

AGREEMENT FOR PURCHASE AND SALE
OF REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY AND JOINT ESCROW INSTRUCTIONS (“**Agreement**”) is made this day of April 16th, 2025 (“**Agreement Date**”) by and among SQUEEKWOOD LLC (“**Buyer**”), and the **HOUSING AUTHORITY OF THE COUNTY OF CONTRA COSTA, A PUBLIC BODY, CORPORATE AND POLITIC**, (“**Seller**”). (Buyer and Seller are collectively referred to as “**Parties**”).

RECITALS:

A. Seller is the owner of that certain real property commonly known as 1727 & 1725 Fourth Street, Richmond, CA 94801, located in unincorporated County of Contra Costa, State of California Assessor Parcel No. 409-162-018-9 more particularly described in Exhibit A attached hereto and by this reference incorporated herein (“**Property**”).

B. The Property was acquired by Seller with assistance provided by the United State Department of Housing and Urban Development (“**HUD**”) and was previously used for public housing purposes.

C. The Seller has obtained approval from HUD to dispose of the Property subject to certain terms and conditions set forth in this Agreement.

D. The Property is currently subject to that certain Rental Assistance Demonstration Transfer of Assistance/Demolition and/or Disposition Restrictive Covenants dated July 9, 2020, and recorded against the Property on July 30, 2020, as Instrument 202-0156869 (“**Declaration of Restrictions**”), a copy of which is attached as Exhibit B hereto. Prior to sale of the Property, Seller must obtain consent from HUD to remove the Declaration of Restrictions.

E. Seller desires to sell and Buyer desires to buy the Property subject to the terms of this Agreement and the Declaration of Restrictions.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, Parties hereto agree as follows:

TERMS AND CONDITIONS:

1. PURCHASE AND SALE OF PROPERTY. Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer the Property upon the terms and conditions in this Agreement, contingent upon completion of Buyer’s Due Diligence as specified in Section 7.1, to the Buyer’s satisfaction and contingent on Seller obtaining approval for the sale from the Seller’s Board of Commissioners, and written approval for the sale of the Property to the Buyer from HUD including approval of the Purchase Price (as defined below) and approval for the removal of the Declaration of Restrictions.

2. EFFECTIVE DATE; OPENING OF ESCROW.

2.1. Effective Date. This Agreement shall be deemed effective upon execution of the Agreement by Seller and Buyer.

2.2. Opening of Escrow. No later than ten (10) days after the Agreement Date, the Parties shall open an escrow (“**Escrow**”) with Escrow Holder at the address set forth in Section 16 by causing an executed copy of this Agreement to be deposited with Escrow Holder (“**Opening of Escrow**”).

3. PURCHASE PRICE.

3.1. Purchase Price. Buyer shall provide the following consideration to Seller for the acquisition of the Property: (i) payment of the greater of **THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00)** or the appraised value of the Property as determined by an appraisal to be conducted by a certified appraiser representing the Seller and approved by HUD ("**Purchase Price**"). The Buyer acknowledges that under the terms of the approval received from HUD to dispose of the Property, the Seller is required to dispose of the Property for fair market value and the fair market value as determined by an appraisal is subject to the approval of HUD. In lieu of HACCC certified appraisal, Buyer may substitute a lender-commissioner certified appraisal.

3.2. Payment of Purchase Price.

Deposit. Not later than the date that is ten (10) days after the date upon which Buyer and Seller have both executed and delivered this Agreement as indicated by the dates set forth next to their signatures (the "**Execution Date**"), Buyer shall deposit into Escrow the sum of (5% of purchase price) **SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS (\$17,500.00)** (which amount, together with any and all interest and dividends earned thereon, shall hereinafter be referred to as the "**Deposit**"). Escrow Holder shall hold the Deposit in a non-commingled trust account and shall invest the Deposit in insured money market accounts, certificates of deposit, United States Treasury Bills or such other instruments as Buyer may instruct from time to time. In the event of the consummation of the purchase and sale of the Property as contemplated hereunder, the Deposit shall be paid to Seller at the "Closing" (as defined in Section 5.1) and credited against the Purchase Price.

Buyer shall make a payment equal to the Purchase Price minus the Deposit and any other payments as required by this Agreement, in accordance with instructions provided by the Escrow Holder in accordance with Section 4.2 below.

3.3. Independent Consideration. Within ten (10) days after the Agreement Date, Buyer shall pay the Seller the amount of One Hundred Dollars (\$100) (the "**Independent Consideration**"). The Independent Consideration shall be non-refundable to the Buyer, and shall not be credited towards the payment of the Purchase Price. The Independent Consideration shall constitute separate, independent, and good and valuable consideration provided by the Buyer to the Seller for the rights extended to the Buyer under this Agreement.

4. FUNDS AND DOCUMENTS REQUIRED FROM BUYER AND SELLER.

4.1. Seller. Seller agrees that at least one (1) business day prior to the Closing Date, Seller will deposit with Escrow Holder such funds and other items and instruments (executed and acknowledged, if appropriate) as may be necessary in order for the Escrow Holder to comply with this Agreement, including without limitation:

- a. Executed and acknowledged grant deed ("**Grant Deed**") in form acceptable to Seller, Buyer, and the Escrow Holder which deed shall be subject to any lien of real estate taxes and assessments which are not yet delinquent, easements and rights of way for utilities, conditions which would be identified by an inspection of the Property, and exceptions to title approved by Buyer (collectively the "**Permitted Exceptions**").
- b. A Non-Foreign Affidavit as required by federal law.
- c. Such funds and other items and instruments as may be necessary in order for Escrow Holder to comply with this Agreement.

4.2. Buyer. Buyer agrees that at least one (1) business day prior to the Closing Date, Buyer will deposit with Escrow Holder the remainder of the Purchase Price, all additional funds and/or documents

(executed and acknowledged, if appropriate) which are necessary to comply with the terms of this Agreement, including without limitation:

- a. A Preliminary Change of Ownership Statement completed in the manner required in Contra Costa County.
- b. Such funds and other items and instruments as may be necessary in order for Escrow Holder to comply with this Agreement.

4.3. Good Funds. All funds deposited in Escrow shall be in “good funds” which means a wire transfer of funds, cashier's or certified check drawn on or issued by the offices of a financial institution located in the United States.

5. CLOSING DATE; TIME IS OF ESSENCE.

5.1. Closing Date. Escrow shall close upon satisfaction of both Buyer's Conditions Precedent (as defined in Section 8.1) and Seller's Conditions Precedent (as defined in Section 8.2), but, in no event, later one hundred twenty (120) days after the Opening of Escrow (“**Closing Date**”) unless otherwise extended in writing signed by both Parties. The terms “**Close of Escrow**” and/or “**Closing**” are used herein to mean the time Grant Deed is filed for recording by the Escrow Holder in the Office of the Contra Costa County Recorder.

5.2. Possession. Upon the Close of Escrow, Seller shall deliver possession of the Property to Buyer.

5.3. Time is of Essence. Buyer and Seller specifically agree that time is of the essence under this Agreement.

5.4. Extensions. Seller's Executive Director or designee (who has been designated in writing by the Executive Director) shall, in his or her sole and exclusive discretion, on behalf of Seller, have the authority to approve written requests for extending any deadline under this Agreement. All extensions shall be in writing and signed by the Executive Director or designee.

6. TITLE POLICY.

6.1. Title Policy. At the Close of Escrow, Buyer shall receive an ALTA non-extended owner's policy of title insurance (“**Buyers Title Policy**”) issued by Escrow Holder insuring title to the Property vested in Buyer with coverage in the amount requested by Buyer. Any title exceptions, other than the Permitted Exceptions, shall be subject to the mutual approval of Buyer and Seller, and if not approved Buyer or Seller may terminate this Agreement, in which event the Deposit shall be returned to the Buyer and the Parties shall have no further obligations under this Agreement except for those obligations that specifically survive termination. The cost of the Title Policy shall be paid by Buyer and the Buyer shall be obligated to pay for any endorsements or an extended coverage policy. Buyer may elect to have an ALTA extended owner's policy issued provided that Buyer, at the Buyer's sole cost and expense, delivers an ALTA survey to the Title Company within ten (10) days after the Opening of Escrow.

6.2. Amendments/Supplements to Title Report. Upon the issuance of any amendment or supplement to the Title Report (“**Amended Report**”) which adds additional exceptions not included in Section 6.1, Buyer shall have ten (10) business days to review and approve any additional exceptions. Buyer may disapprove any such exceptions by notifying Seller in writing within ten (10) business days of its receipt of the Amended Report. Seller shall then have thirty (30) days thereafter to resolve any disapproved matters or to notify Buyer that it will not resolve or remove the objected exceptions. If Seller does not remove the exceptions, Buyer has thirty (30) days thereafter to elect in writing to terminate this Agreement. If Buyer elects to terminate this Agreement, the Deposit will be returned

to Buyer and the Parties shall have no further obligations under this Agreement except for those obligations that specifically survive termination. Closing shall be extended as required to permit the Parties to comply with the time periods contemplated by this Section 6.2.

7. DUE DILIGENCE.

7.1. Buyer's Due Diligence. During the period commencing with the Execution Date, and expiring forty-five (45) days thereafter ("**Due Diligence Period**"), Buyer shall perform whatever due diligence with respect to the Property as Buyer deems reasonably necessary, including, by way of example, not limitation, conducting physical inspections, tests, samples, and ordering title commitments and surveys, provided however, Buyer shall not perform any invasive testing or borings without the Seller's express written consent. If, following Buyer's reasonable inspection of the Property, Buyer delivers a written notice to Seller approving the Property, Buyer is agreeing to accept the Property in AS-IS condition as specified in Section 9, subject to the terms and conditions of this Agreement. If Buyer fails to give written notice to the Seller approving the Property prior to the expiration of the Due Diligence Period or if Buyer gives written notice to the Seller disapproving the Property prior to the expiration of the Due Diligence Period, this Agreement shall immediately terminate, the Deposit shall be returned to the Buyer, the Seller and the Buyer shall split the cost of any cancellation fees owed to the Escrow Holder ("**Cancellation Charges**") and the Parties shall have no further rights or obligations under this Agreement except for those obligations that specifically survive termination.

7.2. Right of Entry. As of the Execution Date and continuing until expiration of the Due Diligence Period or earlier termination of this Agreement, the Seller hereby grants the Buyer the right to enter onto the Property, for purposes of conducting Buyer's due diligence. In connection with such entry and investigation, the Buyer shall: (1) give the Seller reasonable advance written notice (at least three (3) days for invasive testing and at least one (1) business day, as defined below, for all other purposes); and (2) prior to entry, cause the Seller to be named as an additional insured on a Commercial General Liability insurance policy with limits not less than Two Million Dollars (\$2,000,000) each occurrence combined single limit for Bodily Injury and Property Damage, including coverage for Contractual Liability, Personal Injury, Broadform Property Damage, and Products and Completed Operations, and deliver evidence of such insurance to the Seller. The required insurance shall be provided under an occurrence form by an insurer authorized and licensed to provide such insurance in the State of California. The Buyer shall promptly repair and restore any damage caused directly by the Buyer (or any of its agents) to the Property. The Buyer shall deliver to the Seller, within thirty (30) days after receipt thereof, a complete copy of any investigation, test, report or study which the Buyer conducts, or causes to be conducted, with respect to the Property (except confidential or proprietary information). The Buyer shall indemnify, defend and hold the Seller and its directors, officers, employees and agents harmless from any and all claims, liabilities, damages, losses, expenses, costs and fees (including attorneys' fees and costs) to the extent arising out of the Buyer's (or any agent of the Buyer's) entry upon the Property, or the investigation(s) and test(s) which the Buyer (or its agents) may conduct; provided, however, that this indemnity shall not apply to matters (a) to the extent arising from the results of the Buyer's investigations, tests and inspections (including the discovery of existing environmental conditions on the Property), (b) due to the gross negligence, acts or omissions or willful misconduct of the Seller or its directors, officers, employees, or agents or any third party's agents, employees, invitees or licensees, or (c) resulting from latent defects within, on or adjacent to the Property, including any hazardous materials existing on the Property prior to Buyer's entry. Such indemnity obligation shall survive the termination or expiration of this Agreement.

8. CONDITIONS PRECEDENT TO CLOSE OF ESCROW.

8.1. Conditions to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to the satisfaction or written waiver, in whole or in part, by Buyer of each of the following conditions precedent ("**Buyer's Conditions Precedent**"):

- (a) Buyer has approved the condition of the Property prior to the expiration of the Due Diligence Period in accordance with Section 7.1 above.
- (b) Subject to the provisions of Article 13 below, the condition of the Property shall be substantially the same on the Closing Date as on the Execution Date, except for reasonable wear and tear and any damages due to any act of Buyer or Buyer's representatives.
- (c) The Title Company is prepared to issue the Buyers Title Policy.
- (d) Escrow Holder holds and will deliver to Buyer the instruments and funds, if any, accruing to Buyer pursuant to this Agreement.
- (e) Seller is not in default of its obligations under this Agreement.

If any of Buyer's Conditions Precedent have not been fulfilled within the applicable time periods, Buyer may either waive such condition and proceed to the Closing pursuant to this Agreement, or terminate this Agreement, in which event (i) the Deposit shall promptly be released to Buyer, (ii) the parties shall equally share the Cancellation Charges and (iii) neither party shall thereafter have any rights or obligations to the other hereunder except those that specifically survive termination. Notwithstanding the foregoing, if any Buyer's Condition is not satisfied due to a default on the part of Seller, then Buyer shall have the rights and remedies set forth in Section 14.2.

8.2. Conditions to Seller's Obligations. The obligations of Seller under this Agreement are subject to the satisfaction or written waiver, in whole or in part, by Seller of the following conditions precedent ("**Seller's Conditions Precedent**"):

- (a) Buyer has delivered all sums to Escrow Holder to Close.
- (b) Escrow Holder holds and will deliver to Seller the instruments and funds accruing to Seller pursuant to this Agreement.
- (c) Seller has obtained approval from its Board of Commissioners and the written approval of HUD to transfer the Property to Buyer for the Purchase Price.
- (d) Buyer is not in default of its obligations under this Agreement, or any other agreements between or among Buyer and Seller or affiliates thereof.

If any of Seller's Conditions Precedent have not been fulfilled within the applicable time periods, Seller may terminate this Agreement by delivery of written notice thereof to Buyer. Upon such termination, (i) the Deposit shall be released to Seller except as set forth in this Section 8.2, (ii) the parties shall equally share the Cancellation Charges, and (iii) neither party shall thereafter have any rights or obligations to the other hereunder except those that specifically survive termination. Notwithstanding the foregoing, if any Seller Condition is not satisfied due to a default on the part of Buyer, then Seller shall have the rights and remedies set forth in Section 14.1.

9. CONDITION OF THE PROPERTY.

9.1 Disclaimer of Warranties. Upon the Close of Escrow, Buyer shall acquire the Property in its "AS-IS" condition and Buyer shall be responsible for any defects in the Property, whether patent or latent, including, without limitation, the physical, environmental and geotechnical condition of the Property, and the existence of any contamination, Hazardous Materials, vaults, debris, pipelines, or other structures located on, under or about the Property, and, except as specifically set forth in this Agreement, Seller makes no other representation or warranty concerning the physical, environmental, geotechnical or other condition of the Property, and Seller specifically disclaims all representations or warranties of any

nature concerning the Property made by it. The foregoing disclaimer includes, without limitation, topography, climate, air, water rights, utilities, soil, subsoil, existence of Hazardous Materials or similar substances, the purpose for which the Property is suited, or drainage.

9.2 Hazardous Materials. Buyer understands and agrees that, in the event Buyer incurs any loss or liability concerning Hazardous Materials (as hereinafter defined) and/or underground storage tanks whether attributable to events occurring prior to or following the Closing, then Buyer may look to current or prior owners of the Property, but in no event shall Buyer look to Seller for any liability or indemnification regarding Hazardous Materials and/or underground storage tanks. Buyer, from and after the Closing, hereby waives, releases, remises, acquits and forever discharges Seller, and each of the entities constituting Seller, if any, of and from any and all Environmental Claims, Environmental Cleanup Liability and Environmental Compliance Costs, as those terms are defined below, and from any and all actions, suits, legal or administrative orders or proceedings, demands, actual damages, punitive damages, loss, costs, liabilities and expenses, which concern or in any way relate to the physical or environmental conditions of the Property, the existence of any Hazardous Material thereon, or the release or threatened release of Hazardous Materials there from, whether existing prior to, at or after the Closing. It is the intention of the Parties pursuant to this release that any and all responsibilities and obligations of Seller, and any and all rights, claims, rights of action, causes of action, demands or legal rights of any kind of Buyer, its successors, assigns or any affiliated entity of Buyer, against Seller, arising by virtue of the physical or environmental condition of the Property, the existence of any Hazardous Materials thereon, or any release or threatened release of Hazardous Material there from, whether existing prior to, at or after the Closing, are by this release provision declared null and void and of no present or future force and effect as to the Parties; provided, however, that no Parties other than the Indemnified Parties (defined below) shall be deemed third party beneficiaries of such release.

In connection therewith, Buyer and each of the entities constituting Buyer, expressly agree to waive any and all rights which said party may have with respect to such released claims under Section 1542 of the California Civil Code which provides as follows:

"A general release does not extend to claims which the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

Buyer Initials AW/TT

Seller Initials _____

Buyer and each of the entities constituting Buyer, shall defend, indemnify and hold harmless Seller and each of the entities constituting Seller (collectively, "**Indemnified Parties**") from and against any and all Environmental Claims, Environmental Cleanup Liability, Environmental Compliance Costs, and any other claims, actions, suits, legal or administrative orders or proceedings, demands or other liabilities resulting at any time from the physical and/or environmental conditions of the Property whether before or after the Closing or from the existence of any Hazardous Materials or the release or threatened release of any Hazardous Materials of any kind whatsoever, in, on or under the Property occurring at any time whether before or after the Closing, including, but not limited to, all foreseeable and unforeseeable damages, fees, costs, losses and expenses, including any and all attorneys' fees and environmental consultant fees and investigation costs and expenses, directly or indirectly arising there from, and including fines and penalties of any nature whatsoever, assessed, levied or asserted against any Indemnified Parties to the extent that the fines and/or penalties are the result of a violation or an alleged violation of any Environmental Law. Buyer further agrees that in the event Buyer obtains from former or present owners of the Property or any other persons or entities, releases from liability, indemnities, or other forms of hold harmless relating to the subject matter of this Section, Buyer shall use its diligent efforts to obtain for Seller the same releases, indemnities and other comparable provisions.

For purposes of this Agreement, the following terms shall have the following meanings:

"Environmental Claim" means any claim for personal injury, death and/or property damage made, asserted or prosecuted by or on behalf of any third party, including, without limitation, any governmental entity, relating to the Property or its operations and arising or alleged to arise under any Environmental Law.

"Environmental Cleanup Liability" means any cost or expense of any nature whatsoever incurred to contain, remove, remedy, clean up, or abate any contamination or any Hazardous Materials on or under all or any part of the Property, including the ground water hereunder, including, without limitation, (i) any direct costs or expenses for investigation, study, assessment, legal representation, cost recovery by governmental agencies, or ongoing monitoring in connection therewith and (ii) any cost, expense, loss or damage incurred with respect to the Property or its operation as a result of actions or measures necessary to implement or effectuate any such containment, removal, remediation, treatment, cleanup or abatement.

"Environmental Compliance Cost" means any cost or expense of any nature whatsoever necessary to enable the Property to comply with all applicable Environmental Laws in effect. "Environmental Compliance Cost" shall include all costs necessary to demonstrate that the Property is capable of such compliance.

"Environmental Law" means any federal, state or local statute, ordinance, rule, regulation, order, consent decree, judgment or common-law doctrine, and provisions and conditions of permits, licenses and other operating authorizations relating to (i) pollution or protection of the environment, including natural resources, (ii) exposure of persons, including employees, to Hazardous Materials or other products, raw materials, chemicals or other substances, (iii) protection of the public health or welfare from the effects of by-products, wastes, emissions, discharges or releases of chemical substances from industrial or commercial activities, or (iv) regulation of the manufacture, use or introduction into commerce of chemical substances, including, without limitation, their manufacture, formulation, labeling, distribution, transportation, handling, storage and disposal.

"Hazardous Material" is defined to include any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California, or the United States Government. The term "Hazardous Material" includes, without limitation, any material or substance which is: (i) petroleum or oil or gas or any direct or derivative product or byproduct thereof; (ii) defined as a "hazardous waste," "extremely hazardous waste" or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140, of the California Health and Safety Code; (iii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code; (iv) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Sections 25501(o) and (p) and 25501.1 of the California Health and Safety Code (Hazardous Materials Release Response Plans and Inventory); (v) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code (Underground Storage of Hazardous Substances); (vi) "used oil" as defined under Section 25250.1 of the California Health and Safety Code; (vii) asbestos; (viii) listed under Article 9 or defined as hazardous or extremely hazardous pursuant to Article 1 of Title 22 of the California Code of Regulations, Division 4, Chapter 30; (ix) defined as "waste" or a "hazardous substance" pursuant to the Porter-Cologne Act, Section 13050 of the California Water Code; (x) designated as a "toxic pollutant" pursuant to the Federal Water Pollution Control Act, 33 U.S.C. §1317; (xi) defined as a "hazardous waste" pursuant to the Federal Resource Conservation and Recovery Act, 42 U.S.C. §6901, et seq. (42 U.S.C. §6903); (xii) defined as a "hazardous substance" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §9601, et seq. (42 U.S.C. §9601); (xiii) defined as "Hazardous Material" or a "Hazardous Substance" pursuant to the Hazardous Materials Transportation Act, 49 U.S.C. §1801, et seq.; or (xiv) defined as such or regulated by any "Superfund" or "Superlien" law, or any other federal, state or local law, statute, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning Hazardous Materials, oil wells, underground storage tanks, and/or pipelines, as now, or at any time hereafter, in effect.

Notwithstanding any other provision of this Agreement, Buyer's release and indemnification as set forth in the provisions of this Section, as well as all other provisions of this Section, shall survive the termination of this Agreement and shall continue in perpetuity.

10. REPRESENTATIONS AND WARRANTIES.

10.1 Seller's Representations and Warranties. Seller, to its actual knowledge, makes the following representations and warranties to Buyer as of the date hereof:

a. There are no contracts, leases, claims or rights affecting the Property and no agreements entered into by or under Seller which shall survive the Close of Escrow except as disclosed in the title commitment obtained by Buyer.

b. Seller has not received any written notice from any third parties, prior owners of the Property, of any federal, state or local governmental agency, indicating that any Hazardous Materials, Environmental Claim, Environmental Cleanup Liability exists or applies to the Property.

c. Seller is not a foreign person as defined in Internal Revenue Code Section 1445(f)(3).

If Seller has actual knowledge of a material change in any of the representations and warranties in section 10.1(a), (b) or (c) between the date hereof and the Close of Escrow, Seller shall notify Buyer and Buyer will have 30 days to elect to (i) terminate the Agreement, in which event the Deposit will be returned to the Buyer, the Buyer and Seller shall equally split any Cancellation Charges and the Parties shall have no further rights or obligations pursuant to this Agreement other than those obligations that survive termination, or (ii) proceed with the Closing, in which case the Closing Date shall be extended by 30 days and in so doing Buyer shall be deemed to have waived any objection to the change in Seller's representations and warranties.

10.2 Survival of Representations and Warranties of Seller. The representations and warranties provided in this Section 10 shall survive the Closing and delivery of the Grant Deed for a period of one (1) year after the Closing.

10.3 Breach; Indemnification. If a breach of a representation or warranty occurs before Closing and Buyer is aware that such a breach has occurred, the breach shall be grounds to terminate this Agreement by providing written notice of such election within seven (7) days of Buyer's learning of such breach, in which event the Deposit shall be returned to Buyer, the Buyer and the Seller shall equally share in any Cancellation Charges and the Parties rights and obligations under this Agreement shall terminate except for those obligations that specifically survive termination. However, if Buyer elects to close and acquire the Property after learning of the breach, Buyer shall be deemed to have waived such breach. Seller agrees to indemnify, protect and hold harmless Buyer, its officers, employees and agents from and against all claims, damages, costs, liabilities and expenses of any kind whatsoever paid, incurred or suffered by or asserted against the Property or any indemnified party directly or indirectly arising from or attributable to such breach.

11. Representations and Warranties of Buyer. The Buyer hereby represents and warrants the matters set forth below to be true to the best of Buyer's knowledge as of the Execution Date and the Effective Date, and the Buyer will deliver to the Seller at close of Escrow an estoppel certificate representing the following:

a. **Authority.** The Buyer has the legal power, right and authority to enter into this Agreement and the instruments and documents referenced herein, and to consummate the transaction contemplated hereby.

b. **No Default.** Neither the execution of this Agreement nor the consummation of the transaction contemplated hereby shall result in a breach of or constitute a default under any agreement, instrument, or other obligation to which the Buyer is a Party or by which the Buyer may be bound.

c. **Validity of Agreement.** The individual(s) executing this Agreement and the instruments referenced herein on behalf of Buyer have the legal power, right and actual authority to bind Buyer to the terms hereof and thereof. This Agreement is, and all other documents and instruments to be executed and delivered by Buyer in connection with this Agreement shall be, duly authorized, executed and delivered by Buyer and shall be valid, binding and enforceable obligations of Buyer.

12. **ESCROW PROVISIONS.**

12.1 Escrow Instructions. Sections 1 through 8, inclusive, 12, 16, and 17 constitute the escrow instructions to Escrow Holder. If required by Escrow Holder, Buyer and Seller agree to execute Escrow Holder's standard escrow instructions, provided that the same are consistent with and do not conflict with the provisions of this Agreement. In the event of any such conflict, the provisions of this Agreement shall prevail. The terms and conditions in sections of this Agreement not specifically referenced above are additional matters for information of Escrow Holder, but about which Escrow Holder need not be concerned. Buyer and Seller will receive Escrow Holder's general provisions directly from Escrow Holder and will execute such provision upon Escrow Holder's request. To the extent that the general provisions are inconsistent or conflict with this Agreement, the general provisions will control as to the duties and obligations of Escrow Holder only. Buyer and Seller agree to execute additional instructions, documents and forms provided by Escrow Holder that are reasonably necessary to close Escrow.

12.2 General Escrow Provisions. Escrow Holder shall deliver the Buyer's Title Policy to Buyer and instruct the Contra Costa County Recorder to mail the Grant Deed after recordation to Buyer at the address set forth in Section 16. All funds received in this Escrow shall be deposited in one or more general escrow accounts of the Escrow Holder with any bank doing business in Contra Costa County, California, and may be disbursed to any other general escrow account or accounts. All disbursements shall be according to that party's instructions.

12.3 Proration of Real Property Taxes. As a public agency, Seller is not subject to real property taxes. Accordingly, Buyer shall take the Property subject to non-delinquent general and special real property taxes prorated to the Close of Escrow prorated on the basis of a thirty (30) day month and a three hundred sixty (360) day year.

12.4 Payment of Costs.

a. **Cost Allocation.** Buyer shall be responsible for all closing costs including, but not limited to, (i) Buyer's Title Policy (non-extended) ALTA owner's policy; (ii) the cost of the increase in premium if an extended ALTA title policy is requested by Buyer; (iii) any endorsements to the Title Policy requested by Buyer, (iv) the escrow fees, (v) any documentary transfer taxes; (vi) any other required state fees; and (vii) any applicable recording charges

b. **Closing Statement.** At least two (2) business days prior to the Closing Date, Escrow Holder shall furnish Buyer and Seller with a preliminary Escrow closing statement which

shall include each party's respective shares of costs. The preliminary closing statement shall be approved in writing by the Parties. As soon as reasonably possible following the Close of Escrow, Escrow Holder shall deliver a copy of the final Escrow closing statement to the Parties.

12.5 Termination and Cancellation of Escrow. If Escrow fails to close as provided above, either party may elect to cancel this Escrow upon written notice to the other party and Escrow Holder. Upon cancellation, Escrow Holder is instructed to return all funds and documents then in Escrow to the respective depositor of the same with Escrow Holder. Cancellation of Escrow, as provided herein, shall be without prejudice to whatever legal rights Buyer or Seller may have against each other arising from the Escrow or this Agreement.

12.6 Information Report. Escrow Holder shall file and Buyer and Seller agree to cooperate with Escrow Holder and with each other in completing any report ("**Information Report**") and/or other information required to be delivered to the Internal Revenue Service pursuant to Internal Revenue Code Section 6045(e) regarding the real estate sales transaction contemplated by this Agreement, including without limitation, Internal Revenue Service Form 1099-B as such may be hereinafter modified or amended by the Internal Revenue Service, or as may be required pursuant to any regulation now or hereinafter promulgated by the Treasury Department with respect thereto. Buyer and Seller also agree that Buyer and Seller, their respective employees and attorneys, and Escrow Holder and its employees, may disclose to the Internal Revenue Service, whether pursuant to such Information Report or otherwise, any information regarding this Agreement or the transactions contemplated herein as such party reasonably deems to be required to be disclosed to the Internal Revenue Service by such party pursuant to Internal Revenue Code Section 6045(e), and further agree that neither Buyer nor Seller shall seek to hold any such party liable for the disclosure to the Internal Revenue Service of any such information.

12.7 No Withholding as Foreign Seller. Seller represents and warrants to Buyer that Seller is not, and as of the Close of Escrow will not be, a foreign person within the meaning of Internal Revenue Code Section 1445 or an out-of-state seller under California Revenue and Tax Code Section 18805 and that it will deliver to Buyer on or before the Close of Escrow a non-foreign affidavit on Escrow Holder's standard form pursuant to Internal Revenue Code Section 1445(b)(2) and the Regulations promulgated thereunder and a California Form 590-RE.

12.8 Brokerage Commissions. Buyer represents that it has engaged ____ for brokerage services related to this transaction. Seller represents that it has engaged TranSystems for brokerage services related to this transaction. Other than the brokers set forth above, Buyer and Seller each represent and warrant to the other that no third party is entitled to a broker's commission and/or finder's fee with respect to the transaction contemplated by this Agreement. Buyer and Seller each agree to indemnify and hold the other Parties harmless from and against all liabilities, costs, damages and expenses, including, without limitation, attorneys' fees, resulting from any claims or fees or commissions, based upon agreements by it, if any, to pay a broker's commission and/or finder's fee, other than to the brokers set forth above.

13. RISK OF LOSS.

13.1 Condemnation. In the event that prior to the Closing Date, the Property, or any part thereof, is subject to a taking by the public authority, then Buyer shall have the right, exercisable by giving notice to Seller within thirty (30) days after receiving written notice of such taking either: (a) to terminate this Agreement, in which case neither party shall have any further rights or obligations hereunder, the Deposit shall be released to the Buyer, and the parties shall equally share the Cancellation Charges; or (b) to accept the Property in its then condition and proceed to close this transaction, and to receive an assignment of all of Seller's rights to any condemnation awards payable by reason of such taking. If Buyer elects to proceed under clause (b) above, Seller shall not compromise, settle or adjust any claims to such awards without Buyer's prior written consent, which consent shall not unreasonably be withheld. Seller

agrees to give Buyer prompt notice of any taking of the Property promptly after Seller receives notice of the same.

13.2 Casualty.

If, prior to the Closing Date, any portion of the Property is damaged or destroyed, Seller shall immediately notify Buyer of such fact. If the cost to repair such damage or destruction is reasonably estimated to be more than One Hundred Thousand Dollars (\$100,000), Buyer shall have the option to terminate this Agreement by delivering written notice to Seller not later than thirty (30) days after Buyer's receipt of Seller's notice regarding such damage or destruction. Upon such termination, the Deposit shall be released to Buyer, the parties shall equally share the Cancellation Charges, and neither party shall have any further rights or obligations hereunder, other than pursuant to any provision hereof that expressly survives the termination of this Agreement. If Buyer does not elect to terminate this Agreement within the time period set forth above, (i) the parties shall proceed to Closing pursuant to the terms hereof without modification of the terms of this Agreement and without any reduction in the Purchase Price (unless otherwise agreed in writing by Seller and Buyer), and (ii) Seller shall assign to Buyer, and Buyer shall be entitled to receive and keep, all insurance proceeds payable in connection with the casualty. If Buyer does not elect to terminate this Agreement pursuant to this Section 13.2, Buyer shall have the right to participate in any adjustment of the insurance claim and Seller shall not compromise, settle or adjust any such claim without Buyer's prior written consent (which consent may be withheld in Buyer's sole and absolute discretion).

14. DEFAULT

14.1 Buyer Default. If Buyer shall fail to close the transaction contemplated hereby as and when required solely as a result of a default by Buyer (subject to the terms of this Section 14.1), except to the extent such failure is a result of any Seller default or failure of a closing condition, the Deposit shall be paid over to Seller, as Seller's sole and exclusive remedy, as liquidated damages and not as a penalty, it being acknowledged by Buyer and Seller that in such event Seller will suffer substantial damages but such damages are incapable of exact ascertainment. After payment to Seller of the Deposit, neither Seller nor Buyer shall have any further rights or obligations hereunder except that Buyer and Seller shall remain obligated with respect to the obligations which specifically survive termination. If subsequent to Closing, Buyer fails to comply with its obligations contained herein which survive Closing, Seller, in addition to any rights and remedies provided herein, shall be entitled to any and all remedies available at law or in equity. Notwithstanding anything contained in this Section 14.1 or this Agreement, no default hereunder shall be deemed to have occurred unless and until Buyer receives written notice from Seller that such event or condition of default has occurred and is continuing and Buyer has failed to cure same within ten (10) Business Days after receipt of written notice of such failure from Seller or, if cure would reasonably require more than ten (10) Business Days to complete, within such time as would be reasonable under the circumstances.

SELLER AND BUYER ACKNOWLEDGE THAT IN THE EVENT BUYER SHOULD FAIL TO CLOSE THE TRANSACTION CONTEMPLATED HEREBY SOLELY AS A RESULT OF A DEFAULT BY BUYER, THEN SELLER'S DAMAGES WOULD BE DIFFICULT TO DETERMINE, AND THAT THE DEPOSIT IS A REASONABLE ESTIMATE OF SELLER'S DAMAGES RESULTING FROM SUCH FAILURE TO CLOSE THE TRANSACTION RESULTING SOLELY FROM A DEFAULT BY BUYER. SELLER AND BUYER FURTHER AGREE THAT THIS SECTION 14.1 IS INTENDED TO AND DOES LIQUIDATE THE AMOUNT OF DAMAGES DUE SELLER, AND SHALL BE SELLER'S EXCLUSIVE REMEDY AGAINST BUYER, BOTH AT LAW AND IN EQUITY, ARISING FROM OR RELATED TO A FAILURE OF BUYER TO CONSUMMATE THE TRANSACTION CONTEMPLATED BY THIS AGREEMENT, OTHER THAN WITH RESPECT TO BUYER'S INDEMNITY AND CONFIDENTIALITY OBLIGATIONS HEREUNDER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS

3275 OR 3369 BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677.

Buyer AW/TW

Seller _____

14.2 Seller's Default. If Seller is in default of this Agreement, Buyer may terminate this Agreement, in which case the Deposit shall be returned to the Buyer and neither Buyer nor Seller shall have any further liability under this Agreement except to the extent of any obligations that specifically survive termination or Buyer may seek specific performance of Seller's obligations hereunder.

15. NON-COLLUSION. No official, officer, or employee of Seller has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of Seller participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interest found to be "remote" or "non interest" pursuant to California Government Code Sections 1091 and 1091.5. Buyer warrants and represents that (s)he/it has not paid or given, and will not pay or give, to any third party including, but not limited to, any Seller official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded this Agreement. Buyer further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any Seller official, officer, or employee, as a result or consequence of obtaining or being awarded any agreement. Buyer is aware of and understands that any such act(s), omission(s) or other conduct resulting in the payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

16. NOTICES. Any notice which either party may desire to give to the other party or to the Escrow Holder must be in writing and may be given by personal delivery which will be deemed received the following day or by mailing the same by registered or certified mail, return receipt requested which will be deemed delivered three (3) days after depositing same in the mail, addressed to the party to whom the notice is directed as set forth below, or such other address and to such other persons as the Parties may hereafter designate:

To Seller: Housing Authority of the County of Contra Costa
3133 Estudillo Street
Martinez, CA 94553-3258
Attention: Executive Director

To Buyer: SQUEEKNWOOD LLC
987 61st Street
Oakland, California 94608

To Escrow Holder: Old Republic Title Company
555 12th Street, Suite 2000
Oakland, CA 94607
ATTN: Jennifer Senhaji

17. GENERAL PROVISIONS.

17.1 Assignment. Neither party shall have the right to directly, indirectly, by operation of law or otherwise, assign this Agreement or any interest or right hereunder or under the Escrow without the prior written consent of the other party. A change of control or transfer of direct or indirect ownership or control of 50% or more of the Buyer shall be considered a transfer subject to the prior approval of Seller.

17.2 Interpretation; Governing Law. This Agreement shall be construed according to its fair meaning and as if prepared by both Parties. This Agreement shall be construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

17.3 No Waiver. No delay or omission by either party in exercising any right or power accruing upon the compliance or failure of performance by the other party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver thereof. A waiver by either party of a breach of any of the covenants, conditions or agreements hereof to be performed by the other party shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions or conditions hereof.

17.4 Modifications; Waiver. Any alteration, change, waiver or modification of or to this Agreement, in order to become effective, shall be made by written instrument or endorsement thereon and in each such instance executed on behalf of Buyer and Seller. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision hereof, nor shall such waiver constitute a continuing unless otherwise expressly provided in writing executed by the Parties.

17.5 Severability. If any term, provision, condition or covenant of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument, or the application of such term, provisions, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

17.6 Merger. This Agreement contains the entire understanding between the Parties relating to the transaction contemplated hereby and all prior to contemporaneous agreements, understandings, representations and statements, oral or written, are merged herein and shall be of no further force or effect.

17.7 Successor and Assigns. All of the Parties' rights, duties, benefits, liabilities, obligations and responsibilities under this Agreement shall inure to the benefit of, and be binding upon, their respective successors and assigns.

17.8 Authority. Each person executing this Agreement on behalf of Buyer represents and warrants to Seller that (a) such person is duly authorized to execute and deliver this Agreement on behalf of Buyer in accordance with authority granted under the organizational documents of such entity, and (b) Buyer is bound under the terms of this Agreement.

17.9 Representation by Counsel. Each party hereto represents and agrees with each other that it has been represented by or had the opportunity to be represented by, independent counsel of its own choosing, and that it has had the full right and opportunity to consult with its respective attorney(s), that to the extent, if any, that it desired, it availed itself of this right and opportunity, that it or its authorized officers (as the case may be) have carefully read and fully understand this Agreement in its entirety and have had it fully explained to them by such party's respective counsel, that each is fully aware of the contents thereof and its meaning, intent and legal effect, and that it or its authorized officer (as the case may be) is competent to execute this Agreement and has executed this Agreement free from coercion, duress or undue influence.

17.10 No Third Party Beneficiaries. This Agreement is only between the Parties, and is not intended to be nor shall it be construed as being for the benefit of any third party.

17.11 Execution in Counterparts. This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement binding on the Parties hereto, notwithstanding that all Parties are not signatories to the original or the same counterpart.

17.12 Exhibits. Exhibit A attached hereto is incorporated herein by reference.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement for Purchase and Sale of Real Property and Escrow Instructions as of the Agreement Date.

NOTE: Section 9.2 and 14.1 must be separately initialed by the Parties.

SELLER:

**HOUSING AUTHORITY OF THE COUNTY OF
CONTRA COSTA, a public body, corporate and
politic**

By: _____

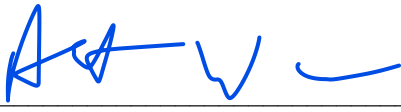
**Joseph Villarreal,
Executive Director**

APPROVED AS TO FORM:

By: _____

**Keiko Kobayashi
Deputy County Counsel**

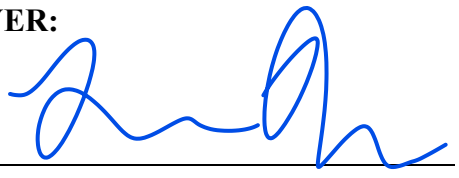
BUYER:

By:  _____

April 14th 2025

Date

BUYER:

By:  _____

April 14th 2025

Date

ESCROW HOLDER ACKNOWLEDGEMENT:

Escrow Holder acknowledges receipt of a copy of the Purchase and Sales Agreement (PSA), and agrees to act as Escrow Holder as outlined in PSA, any supplemental escrow instructions and the terms of Escrow Holder's general provisions.

Old Republic Title Company, a California corporation

By: _____

_____, Escrow Officer

Dated: _____, 2025

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Parcel APN: 409-162-018-9

The land referred to is situated in the unincorporated area of the County of Contra Costa, State of California, and is described as follows:

Lots 14, 15 and 16, in Block 18, as shown on the Map of the North Richmond Land and Ferry Company, Tract No. 1, filed July 11, 1910, Map Book 3, Page 59, Contra Costa County Records.

409-162-018-9

EXHIBIT B
Declaration of Restrictions

RECORDING REQUESTED BY:


Housing Authority of the County of Contra Costa
3133 Estudio Street
Martinez, CA 94553-2558
Attention: Joseph Villareal

WHEN RECORDED RETURN TO:


U.S. Department of Housing and Urban
Development
451 Seventh Street, S.W., Room 6222
Washington, DC 20410
Attention: Beverly N. Rudman

19

2



CONTRA COSTA Co Recorder Office
DEBORAH COOPER, Clerk - Recorder
DOC - 2020 - 0156869 - 00
Check Number
Thursday, JUL 30, 2020 11:29:52
FRE \$0.00
Til Pd \$0.00 Nbr-0003845542 LLF / RY / 1-19



NO FEE FOR RECORDING PURSUANT TO
GOVERNMENT CODE SECTION 27383

(Space above this line for recorder's use.)

**RENTAL ASSISTANCE DEMONSTRATION
TRANSFER OF ASSISTANCE/DEMOLITION AND/OR DISPOSITION RESTRICTIVE COVENANTS**

These Rental Assistance Demonstration Transfer of Assistance/Demolition and/or Disposition Restrictive Covenants (these "Covenants"), dated as of July 9, 2020, are entered into by and between the U.S. Department of Housing and Urban Development, with an address of 451 Seventh Street, S.W., Washington, DC 20410, Attention: Office of Recapitalization, Office of Multifamily Housing ("HUD"), and Housing Authority of the County of Contra Costa, a public body corporate and politic duly organized under the laws of the State of California with an address of 3133 Estudillo Street, Martinez, CA 94553-3258 (the "PHA").

RECITALS

A. The PHA owns certain real property described in Exhibit A, attached hereto and incorporated herein, together with the personal property associated therewith (the "Property"). The development of the Property, the operation of the Property, and/or the acquisition of the site or sites thereof was financed with assistance provided by HUD and the Property was previously used for public housing purposes pursuant to agreements by and between HUD and the PHA.

B. The public housing assistance related to this Property has been converted under the Rental Assistance Demonstration (RAD) to housing subject to a Section 8 Project Based Voucher (PBV) or Project Based Rental Assistance (PBRA) contract located at another site, pursuant to a transfer of assistance under RAD, or the units have been approved for demolition and/or disposition Under Section 18 of the U.S. Housing Act of 1937, as amended ("Section 18"). HUD and the PHA have released the Property from any declaration of restrictive

covenants, declaration of trust and/or obligation associated with the prior public housing uses of the Property recorded at Doc 2016-0214127-00, Doc 2016-0214129-00 and Doc 2016-0214130-00 in the records of Contra Costa County, dated October 13, 2016 and Doc 2020-0122280-00 in the records of Contra Costa County dated June 23, 2020. In lieu of the prior restrictions, HUD and the PHA desire to restrict the ongoing use of the Property as set forth in these Covenants.

C. The parties hereto desire that the Property itself, or alternatively all financial proceeds from the operation or sale of the Property, be used for Affordable Housing Purposes.

AGREEMENT

In consideration of the promises and covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as set forth below. The Recitals are incorporated by reference.

1. Definitions.

a. "Act" shall mean the U.S. Housing Act of 1937, as amended, 42 U.S.C. 1437 et. seq.

b. "Affordable Housing Purposes" shall mean any activity that supports the pre-development, development, rehabilitation or operation of other RAD conversions, public housing, housing assisted under Section 8 of the Act, properties subject to low-income housing tax credit use restrictions, or properties participating in other federal, state or local housing programs serving households with incomes at or below 80% of area median income or that provides services or amenities that will be used primarily by low-income families as defined by the Act.

c. "Proceeds" shall mean any net income generated from the Property, including through lease agreements, prior to the expiration of the Restricted Period, and any payments upon transfer of the Property.

d. "Restricted Period" shall mean the period the Property is subject to the lien of the Use Requirement, as set forth in Section 2(b).

e. "Restrictions on Proceeds" shall mean the restrictions on the use of the Proceeds set forth in Section 3.

f. "Use Requirement" shall mean the restrictions on the use of the Property set forth in Section 2.

2. Property Use Requirement.

a. Generally. The PHA, for itself and for its successors and assigns, hereby covenants and agrees for the benefit of HUD that throughout the Restricted Period, the Property shall be used for Affordable Housing Purposes.

b. Restricted Period.

i. The Use Requirement set forth in this Section 2 shall encumber the Property from the date of these Covenants through such date which is twenty (20) years following the date of these Covenants.

ii. Notwithstanding the foregoing, if the PHA receives payment upon transfer of the Property to a third party, such twenty-year period shall be reduced by multiplying twenty years by the ratio of (i) the payment from the third party to the PHA relative to (ii) the fair market value, as documented by a highest-and-best-use appraisal commissioned by the PHA and acceptable to HUD. In recognition that there is variation among appraisals and that an arms-length purchase agreement may not correspond precisely to the appraised value, the PHA may use a ten percent (10%) variation from the appraised value for purposes of this calculation if the Property is sold for cash, without seller take-back financing, to an unrelated third party purchaser. Upon request from the PHA, HUD may accept, in its sole discretion, an alternative methodology to determine fair market value for purposes of this calculation. If any payment is made at the time these Covenants are executed, the Restricted Period shall end on NA. The letters "NA," a blank, or similar markings shall indicate that no current adjustment from the twenty-year period has been approved. In the event any payment is made after execution of these Covenants, HUD shall execute an amendment to the Covenants specifying the new duration of the Restricted Period.

iii. For the duration of the Use Requirement, the PHA shall retain records of and annually report to its board of directors regarding the use of the Property (including any use for Affordable Housing Purposes) and any proposed transfer of the Property. The PHA shall provide such records to HUD whenever HUD approval is needed pursuant to Section 5 hereof or upon request.

c. Release of the Use Requirement.

i. HUD agrees to execute and deliver to the PHA a release of the Use Restriction when an alternative restrictive covenant is placed upon the Property that, in HUD's determination, satisfies the Affordable Housing Purposes requirement.

ii. Upon the expiration of the Restricted Period, the Use Requirement shall cease and terminate, and the Property shall be deemed released of the Use Requirement and these Covenants without the requirement of any further writing between the parties herein. Notwithstanding the foregoing, upon expiration of the Restricted Period, HUD agrees to execute and deliver to the PHA such documents as the PHA shall reasonably request releasing and confirming the release of the Use Requirement and these Covenants from title to the Property and clearing title to the Property from any cloud created by the Use Requirement or these Covenants.

iii. HUD shall apply these provisions to portions of the Property if requested by the PHA.

3. Restrictions on Proceeds.

a. To the extent the Property or any portion thereof is not used for Affordable Housing Purposes, any Proceeds shall be held in a restricted account and be used exclusively for Affordable Housing Purposes. For the purpose of this Section 3, the Affordable Housing Purpose for which Proceeds may be used also must be an acceptable use of proceeds under Section 18. The Restrictions on Proceeds set forth in this Section 3 shall govern the use of the Proceeds until the funds are disbursed for an Affordable Housing Purpose or returned to HUD.

b. Any Proceeds must be deposited by the PHA in a bank account covered by a General Depository Agreement (HUD Form 51999) until the funds are disbursed for an Affordable Housing Purpose.

c. For the duration of the Restriction on Proceeds set forth in Section 3(a), the PHA shall retain records of and annually report to its board of directors the calculation of the Proceeds (the net income generated from the Property and the proceeds of any transfer of the Property), and the use of any Proceeds for Affordable Housing Purposes. The PHA shall provide such records to HUD whenever HUD approval is needed pursuant to Section 5 hereof or upon request.

4. Actions Requiring the Prior Written Approval of HUD.

a. The PHA shall not convey, assign, transfer, lease, sublease, pledge, hypothecate, encumber or otherwise dispose of the Property or any interest therein or permit the conveyance, assignment, transfer, lease, pledge or encumbrance of the Property during the period covered by these Covenants without the prior written approval of HUD. Notwithstanding the foregoing, the PHA need not obtain the prior written approval of HUD for (i) the conveyance or dedication of land for use as streets, alleys or other public rights-of-way, (ii) the granting of easements for the establishment, operation and maintenance of public utilities, and/or (iii) the documentation of residential leases or other occupancy arrangements in the normal course of operation of the Property.

b. If any transfer is approved by HUD at the time these Covenants are executed, the name of the transferee shall appear here: NA. The letters "NA," a blank, or similar markings shall indicate that no transferee has been approved.

5. Events of Default.

a. Upon breach of any of the terms of these Covenants, HUD shall give the PHA written notice of the breach. The PHA shall have thirty (30) calendar days after receipt of such notice of breach to cure the breach; provided that, if the PHA uses commercially reasonable efforts to cure the breach within the prescribed thirty (30) day period and is unable to do so, HUD may approve in writing an extension of an additional thirty (30) calendar days to cure the breach, such approval not to be unreasonably withheld, conditioned or delayed. If the breach is not corrected to the satisfaction of HUD within the prescribed cure period HUD may declare a default under these Covenants (an "Event of Default") without further notice.

b. The PHA does hereby acknowledge and declare that, upon an Event of Default during the Restricted Period and without further action by the PHA, the PHA is possessed of any portion of the Property not previously transferred in compliance with these Covenants and holds such portion in trust for the benefit of HUD. During the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described portion of the Property, specifically the right to require the PHA to remain seized of the title to that portion of the 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 the Property or any part thereof, any appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any interest in any of the same; except that the PHA may (a) lease dwellings and other spaces and facilities in that portion of the Property, or (b) 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 (c) upon request by HUD, convey title to or deliver possession of that portion of the Property to HUD.

c. In addition to the foregoing, upon an Event of Default, HUD shall have all other remedies available under statute, at law or in equity. No person or entity, other than the parties to these Covenants, has any rights or remedies under these Covenants. Further, HUD may take whatever investigative steps it deems necessary to ensure compliance. In the Event of Default, to the extent permitted by applicable law, HUD shall have the right to seek specific performance of these Covenants and/or to enjoin any violation of these Covenants in Federal Court. The right to specific performance and injunction shall be in addition to all other remedies available to HUD under statute, at law or in equity.

6. Third Party Beneficiaries. No person or entity, other than the parties to these Covenants, has any rights or remedies under these Covenants.

7. Successors and Assigns.

a. Recordation of these Covenants shall constitute public notice of the PHA's agreement to be bound by and to comply with the restrictions set forth in these Covenants. The benefits and burdens of these Covenants touch and concern and run with the land and are binding upon and shall inure to the benefit of the respective successors and assigns of the parties to these Covenants, including any HUD-approved transferee through the term of the Restricted Period.

b. Following expiration of the Restricted Period, the Restrictions on Proceeds set forth in this Agreement shall not run with the land, nor bind the successors in title to the Property. The continued existence of Proceeds subject to the Restrictions on Proceeds shall not affect any release of the Use Requirement as a lien on the Property pursuant to Section 2(c). The Restrictions on Proceeds shall be a contractual relationship between HUD and the PHA and shall inure to the benefit of the respective successors and assigns of the parties with respect to the Proceeds. The Restrictions on Proceeds shall survive the expiration of the Use Requirement and any release of the lien on the Property.

8. Notices. All notices under these Covenants shall be in writing and shall be served by (a) personal service or receipted courier service, (b) by registered or certified first-class mail,

return receipt requested, or (c) nationally-recognized overnight delivery service, addressed to HUD or the PHA, as appropriate, at the addresses for such parties set forth above. Any notice or other communication sent pursuant to clause (a) hereof shall be deemed received upon such personal service, if sent pursuant to clause (b) shall be deemed received seven (7) calendar days following deposit in the mail, and/or if sent pursuant to clause (c) shall be deemed received the next succeeding business day following deposit with such nationally recognized overnight delivery service. Any party may change its address by notice given in accordance with this Section 9.

9. Amendments. These Covenants may be amended only by a written instrument signed by the parties to these Covenants. Notwithstanding the foregoing, the parties may not amend, modify, rescind, revoke and/or terminate these Covenants without the prior written approval of HUD. Further, these Covenants are not subject to negotiation by the PHA, any lessee or any lender with a security interest in the Property.

10. Subordination. Any mortgage liens shall be subject and subordinate to these Covenants. These Covenants shall survive foreclosure and bankruptcy.

11. Execution of Other Covenants. PHA covenants and agrees that it has not and shall not execute any other agreement with provisions contradictory of, or in opposition to, the provisions of these Covenants, and that in any event, the provisions of these Covenants are paramount and controlling as to the rights and obligations set forth herein and supersede any conflicting requirements.

12. Governing Law. These Covenants shall be governed, construed and interpreted in accordance with the laws of the state in which the Property is located, and the parties shall submit to the jurisdiction and venue of the courts in the county where the Property is located.

13. Severability. The invalidity or unenforceability of any clause, part or provision of these Covenants shall not affect the validity or enforceability of the remaining portions thereof.

14. Counterpart Signatures. These Covenants may be executed in any number of original counterparts, all of which evidence only one agreement, and only one of which need be produced for any purpose.

Remainder of this page intentionally left blank.

IN WITNESS WHEREOF, the parties hereto, by their respective duly authorized representatives, have caused their names to be subscribed hereto, on the date first written above.

PHA hereby certifies that the statements and representations contained in this instrument and all supporting documentation are true, accurate, and complete and that each signatory has read and understands the terms of these Covenants. This instrument has been made, presented, and delivered for the purpose of influencing an official action of HUD, and may be relied upon by HUD as a true statement of facts contained therein.

PHA: Housing Authority of the County of Contra Costa, a public body corporate and politic

By: [Signature]
Name: Joseph Villarreal
Its: Executive Director

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 Contra Costa)

On July 21, 2020, before me,
Nataline N. Jindorian
(insert name of notary)

Notary Public, personally appeared Joseph Villarreal, 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 [Signature]



(Seal)

HUD: U.S. Department of Housing and Urban
Development

By: Thomas R. Davis
Name: Thomas R. Davis
Title: Director, Office of Recapitalization

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.

District of Columbia | ss.

On July 9, 2020, before me, Simon T. Tyaba, Notary Public, personally appeared Thomas R. Davis, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity, and that by his/her/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

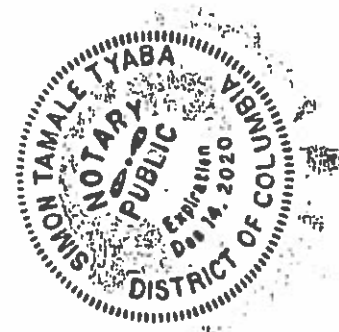
I certify under penalty of perjury under the laws of the District of Columbia that the foregoing paragraph is true and correct. Witness my hand and official seal.

Simon Tamaale Tyaba
Notary Public
Print Name: Simon T. Tyaba
My commission expires: 12/14/2020

Warning:

Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in any matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions.

DISTRICT OF COLUMBIA: SS
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th DAY OF JULY, 2020
SIMON TAMAALE TYABA
NOTARY PUBLIC
My Commission Expires 12/14/2020



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EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Address: Follows Description of Property below.

Real property in the unincorporated town of North Richmond, County of Contra Costa, State of California, described as follows:

Description of Property previously under Declaration of Trust for Project CA011006:

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° 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° 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° 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° 56' West along the northerly line of Standard Avenue produced westerly 242.32 feet; thence leaving said line North 0° 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° 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° 39' East along said westerly line, 30.00 feet to the northwest corner of the aforesaid Lot 303, Block 12; Thence North 89° 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.

Description of Property previously under Declaration of Trust for Project CA011009A:

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, 75 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.

Description of Property previously under Declaration of Trust for Project CA011009B:

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.

Count	Unit Number	Address
1	395	1645 North Jade Street, Richmond, CA
2	396	1635 North Jade Street, Richmond, CA
3	397	1621 North Jade Street, Richmond, CA
4	398	1611 North Jade Street, Richmond, CA
5	399	1608 North Jade Street, Richmond, CA
6	400	1616 North Jade Street, Richmond, CA
7	401	1624 North Jade Street, Richmond, CA
8	402	1632 North Jade Street, Richmond, CA
9	403	1642 North Jade Street, Richmond, CA
10	404	1648 North Jade Street, Richmond, CA
11	405	40 Silver Avenue, Richmond, CA
12	406	44 Silver Avenue, Richmond, CA
13	407	50 Silver Avenue, Richmond, CA
14	408	54 Silver Avenue, Richmond, CA
15	409	1649 First Street, Richmond, CA
16	410	1643 First Street, Richmond, CA
17	411	1633 First Street, Richmond, CA
18	412	1625 First Street, Richmond, CA
19	413	1617 First Street, Richmond, CA
20	414	1609 First Street, Richmond, CA
21	415	40 West Grove Avenue, Richmond, CA
22	416	54 West Grove Avenue, Richmond, CA
23	417	1620 North Opal Street, Richmond, CA
24	418	1622 North Opal Street, Richmond, CA
25	419	1628 North Opal Street, Richmond, CA
26	420	1630 North Opal Street, Richmond, CA
27	421	1636 North Opal Street, Richmond, CA
28	422	1638 North Opal Street, Richmond, CA
29	423	1639 North Opal Street, Richmond, CA
30	424	1637 North Opal Street, Richmond, CA
31	425	1631 North Opal Street, Richmond, CA
32	426	1629 North Opal Street, Richmond, CA

33	427	1623 North Opal Street, Richmond, CA
34	428	1621 North Opal Street, Richmond, CA
35	429	116 West Grove Avenue, Richmond, CA
36	430	130 West Grove Avenue, Richmond, CA
37	431	131 West Grove Avenue, Richmond, CA
38	432	117 West Grove Avenue, Richmond, CA
39	433	111 West Grove Avenue, Richmond, CA
40	434	107 West Grove Avenue, Richmond, CA
41	435	103 West Grove Avenue, Richmond, CA
42	436	99 West Grove Avenue, Richmond, CA
43	437	95 West Grove Avenue, Richmond, CA
44	438	91 West Grove Avenue, Richmond, CA
45	439	90 West Ruby Avenue, Richmond, CA
46	440	94 West Ruby Avenue, Richmond, CA
47	441	98 West Ruby Avenue, Richmond, CA
48	442	102 West Ruby Avenue, Richmond, CA
49	443	106 West Ruby Avenue, Richmond, CA
50	444	110 West Ruby Avenue, Richmond, CA
51	445	130 West Ruby Avenue, Richmond, CA
52	446	116 West Ruby Avenue, Richmond, CA
53	447	54 West Ruby Avenue, Richmond, CA
54	448	40 West Ruby Avenue, Richmond, CA
55	449	60 West Ruby Avenue, Richmond, CA
56	450	64 West Ruby Avenue, Richmond, CA
57	451	68 West Ruby Avenue, Richmond, CA
58	452	72 West Ruby Avenue, Richmond, CA
59	453	76 West Ruby Avenue, Richmond, CA
60	454	80 West Ruby Avenue, Richmond, CA
61	455	81 West Grove Avenue, Richmond, CA
62	456	77 West Grove Avenue, Richmond, CA
63	457	73 West Grove Avenue, Richmond, CA
64	458	69 West Grove Avenue, Richmond, CA
65	459	65 West Grove Avenue, Richmond, CA

66	460	61 West Grove Avenue, Richmond, CA
67	461	55 West Grove Avenue, Richmond, CA
68	462	41 West Grove Avenue, Richmond, CA
69	463	1599 First Street, Richmond, CA
70	464	1591 First Street, Richmond, CA
71	465	1587 First Street, Richmond, CA
72	466	1581 First Street, Richmond, CA
73	467	1573 First Street, Richmond, CA
74	468	1567 First Street, Richmond, CA
75	469	1559 First Street, Richmond, CA
76	470	1551 First Street, Richmond, CA
77	526	526 Silver Ave, Richmond, CA
78	527	1721 North Jade Street, Richmond, CA
79	528	1735 North Jade Street, Richmond, CA
80	529	1745 North Jade Street, Richmond, CA
81	530	1755 North Jade Street, Richmond, CA
82	531	1765 North Jade Street, Richmond, CA
83	532	1775 North Jade Street, Richmond, CA
84	533	20 Market Avenue, Richmond, CA
85	534	21 Market Avenue, Richmond, CA
86	535	1815 Warren Drive, Richmond, CA
87	536	1821 Warren Drive, Richmond, CA
88	537	1823 Warren Drive, Richmond, CA
89	538	1827 Warren Drive, Richmond, CA
90	539	1829 Warren Drive, Richmond, CA
91	540	1833 Warren Drive, Richmond, CA
92	541	1835 Warren Drive, Richmond, CA
93	542	1839 Warren Drive, Richmond, CA
94	543	1841 Warren Drive, Richmond, CA
95	544	1845 Warren Drive, Richmond, CA
96	545	1847 Warren Drive, Richmond, CA
97	546	1851 Warren Drive, Richmond, CA
98	547	1853 Warren Drive, Richmond, CA

99	548	1857 Warren Drive, Richmond, CA
100	549	1859 Warren Drive, Richmond, CA
101	550	1863 Warren Drive, Richmond, CA
102	551	1865 Warren Drive, Richmond, CA
103	552	1869 Warren Drive, Richmond, CA
104	553	51 Market Avenue, Richmond, CA
105	554	50 Market Avenue, Richmond, CA
106	555	1768 Harrold Street, Richmond, CA
107	556	1758 Harrold Street, Richmond, CA
108	557	1748 Harrold Street, Richmond, CA
109	558	1738 Harrold Street, Richmond, CA
110	559	1728 Harrold Street, Richmond, CA
111	560	1714 Harrold Street, Richmond, CA
112	561	51 Silver Avenue, Richmond, CA
113	562	41 Silver Avenue, Richmond, CA
114	563	1719 Harrold Street, Richmond, CA
115	564	1733 Harrold Street, Richmond, CA
116	565	1743 Harrold Street, Richmond, CA
117	566	1753 Harrold Street, Richmond, CA
118	567	1763 Harrold Street, Richmond, CA
119	568	1773 Harrold Street, Richmond, CA
120	569	40 Market Avenue, Richmond, CA
121	570	41 Market Avenue, Richmond, CA
122	571	1868 Warren Drive, Richmond, CA
123	572	1836 Warren Drive, Richmond, CA
124	573	1832 Warren Drive, Richmond, CA
125	574	1814 Warren Drive, Richmond, CA
126	575	31 Market Avenue, Richmond, CA
127	576	30 Market Avenue, Richmond, CA
128	577	1772 North Jade Street, Richmond, CA
129	578	1762 North Jade Street, Richmond, CA
130	579	1752 North Jade Street, Richmond, CA
131	580	1742 North Jade Street, Richmond, CA

132	581	1732 North Jade Street, Richmond, CA
133	582	1722 North Jade Street, Richmond, CA
134	583	33 Silver Avenue, Richmond, CA
135	584	1520 First Street, Richmond, CA
136	585	1518 First Street, Richmond, CA
137	586	121 Chesley Avenue, Richmond, CA
138	587	1511 Second Street, Richmond, CA
139	588	1740 First Street, Richmond, CA
140	589	1710 First Street, Richmond, CA
141	592	317 Silver Avenue, Richmond, CA
142	593	325 Silver Avenue, Richmond, CA
143	594	1730 Third Street, Richmond, CA
144	595	1840 Truman Street, Richmond, CA
145	596	1844 Truman Street, Richmond, CA
146	599	1727 Fourth Street, Richmond, CA
147	600	1725 Fourth Street, Richmond, CA
148	602	1744 Fourth Street, Richmond, CA
149	603	1649 Giaramita Street, Richmond, CA
150	604	1643 Giaramita Street, Richmond, CA
151	605	1639 Giaramita Street, Richmond, CA
152	606	1623 Giaramita Street, Richmond, CA
153	607	1619 Giaramita Street, Richmond, CA
154	608	1710 Giaramita Street, Richmond, CA
155	609	525 Silver Avenue, Richmond, CA
156	610	1711 Giaramita Street, Richmond, CA
157	612	1814 Sixth Street, Richmond, CA
158	613	611 Market Avenue, Richmond, CA
159	614	1741 Sixth Street, Richmond, CA
160	615	1737 Sixth Street, Richmond, CA
161	616	1572 First Street, Richmond, CA
162	617	1574 First Street, Richmond, CA
163	618	1560 First Street, Richmond, CA
164	619	1558 First Street, Richmond, CA

165	620	1529 Second Street, Richmond, CA
166	621	114 West Ruby Avenue, Richmond, CA
167	622	1601 Second Street, Richmond, CA
168	623	1605 Second Street, Richmond, CA
169	624	220 Silver Avenue, Richmond, CA
170	625	218 Silver Avenue, Richmond, CA
171	626	308 Market Avenue, Richmond, CA
172	627	1748 Third Street, Richmond, CA
173	628	322 Market Avenue, Richmond, CA
174	629	320 Market Avenue, Richmond, CA
175	634	315 Verde Avenue, Richmond, CA
176	635	317 Verde Avenue, Richmond, CA
177	636	1624 Fourth Street, Richmond, CA
178	637	1622 Fourth Street, Richmond, CA
179	638	1542 Fourth Street, Richmond, CA
180	639	1540 Fourth Street, Richmond, CA
181	640	1534 Fourth Street, Richmond, CA
182	641	1532 Fourth Street, Richmond, CA
183	642	1539 Fifth Street, Richmond, CA
184	643	1541 Fifth Street, Richmond, CA
185	644	423 Silver Avenue, Richmond, CA
186	645	1709 Fifth Street, Richmond, CA
187	648	1927 Giaramita Street, Richmond, CA
188	649	1925 Giaramita Street, Richmond, CA
189	650	1932 Giaramita Street, Richmond, CA
190	651	1934 Giaramita Street, Richmond, CA
191	652	1844 Giaramita Street, Richmond, CA
192	653	542 Verde Avenue, Richmond, CA
193	654	1842 Giaramita Street, Richmond, CA
194	655	1840 Giaramita Street, Richmond, CA
195	656	1525 Giaramita Street, Richmond, CA
196	657	1527 Giaramita Street, Richmond, CA
197	658	1547 Sixth Street, Richmond, CA

198	659	1549 Sixth Street, Richmond, CA
199	660	1639 Sixth Street, Richmond, CA
200	661	1641 Sixth Street, Richmond, CA
201	662	1923 Sixth Street, Richmond, CA
202	663	1925 Sixth Street, Richmond, CA
203	664	1929 Sixth Street, Richmond, CA
204	665	1931 Sixth Street, Richmond, CA
205	666	1945 Sixth Street, Richmond, CA
206	667	1943 Sixth Street, Richmond, CA
207	668	1932 Sixth Street, Richmond, CA
208	669	1930 Sixth Street, Richmond, CA
209	670	1724 Sixth Street, Richmond, CA
210	671	1722 Sixth Street, Richmond, CA
211	672	1817 Seventh Street, Richmond, CA
212	673	1819 Seventh Street, Richmond, CA
213	674	1829 Seventh Street, Richmond, CA
214	675	1827 Seventh Street, Richmond, CA