

RECORDING REQUESTED BY
First American Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME CHISPA Inc.
STREET ADDRESS 295 Main St #100
CITY, STATE & ZIP CODE Salinas, CA. 93901

COPY of Document Recorded
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21181002 202208434
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SPACE ABOVE FOR RECORDER'S USE ONLY

Quitclaim Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

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

CHISPA, Inc.
Attn: Dana Cleary
295 Main Street, Ste. 100
Salinas, CA 93901

APN: 031-169-057-000, 031-169-058-000 and 031-161-032

The Undersigned Grantor(s) Declare(s):

CITY TRANSFER TAX \$

DOCUMENTARY TRANSFER TAX \$.55

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 Unincorporated Area, and

SURVEY MONUMENT FEE \$

QUITCLAIM DEED

UCP EAST GARRISON, LLC, a Delaware limited liability company ("Grantor") hereby remises, releases and quitclaims to COMMUNITY HOUSING IMPROVEMENT SYSTEMS AND PLANNING ASSOCIATION, INC., a California nonprofit public benefit corporation ("Grantee"), all of Grantor's right, interest, title and claim to the real property situated in the County of Monterey, State of California, more particularly described in Exhibit A attached hereto (the "Property").

SUBJECT, however, to easements and encumbrances of record, the Redevelopment Plan for the Fort Ord Redevelopment Project Area adopted by Ordinance No. 4136 of the Board of Supervisors of the County of Monterey on February 19, 2002, hereinafter called the "Redevelopment Plan," which is incorporated and made a part of this Quitclaim Deed with the same force and effect as though set forth in full herein, and the Disposition and Development Agreement by and between the Redevelopment Agency of the County of Monterey ("Agency") and East Garrison Partners I, LLC, a California limited liability company ("EGP"), dated as of October 4, 2005, a Memorandum of which was recorded in the Official Records of the Monterey County Recorder ("Official Records") on May 16, 2006 under Recorder's Series number 2006044222, as implemented by and assigned to and assumed by Grantor by that certain Implementation Agreement by and between the Agency and Grantor dated June 28, 2011, a copy of which is on file with the Secretary of the Agency. Both the Disposition and Development Agreement and the June 28, 2011 Implementation Agreement are hereinafter referred to as the "DDA," which DDA is incorporated and made a part of this Quitclaim Deed with the same force and effect as though set forth in full herein, and the certain conditions, covenants and restrictions as follows:

Section 1. Mandatory Language in All Subsequent Deeds and Leases.

The Grantee covenants and agrees, for itself and its successors and assigns, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Grantee itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the Property and the Improvements thereon.

All deeds, leases or contracts made relative to the Property and the Improvements thereon or any part thereof shall contain or be subject to substantially the following non-discrimination clauses:

- (a) In deeds: "The grantee herein covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee or any person claiming under or through the grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land."
- (b) In leases: "The lessee herein covenants by and for itself, its heirs, executors, administrators and assigns, and all persons claiming under or through the lessee, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry, or disability in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land herein leased, nor shall the lessee, or any person claiming under or through the lessee, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants or vendees in the land herein leased."
- (c) In contracts: "There shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land, nor shall the transferee, or any person claiming under or through the transferee, establish or permit any such practice or practices of

discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants or vendees in the land."

Section 2. Agency/County of Monterey Right of Reverter.

Subject to the terms of Sections 512 and 513 and Enforced Delays under 604 of the DDA, the Agency and/or the County of Monterey shall have the right to re-enter and take possession of the Property or any portion thereof from Grantee with all improvements thereon (the "Revested Parcel"), and re-vest in the Agency and/or the County of Monterey the estate previously conveyed to the Grantee ("Right of Reverter") if after conveyance to Grantee of title to the Property or such portion thereof and prior to the issuance of the Certificate of Completion therefore pursuant to Section 320 of the DDA, the Grantee shall, as to the Revested Parcel:

- a. Fail to commence construction of approved improvements on the Property or such portion thereof within the time set forth in the Schedule of Performance (Attachment 5 to the DDA) or the Partial Assignment and Assumption Agreement by and between Grantor and Grantee of even date herewith (unless such failure results from an Enforced Delay under Section 604 of the DDA or was caused by the Grantor or County);
- b. Once construction has been commenced, fail to diligently prosecute construction of the improvements through completion within the applicable time set forth in the Schedule of Performance or the Partial Assignment and Assumption Agreement by and between Grantor and Grantee of even date herewith, where such failure has not been cured within ninety (90) days after written notice thereof from the Agency and/or the County of Monterey (unless such failure results from an Enforced Delay under Section 604 of the DDA or was caused by the Grantor or County);
- c. Abandon or substantially suspend construction of the improvements for a period of ninety (90) days after written notice of such abandonment or suspension from the Agency and/or the County of Monterey or, if such failure cannot be reasonably cured within such ninety (90) day period, failure to reasonably act to cure such failure in a timely manner (unless such abandonment or failure was caused by the Grantor or County or resulted from an Enforced Delay under Section 604 of the DDA);
- d. Without the prior written consent of Agency and/or the County of Monterey, directly or indirectly, voluntarily or involuntarily sell, assign, transfer, dispose of or further encumber or agree to sell, assign, transfer, dispose of or further encumber or suffer to exist any other lien against all or any portion of or any interest in the Property or portion thereof, except for any sale, transfer, disposition, assignment or encumbrance that is expressly permitted by the terms of the DDA; and

- e. If any event under a. through d. above is caused by or is attributable to a successor, assignee or transferee of the Grantee under an Assignment and Assumption Agreement, and the Grantee shall fail, within ninety (90) days of written notice from the Agency and/or the County of Monterey to commence to enforce the Grantee's remedies under the Assignment and Assumption Agreement to cause such successor, assignee or transferee to cure the failure.

Prior to the Agency and/or the County of Monterey's exercising its Right of Reverter under this Section 2 or under Section 512 of the DDA, Agency and/or the County of Monterey shall provide written notice to Grantee of its intention to exercise its Right of Reverter and afford Grantee the ability to cure such default if a cure period is provided for herein.

Such Right of Reverter shall be subordinate and subject to and be limited by and shall not defeat, render invalid or limit:

1. any mortgage, deed of trust or other security instrument permitted by the DDA; or

2. any rights or interests provided in the DDA for the protection of the holder of such mortgages, deeds of trust or other security instruments;

3. any rights or interests of bondholders or other parties under financing mechanisms adopted or approved by the County as part of the Development Approvals (as such term is defined in the DDA);

4. upon revesting in the Agency and/or the County of Monterey of title to the Revested Parcel as provided in this Section and in Section 512 of the DDA, the Agency and/or the County of Monterey shall use commercially reasonable efforts to resell the Revested Parcel as soon as possible, in a commercially reasonable manner, to a qualified and responsible party or parties (as determined by the Grantor with the concurrence of the Agency) who will assume the obligation of making or completing such improvements as are acceptable to the Agency and/or the County of Monterey in accordance with the uses specified for the Revested Parcel in the Redevelopment Plan and in a manner satisfactory to the Agency and/or the County of Monterey. If the resale of the Revested Parcel generates any proceeds, then the proceeds thereof shall be applied as follows:

- (a) First, to reimburse the Agency and/or the County of Monterey on its own behalf or on behalf of the County or Agency for all costs and expenses reasonably incurred by the Agency and/or the County of Monterey, including but not limited to salaries of personnel and legal fees directly incurred in connection with the recapture, management, and resale of the Revested Parcel (but less any income derived by the Agency and/or the County of Monterey from any part of the Revested Parcel); all taxes and installments of assessments incurred and payable prior to resale, and water and sewer charges with respect to the Revested Parcel incurred and payable prior to sale; any payments made or required to be made to discharge any encumbrances or liens, except any FORA liens, existing on the Revested Parcel at the time of revesting of title in the Agency and/or the County of Monterey or to discharge or prevent from attaching or being

made any subsequent encumbrances or liens due to obligations, defaults, or acts of the Grantee, its successors or transferees; expenditures made or obligations incurred which are necessary or required to preserve the value or protect the Revested Parcel or any part thereof; and any amounts otherwise owing the Agency and/or the County of Monterey by the Grantee and its successors or transferees.

(b) Second, to reimburse the Grantee, its successors or transferees, up to the amount equal to the sum of the following, as reasonably allocated by the Grantee to the Revested Parcel:

- (1) pre-development and development costs paid or incurred by the Grantee for the Revested Parcel; plus
- (2) all other costs pertaining to the acquisition or development of the Revested Parcel; plus
- (3) payments made by the Grantee pursuant to financing mechanisms adopted or approved by the County or Agency as part of the Development Approvals, and the costs actually incurred by the Grantee for on-site labor and materials for the construction of the improvements existing or in process on the Revested Parcel or applicable portion thereof at the time of the reentry and repossession, exclusive of amounts financed.

Included with the above amounts shall be the fair market value of the improvements the Grantee has placed on the Revested Parcel, less any gains or income withdrawn or made by the Grantee from the Revested Parcel or the improvements thereon. Notwithstanding the foregoing, the amount calculated pursuant to this subsection (b) shall not exceed the fair market value of the Revested Parcel together with the improvements thereon as of the date of the default or failure which gave rise to the Agency and/or the County of Monterey's exercise of the Right of Reverter.

(c) Any balance remaining after such reimbursements shall be retained by the Agency and/or the County of Monterey as its property.

Section 3. Use and Maintenance.

The Grantee covenants and agrees for itself, its successors, its assigns, its transferees and every successor in interest that during construction and thereafter, the Grantee and its successors, transferees and assignees shall devote the Property and Phases thereof to the uses specified in the Redevelopment Plan, the Development Approvals and the DDA for the periods of time specified therein; *provided*, that in the event of any conflict between the foregoing, the Development Approvals shall govern and control.

In the event that there arises at any time prior to the expiration of the above covenants a condition in contravention of those standards, then the Grantor shall give written notice to the Grantee of the deficiency, and the Grantee shall commence to cure, correct or remedy such condition and shall complete such cure, correction or remedy with reasonable diligence.

Section 4. Prohibition Against Transfer of Property and Assignment of Agreement.

Subject to the provisions of Section 314 of the DDA, after conveyance of title and prior to the issuance of a Certificate of Completion for the Property or any Phase or portion thereof pursuant to Section 320 of the DDA, the Grantee shall not, except as expressly permitted by Section 107 of the DDA, sell, transfer, convey, assign or lease the whole or any part of the Property not covered by a Certification of Completion or the existing buildings or improvements thereon without the prior written approval of the Grantor or Agency which shall not be unreasonably withheld, conditioned or delayed. This prohibition shall not apply subsequent to the issuance of the Certificate of Completion for the Property or any Phase or portion thereof for which a Certificate of Completion has been issued. This prohibition shall not be deemed to prevent the granting of easements or permits to facilitate the development of the Property, or prohibit or restrict the sale or leasing of any part or parts of a building or structure conditioned upon completion of said improvements as evidenced by a Certificate of Completion, or to restrict any acquisition financing or construction financing therefor.

In the absence of specific written agreement by the Grantor, no such transfer or assignment or approval by the Grantor shall be deemed to relieve the Grantee or any other party from any obligations under the DDA until completion of development as evidenced by the issuance of a Certificate of Completion for the Property or any Phase or portion thereof unless the Grantor has approved an Assignment and Assumption Agreement ("Assignment and Assumption Agreement") with respect to such transaction pursuant to Section 107 of the DDA.

Section 5. Intentionally Deleted.

Section 6. Enforcement.

Except as otherwise provided in the DDA (including, without limitation, Sections 312, 314 and 320), the covenants contained in this Quitclaim Deed shall remain in effect until the termination date of the Redevelopment Plan as such Redevelopment Plan may be amended pursuant to the provisions of Section 701 of the DDA. Under Section 1100.2 of the Redevelopment Plan, the Redevelopment Plan terminates 30 years from the date the County Auditor certifies to the Director of Finance, pursuant to Health and Safety Code Section 53492.9, as the date of the final day of the first fiscal year in which One Hundred Thousand Dollars (\$100,000) or more of tax increment funds from the Redevelopment Project Area are or have been paid to the Grantor. The covenants against discrimination shall remain in effect in perpetuity. Further, environmental covenants or indemnifications by the Army and/or FORA for their grantees, transferees and successors and assigns shall also remain in place in perpetuity. The covenants established in this Quitclaim Deed shall, without regard to technical classification and designation, be binding for the benefit and in favor of the Grantor, its successors and assigns, the Grantee and any successor in interest to the Property or any Phase or portion thereof.

The Grantor and the Grantee are each deemed the beneficiary of the terms and provisions of this Quitclaim Deed and of the covenants running with the land for and in its own right and for the purposes of protecting the interests of the community and other parties, public or private, in

whose favor and for whose benefit the covenants running with the land have been provided. The covenants shall run in favor of the Grantor and the Grantee without regard to whether the Grantor or the Grantee has been, remains or is an owner of any land or interest therein in the Property or any Phase or portion thereof, any parcel or subparcel, or in the Redevelopment Project Area. The Grantee and the Grantor shall have the right, if the covenants are breached, to exercise all rights and remedies and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breaches to which it may be entitled.

Section 6. Remedies of Agency.

If Grantee defaults on any of its material obligations under the DDA and Grantor does not timely cause Grantee to cure such defaults, the Redevelopment Agency of the County of Monterey may exercise any rights and remedies available to it as against Grantee under the DDA or otherwise.

Section 7. Capitalized Terms.

Capitalized terms used in this Quitclaim Deed, if not otherwise defined, shall have the meaning given to such terms in the DDA.

(Signature contained on following page)

UCP EAST GARRISON, LLC
A Delaware limited liability company

By: 
Name: Nicholas Arenson
Its: Division President

Dated: 2/10/22

Acknowledged and Agreed to:

COMMUNITY HOUSING IMPROVEMENT SYSTEMS
AND PLANNING ASSOCIATION, INC., a California
nonprofit public benefit corporation

By: _____

Dated: _____

Print Name: _____

Title: _____

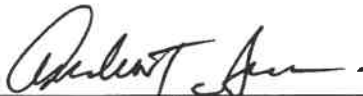
UCP EAST GARRISON, LLC
A Delaware limited liability company

By: 
Name: Nicholas Arenson
Its: Division President

Dated: 2/10/22

Acknowledged and Agreed to:

COMMUNITY HOUSING IMPROVEMENT SYSTEMS
AND PLANNING ASSOCIATION, INC., a California
nonprofit public benefit corporation

By: 
Print Name: Andrew T. Smer
Title: CFO

Dated: 02/14/2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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.

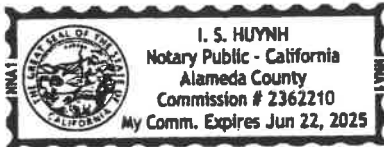
State of California

County of Alameda

On February 10, 2022 before me, I.S. Huynh, Notary Public, personally appeared Nicholas Arenson, 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 of Notary Public

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 Monterey)

On February 14, 2022 before me, Charla Ann Claessen, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Andrew T. Simer
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 [Handwritten Signature]
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: Andrew T. Simer Signer's Name: _____
 Corporate Officer — Title(s): Chief Financial Officer Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: CHISPA, Inc. Signer Is Representing: _____

Exhibit "A"

Legal Description

A.P.N.: 031-169-057-000 and 031-169-058-000

Real property in the unincorporated area of the County of Monterey, State of California, described as follows:

PARCEL ONE:

Tract 1:

LOT M2.14 AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1519, EAST GARRISON PHASE TWO", FILED FOR RECORD ON MARCH 19, 2015, IN BOOK 24 OF CITIES AND TOWNS, AT PAGE 41, FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 02, 2016 AS INSTRUMENT NO. 2016-10795 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL MINERAL RIGHTS WITH THE RIGHT OF SURFACE ENTRY AS RESERVED IN THE "QUITCLAIM DEED FOR A PORTION OF FORMER FORT ORD, MONTEREY, CALIFORNIA", EXECUTED BY THE UNITED STATES OF AMERICA, IN FAVOR OF THE FORT ORD REUSE AUTHORITY, RECORDED MAY 19, 2006, INSTRUMENT NO. 2006-045190, OFFICIAL RECORDS, MONTEREY COUNTY SAID DOCUMENT WAS RE-RECORDED AND AMENDED JANUARY 12, 2007, INSTRUMENT NO. 2007-03370, OFFICIAL RECORDS, MONTEREY COUNTY.

Tract 2:

BEING ALL OF THAT CERTAIN PARCEL OF LAND DESIGNATED "M2.15" AS SHOWN ON THE MAP ENTITLED "TRACT NO. 1519, EAST GARRISON PHASE TWO", FILED FOR RECORD IN VOLUME 24 OF CITIES & TOWNS AT PAGE 41 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF THAT CERTAIN PARCEL OF LAND DESIGNATED "PARCEL B" AS SHOWN ON THE MAP FILED FOR RECORD IN VOLUME 28 OF SURVEYS AT PAGE 143 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PORTION OF PARCEL B IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL B, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID PARCEL M2.15; THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERLY LINE

- 1) SOUTHERLY ALONG THE ARC OF A NON-TANGENT 270.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS NORTH 77°18'19" WEST, THROUGH A CENTRAL ANGLE OF 14°04'27", AN ARC DISTANCE OF 66.32 FEET; THENCE
- 2) WESTERLY ALONG THE ARC OF A NON-TANGENT 810.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 28°37'27" WEST, THROUGH A CENTRAL ANGLE OF 18°21'27", AN ARC DISTANCE OF 259.52 FEET; THENCE
- 3) NORTH 05°39'50" EAST 2.61 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE, ALONG SAID NORTHERLY LINE
- 4) SOUTH 84°20'10" EAST 267.06 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE
RECORDED FEBRUARY 9, 2022 AS INSTRUMENT NO. 2022006887 OF OFFICIAL RECORDS.

PARCEL TWO:

EASEMENTS TO CONSTRUCT AND INSTALL A SOIL NAIL WALL ALONG WITH A PERIMETER FENCE AS
CONVEYED IN THAT CERTAIN INSTRUMENT ENTITLED GRANT OF EASEMENT RECORDED JANUARY 31,
2022 AS INSTRUMENT NO. 2022005062 OFFICIAL RECORDS.