

RECORDING REQUESTED BY:
California Department of Parks and Recreation
Office of Grants and Local Services

WHEN RECORDED MAIL TO:
Office of Grants and Local Services
PO Box 942896
Sacramento, CA 94296-0001
Attn: Sara Schlusser

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

DEED RESTRICTION

I. WHEREAS, the City of Coachella (hereinafter referred to as "Owner(s)") is/are recorded owner(s) of the real property described in Exhibit A, attached and incorporated herein by reference (hereinafter referred to as the "Property"); and

II. WHEREAS, the California Department of Parks and Recreation (hereinafter referred to as "DPR") is a public agency created and existing under the authority of section 5001 of the California Public Resources Code (hereinafter referred to as the "PRC"). And

III. WHEREAS, Owner(s) (or Grantee) applied to DPR for grant funds available pursuant to the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All of 2018 Parks Bond Act, Statewide Park Development and Community Revitalization Program to expand Rancho Las Flores in the City of Coachella. Construct new amphitheater, park lighting, parking lot, concrete pathways, playground, splash pad, volleyball courts, flower garden with fountain, outdoor exercise equipment with shade, public art, restroom/concession building, perimeter sidewalks/landscaping, picnic area with BBQ, dog park w/fencing and drinking fountains, trees and landscaping. on the Property; and

IV. WHEREAS, on July 1, 2021, DPR's Office of Grants and Local Services conditionally approved Grant SW-33-009, (hereinafter referred to as "Grant") to expand Rancho Las Flores in the City of Coachella. Construct new amphitheater, park lighting, parking lot, concrete pathways, playground, splash pad, volleyball courts, flower garden with fountain, outdoor exercise equipment with shade, public

art, restroom/concession building, perimeter sidewalks/landscaping, picnic area with BBQ, dog park w/fencing and drinking fountains, trees and landscaping. on the Property, subject to, among other conditions, recordation of this Deed Restriction on the Property; and

V. WHEREAS, but for the imposition of the Deed Restriction condition of the Grant, the Grant would not be consistent with the public purposes of the 2018 Parks Bond Act, Statewide Park Development and Community Revitalization Program and the funds that are the subject of the Grant could therefore not have been granted; and

VI. WHEREAS, Owner(s) has/ve elected to comply with the Deed Restriction of the Grant, so as to enable Owner(s), to receive the Grant funds and perform the work described in the Grant;

NOW, THEREFORE, in consideration of the issuance of the Grant funds by DPR, the undersigned Owner(s) for himself/herself/themselves and for his/her/their heirs, assigns, and successors-in-interest, hereby irrevocably covenant(s) with DPR that the condition of the grant (set forth at paragraph(s) 1 through 5 and in Exhibit B hereto) shall at all times on and after the date on which this Deed Restriction is recorded constitute for all purposes covenants, conditions and restrictions on the use and enjoyment of the Property that are hereby attached to the deed to the Property as fully effective components thereof.

1. DURATION. (a) This Deed Restriction shall remain in full force and effect and shall bind Owner(s) and all his/her/their assigns or successors-in-interest for the period running from July 1, 2020 through June 30, 2050.

2. TAXES AND ASSESSMENTS. It is intended that this Deed Restriction is irrevocable and shall constitute an enforceable restriction within the meaning of a) Article XIII, section 8, of the California Constitution; and b) section 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Deed Restriction shall be deemed to constitute a servitude upon and burden to the Property within the meaning of section 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

3. RIGHT OF ENTRY. DPR or its agent or employees may enter onto the Property at times reasonably acceptable to Owner(s) to ascertain whether the use restrictions set forth above are being observed.

4. REMEDIES. Any act, conveyance, contract, or authorization by Owner(s) whether written or oral which uses or would cause to be used or would permit use of the Property contrary to the terms of this Deed Restriction will be deemed a violation and a breach hereof. DPR may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of this Deed Restriction up to and including a lien sale of the property. In the event of a breach, any forbearance on the part of DPR to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

5. SEVERABILITY. If any provision of these restrictions is held to be invalid, or for any reason becomes unenforceable, no other provision shall be affected or impaired.

Dated: _____, 2024

Owner(s) Name(s): City of Coachella

Signed: _____

Dr. Gabriel D. Martin, City Manager

PRINT/TYPE NAME & TITLE OF ABOVE
(GRANTEE'S AUTHORIZED REPRESENTATIVE)

Signed: _____

PRINT/TYPE NAME & TITLE OF ABOVE
(ADDITIONAL SIGNATURE, AS REQUIRED)

****NOTARY ACKNOWLEDGEMENT ON THE NEXT PAGE****

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.

ACKNOWLEDGMENT

State of California)
)
County of _____)

On _____ before me, _____, a Notary Public,
personally appeared _____, 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 _____ (Seal)

Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
Stewart Title of California.
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
City of Coachella
1515 6th Street
Coachella, CA 92236

ORDER NO. 2749-45064
ESCROW NO. 2767-45064
APN. 603-220-024,029,033

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI
									051

TRA 012-037

GRANT DEED

051

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: Exempt from transfer tax CITY TAX

- Monument Preservation Fee is:
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: City of Coachella, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Glenroy Coachella, LLC, a Delaware limited liability company (who acquired title as a California limited liability company)

hereby GRANT(S) to
City of Coachella, a ~~California~~ municipal corporation

the following described real property in the City of Coachella, County of Riverside, State of California:
See Attached Legal Description

DATE: February 6, 2008

Glenroy Coachella, LLC
a Delaware limited liability company

By:

Robert Kosof
His Executive Vice President
Robert Kosof

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On FEB. 6, 2008 before me, SARAH STERN
Notary Public, personally appeared

ROBERT KOSOF

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 Sarah Stern



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit A
LEGAL DESCRIPTION

File Number: 45064

Lot A:

Being a portion of parcel 1 and parcel 2 of Parcel Map No. 17167, as shown by map on file in book 87 page(s) 56, of Parcel Maps, Records of Riverside County, California, more particularly described as follows:

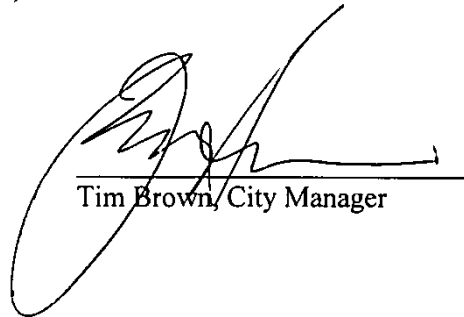
Beginning at the northeasterly corner of Tract Map 30498-1, book 334 pages 40 through 53, also being the southeast corner of said parcel 1 of Parcel Map 17167, the true point of beginning; thence westerly along the northerly boundary of said tract map 30498-1, north $89^{\circ}46'37''$ west 1257.31 feet; thence along boundary of said tract map 30498-1, south $64^{\circ}50'46''$ west 101.81 feet; thence along boundary of said tract map 30498-1, south $25^{\circ}36'00''$ west 101.80 feet; thence leaving said boundary of tract map 30498-1 on line bearing south $58^{\circ}08'10''$ west 127.57 feet to the beginning of a non-tangent curve, concaved Southwesterly, radial line bearing south $62^{\circ}29'11''$ west, radius 70.00 feet; thence Northwesterly along said curve a distance of 19.93 feet, through a central angle of $16^{\circ}18'52''$; thence north $43^{\circ}10'30''$ east 28.90 feet; thence north $00^{\circ}13'23''$ east 100.20 feet; thence north $89^{\circ}46'37''$ west 860.00 feet; thence north $80^{\circ}18'55''$ west 65.39 feet, to the southeast corner of well site, per city of Coachella Resolution 2003-32, by instrument 2003-422633 of Official Records; thence along Easterly side of said boundary of well site, north $00^{\circ}13'56''$ east 100.00 feet; thence along northerly boundary of said well site, north $89^{\circ}42'07''$ west 100.17 feet, to westerly boundary of said parcel map 17167, the Easterly right(s) of way of Van Buren Street; thence along Westerly boundary of said parcel 1 of Parcel Map 17167, north $00^{\circ}13'56''$ east 483.23 feet; thence leaving Westerly boundary of said parcel 1 of parcel map 17167 on line bearing south $89^{\circ}57'33''$ east 1881.64 feet; thence south $00^{\circ}02'27''$ east 163.24 feet; thence south $89^{\circ}57'33''$ east 412.83 feet, to the Easterly boundary of said parcel 1 of Parcel Map 17167; thence along Easterly boundary of said parcel 1 of Parcel Map 17167, south $36^{\circ}07'59''$ east 142.34 feet; thence along Easterly boundary of said parcel 1 of Parcel Map 17167 along a tangent curve, delta $16^{\circ}58'14''$, radius 1000.00 feet, length 296.19 feet, to the true point of beginning;

The abovedescribed parcel of land as a whole contains 29.46 acres, more or less.

CITY OF COACHELLA
CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by GRANT DEED dated February 6, 2008, from GLENROY COACHELLA, LLC, A DELAWARE LIMITED LIABILITY COMPANY GRANTOR, to the CITY OF COACHELLA, A MUNICIPAL CORPORATION, GRANTEE, is hereby accepted by the City Manager of said City on this 8th day of February, 2008, pursuant to authority granted by the City Council of said City by Resolution No. 2004-01 made on the date of January 14, 2004, and the Grantee consents to recordation thereof by said City Manager, its duly authorized officer.

Dated this 8th day of February, 2008 at La Jolla, California.

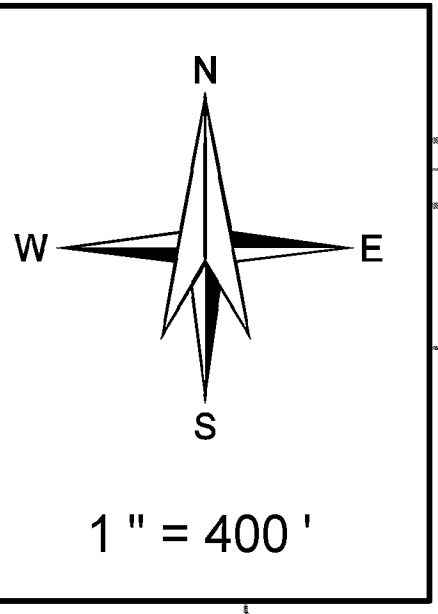


Tim Brown, City Manager

APN No.
603-220-024, 029 & 033

RMPUB\CZC\293524.1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

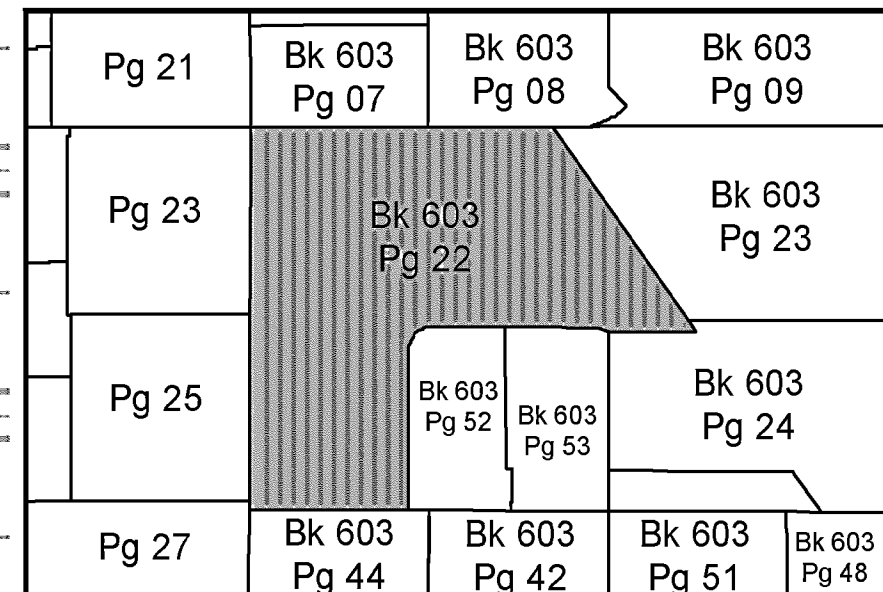


Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- · · · · Other Easements
- · · · · Lease Area
- ▬ Subdivision Tic Mark

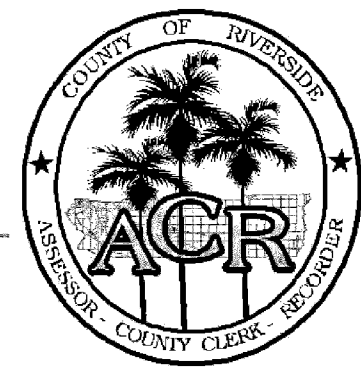
Date	Old Number	New Number
1/1/1970	3	5,801
7/1/1970	6	7,8
10/1/1977	2,7,8,10	11
10/1/1977	231-3,4	11
10/1/1977	11	12-15
10/1/1977	11	231-5,6,7
10/1/1977	5	9,10
7/1/1978	12,231-5	16
7/1/1978	13,231-6	17
11/1/1978	14	18-20
11/1/1978	20,231-7	21
8/1/1979	801	22
2/1/1981	1,4,9,15	23
2/1/1981	23	24-28
12/2/2003	26	29-30
12/2/2003	27-28,30	31
12/2/2003	31	PG.52,53
3/28/2005	ADDASMT	32
3/28/2005	25	33-34
3/28/2005	32,34	35
2/13/2007	24	36,37
11/20/2008	16	38,ST
11/20/2008	17	39,ST
11/20/2008	21	40,ST
11/20/2008	19	41,ST
11/20/2008	18	42,ST
11/20/2008	40	43,ST
11/20/2008	41	44,ST
11/20/2008	42	45,ST
11/25/2008	29	46-47
11/25/2008	33	48-49
11/25/2008	36	50-51
11/13/2012	45	52,53
11/13/2012	44,53	54
1/17/2014	52,54	55
1/17/2014	55	56-59
4/16/2015	47, 49	60
12/22/2017	50	61-66
3/28/2019	62	67,ST
3/28/2019	64	68,ST
3/28/2019	66	69,ST

Data
 G.L.O.
 M.B. 5/126
 R/S 16/48-9,21/54,6/88
 S.B.E. MAP
 HWY. MAP



Map Reference
 PM 87/56 PARCEL MAP NO. 17167
 PM 27/63 - 64 PARCEL MAP NO. 18
 PM 236/47 - 48 PARCEL MAP NO. 36481
 PM 243/82-84 PARCEL MAP NO. 37310

Apr 2019



ASSESSOR'S MAP BK603 PG.22
Riverside County, Calif.

B Diaz

This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.