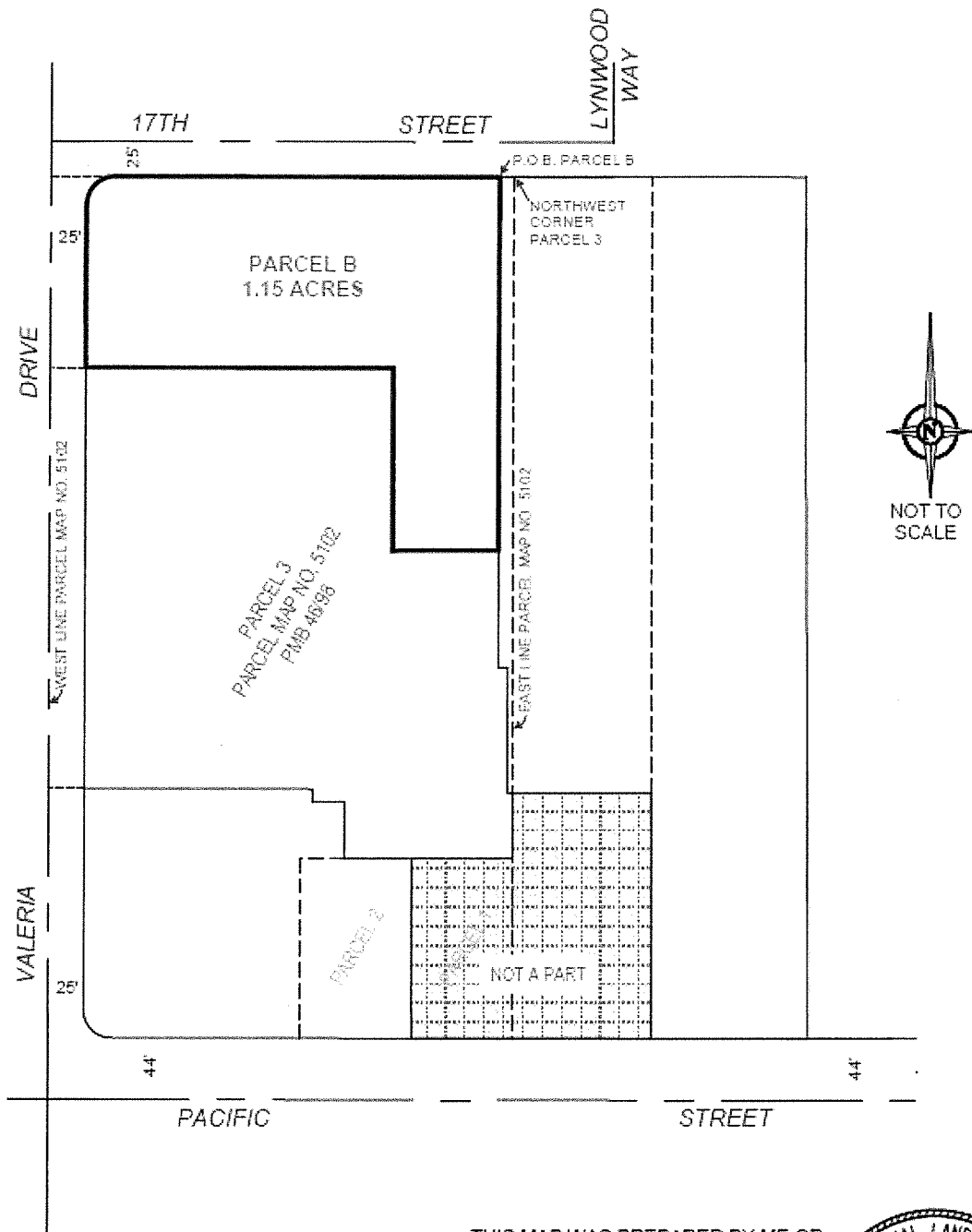
CONTAINING 50,112 SQUARE FEET OR 1.15 ACRES, MORE OR LESS, EXCLUDING RIGHTS-OF-WAY AND OFFERS OF DEDICATION.

THIS LEGAL DESCRIPTION WAS PREPARED
BY ME OR UNDER MY DIRECTION,

BY: 
THOMAS P. HERRIN, PLS 8062
COUNTY SURVEYOR

04/16/2024
DATE





THIS MAP WAS PREPARED BY ME OR
UNDER MY DIRECTION,


BY: 
THOMAS P. HERRIN,
COUNTY SURVEYOR



EXHIBIT B-2

LEGAL DESCRIPTION OF REMAINDER PARCELS

The land is situated in the County of San Bernardino, State of California, and is described as follows:

PARCEL "A"

Parcel 1 (APN 1191-141-36, Portion of 1191-141-37):

PARCEL 2 AND ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, EXCEPTING THAT PORTION OF PARCEL 3 DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET;

THENCE CONTINUING SOUTH 00°03'06" WEST A DISTANCE OF 83.56 FEET;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 6.65 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 90.13 FEET;

THENCE SOUTH 89°54'30" EAST A DISTANCE OF 3.64 FEET TO THE EAST LINE OF SAID PARCEL 3;

THENCE ALONG THE EAST LINE OF SAID PARCEL 3, SOUTH 00°01'33" WEST A DISTANCE OF 47.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;

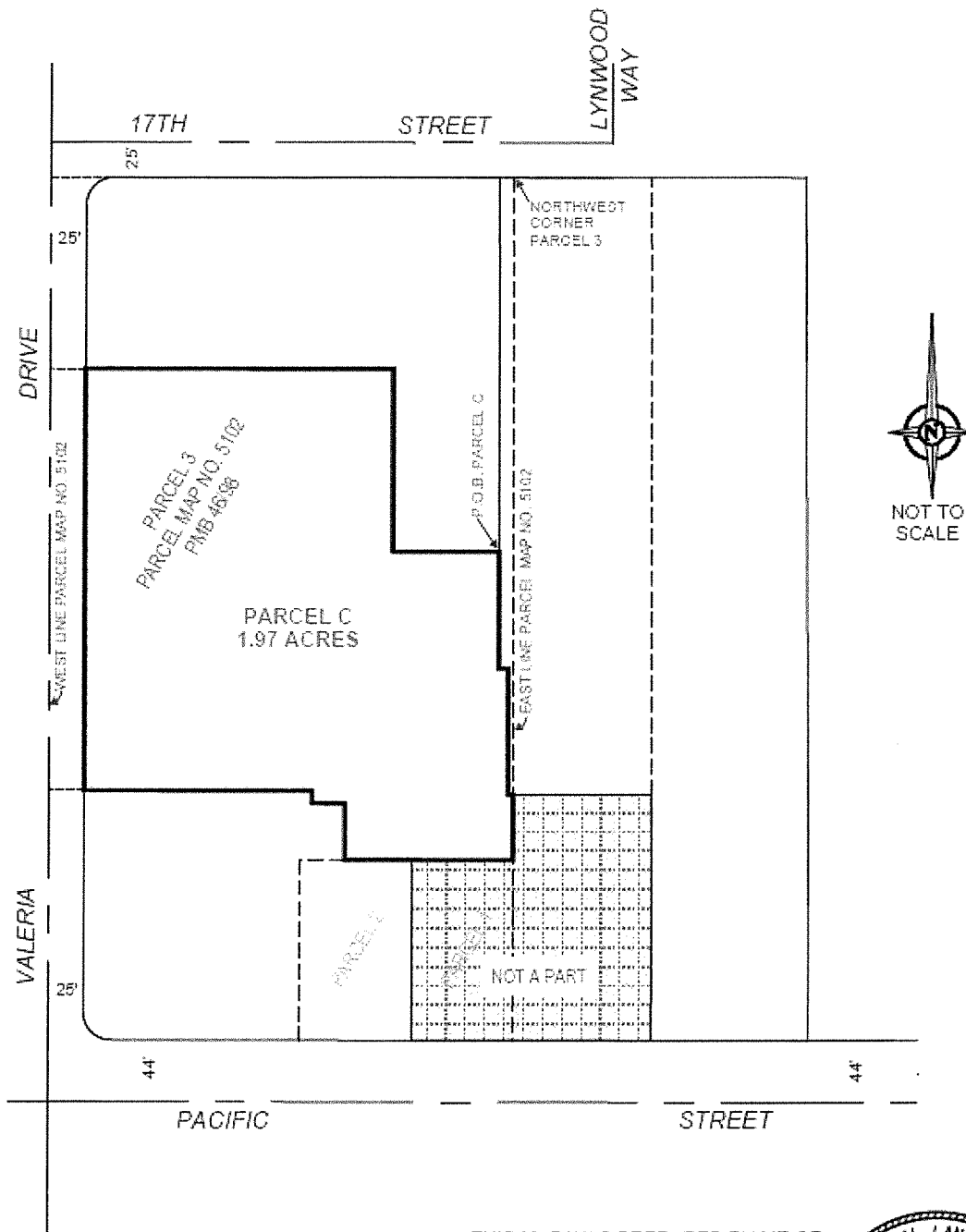
THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 AND ITS WESTERLY PROLONGATION THEREOF, NORTH 89°54'30" WEST A DISTANCE OF 119.97 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 40.59 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 23.15 FEET;

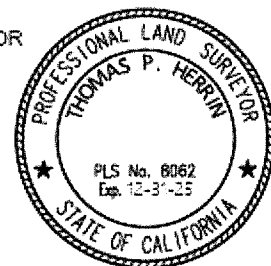
THENCE NORTH 00°03'06" EAST A DISTANCE OF 9.17 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 187.37 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;



THIS MAP WAS PREPARED BY ME OR
UNDER MY DIRECTION,

BY: Thomas P. Herrin
THOMAS P. HERRIN,
COUNTY SURVEYOR



PARCEL "C"

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°56'54" WEST A DISTANCE OF 75.84 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 130.44 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 244.48 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;

THENCE SOUTH 00°01'33" WEST A DISTANCE OF 301.29 FEET ALONG SAID WESTERLY LINE OF PARCEL 3;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 187.37 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 9.17 FEET;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 23.15 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 40.59 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 OF SAID PARCEL MAP;

THENCE ALONG SAID NORTH LINE AND ITS EASTERLY PROLONGATION THEREOF, SOUTH 89°54'30" EAST A DISTANCE OF 119.97 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;

THENCE ALONG THE EAST LINE OF SAID PARCEL 3, NORTH 00°01'33" EAST A DISTANCE OF 47.00 FEET;

THENCE NORTH 89°54'30" WEST A DISTANCE OF 3.64 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 90.13 FEET;

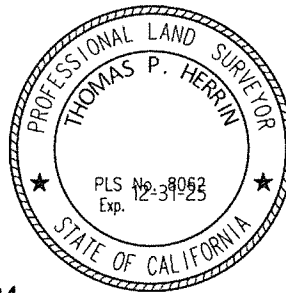
THENCE NORTH 89°56'54" WEST A DISTANCE OF 6.65 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 83.56 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO OFFERS OF DEDICATION AND EASEMENTS OF RECORD.

CONTAINING 85,820 SQUARE FEET OR 1.97 ACRES, MORE OR LESS, EXCLUDING RIGHTS-OF-WAY AND OFFERS OF DEDICATION.

THIS LEGAL DESCRIPTION WAS
PREPARED BY ME OR UNDER MY
DIRECTION,




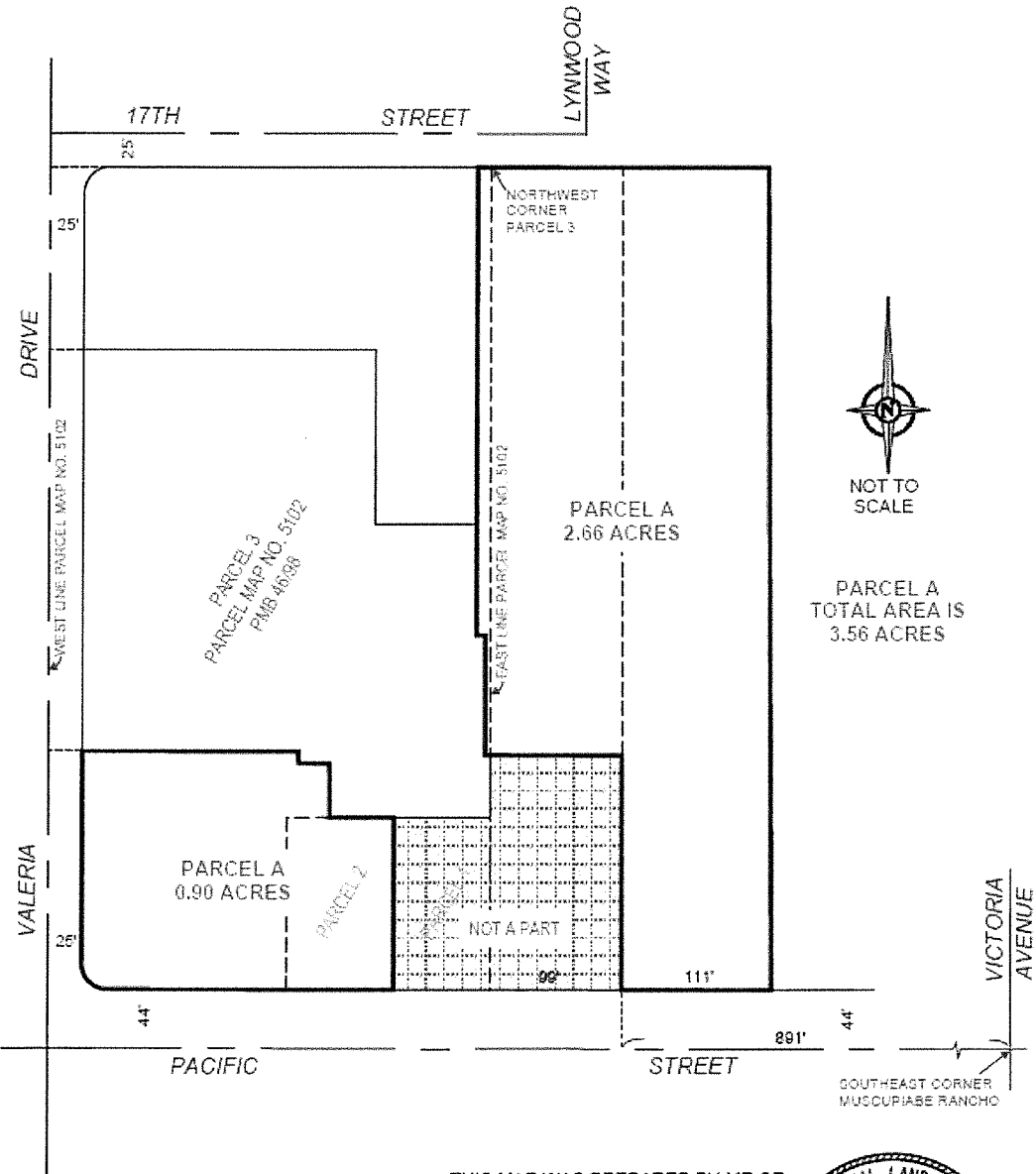

BY:  04/16/2024
THOMAS P. HERRIN, PLS 8062
DATE COUNTY
SURVEYOR

EXHIBIT "B"



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION,

BY: 
THOMAS P. HERRIN,
COUNTY SURVEYOR

