

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

City of Temecula
41000 Main Street
Temecula, CA 92590
Attn: City Clerk

with a copy to:

Habitat for Humanity Inland Valley, Inc.
41615 Winchester Road, Suite 214
Temecula, CA 92590
Attn: Executive Director

APNs: 922-062-010 and 016

Exempt From Recording Fee Pursuant to Government Code § 27383

NOTICE OF AFFORDABILITY RESTRICTIONS
ON TRANSFER OF PROPERTY

Important notice to owners, purchasers, tenants, lenders, brokers, escrow and title companies, and other persons, regarding affordable housing restrictions on the real property described in this Notice: Affordable housing restrictions have been recorded with respect to the property described below (referred to in this Notice as the “Site”) which require that the Site be as affordable housing (the “Project”) and that the home thereon be sold to and occupied by persons and households of limited income, at an a price which results in an affordable housing cost.

Title of Document Containing Affordable Housing Restrictions: Affordable Housing Covenant and Regulatory Agreement signed by Developer (defined below) and replacements thereof as to individual homes signed by each homebuyer permitted under such initial Affordable Housing Covenant and Regulatory Agreement (individually and collectively, the “Agreement”).

Parties to Agreement: Habitat for Humanity Inland Valley, Inc., a California nonprofit public benefit corporation (“Developer”)(and each homebuyer as to subsequent Affordable Housing Covenants and Regulatory Agreements for individual homes), and the City of Temecula (“City”).

The Agreement is recorded concurrently with this Notice, in the Official Records of Riverside County.

Legal Description of Site: See Exhibit “A” attached hereto and incorporated herein by this reference.

Site Location: See Exhibit “A”.

Assessor's Parcel Numbers of Site: 922-062-010 and 016

Summary of Agreement:

- The Agreement restricts all 6 of the homes being constructed/developed on the Site.
- The Agreement restricts the sale of five of the homes to households that are very low income households, as described in California Health and Safety Code Section 50105 and 25 California Code of Regulations Section 6910; and one home to a household that is a low income household, as described in California Health and Safety code Section 50079.5 and 25 California Code of Regulations Section 6910.
- The Agreement restricts the sales prices of the homes to a price that will result in an affordable housing cost as described in California Health and Safety Code Section 50052(b) and 25 California Code of Regulations Section 6210.

Term; Subsequent Similar Agreement to be Executed/Recorded by Each Homebuyer:

The Term of the Agreement continues until each home is sold; the Agreement requires the applicable home buyer to execute and record a similar agreement restricting the applicable home for forty-five (45) years after it is initially purchased to buyers of the same income category as the seller, and a price that results in an affordable housing price (as defined above) .

This Notice does not contain a full description of the details of all of the terms and conditions of the Agreement or subsequent 45 year agreement. You will need to obtain and read the Agreement to fully understand the restrictions and requirements which apply to the Site, and you will need to obtain and read the subsequent 45 year agreement to fully understand the restrictions and requirements that apply to a particular home after it is initially sold.

This Notice is being recorded and filed in compliance with Health and Safety Code Section 33334.3(f).

CITY:

CITY OF TEMECULA

Date: _____, 2023

By: _____

Print Name: _____

Title: _____

DEVELOPER:

HABITAT FOR HUMANITY INLAND VALLEY,
INC.

By: _____

Print Name: _____

Title: _____

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 _____)

On _____, before me, _____,
(insert name and title of the officer)

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)

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 _____)

On _____, before me, _____,
(insert name and title of the officer)

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)

EXHIBIT "A"

LEGAL DESCRIPTION OF SITE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 5 OF BLOCK 34 OF THE TOWNSITE OF TEMECULA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 15, PAGE 726 OF MAPS](#), RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF AN ANNEXED STREET ADJACENT AND ON THE SOUTH SIDE OF SAID LOTS, AS VACATED BY RESOLUTION FILED DECEMBER 8, 1936 IN [BOOK 304, PAGE 356 OF OFFICIAL RECORDS](#) OF RIVERSIDE COUNTY, CALIFORNIA.

(APN: 922-062-016)

AND

LOT 6 OF BLOCK 34 OF THE TOWNSITE OF TEMECULA, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN [BOOK 15, PAGE 726 OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF AN ANNEXED STREET ADJACENT AND ON THE SOUTH SIDE OF SAID LOT AS VACATED BY RESOLUTION FILED DECEMBER 8, 1936 IN [BOOK 304, PAGE 356 OF OFFICIAL RECORDS](#) OF RIVERSIDE COUNTY, CALIFORNIA.

(APN: 922-062-010)