

RECORDING REQUESTED BY:

City of Merced, A California charter
municipal corporation

WHEN RECORDED MAIL TO:

City of Merced
City Clerk
678 West 18th Street
Merced, California 95340

**Exempt Recording Per Gov't Code
Section 6103**

(Above for Recorder's Use Only)

**NOTICE OF AFFORDABILITY RESTRICTIONS ON
TRANSFER OF PROPERTY**

**In Respect of the
CITY OF MERCED
acting solely as the Housing Successor Agency to the
Merced Redevelopment Agency**

(CC915 Merced, Inc. Affordable Housing Project)

NOTICE: Restrictions have been recorded restricting the price and terms at which the real property described below in this Notice ("Property") may be sold or rented. These affordability restrictions may limit the sales price or rents of the Property to an amount that is less than the fair market value of such amounts for the Property and limit the persons and households who are permitted to purchase or rent the Property to persons or households with certain income levels.

Recorded Document Containing Affordability Restrictions ("Affordability Restrictions")
recorded (check one):

☐ as document No. _____ official records of
Merced County on _____; or

☒ Regulatory Agreement and Declaration of Restrictive Covenants (the
"Regulatory Agreement") relating to the Housing Successor Grant, recorded
concurrent with this Notice, official records of Merced County.

Name of Agency: City of Merced, acting solely as Housing Successor Agency to the Merced
Redevelopment Agency

Name of Property Owner: CC915 Merced, Inc.

Property Legal Description: See Attached Legal Description

Property Street Address: 73 South "R" Street, Merced, CA 95341

Property Assessor's Parcel Number: 059-256-004

Affordability Restrictions Summary (check as applicable):

☒ The Affordability Restrictions Restrict the amount of rent that may be charged for rental housing units on the Property, as follows:

As such terms are defined in the Regulatory Agreement, adjusted for Family Size Appropriate for the Units, rent charged to tenants of the Extremely Low-Income Units shall not exceed one-twelfth (1/12) of thirty percent (30%) of thirty percent (30%) of Area Median Income ("AMI"). AMI is published from time to time by the State of California Department of Housing and Community Development ("HCD"). Should the Developer have multiple restrictions on unit affordability required by other funding sources, the Developer shall adhere to the more restrictive (lower) income limits.

☐ The Affordability Restrictions restrict the sales price that may be charged for sale of one or more housing units on the Property, as follows: _____

☒ The Affordability Restrictions restrict the income level of tenants or purchasers of the Property, as follows:

Twenty (20) units shall be restricted for occupancy by those who are homeless veterans or others that are homeless or at risk of homelessness with incomes at or below thirty percent (30%) of the AMI.

☒ The Affordability commence on the date the issuance of the final certificate of occupancy for the Property and terminates after fifty-five (55) years from the date a certificate of occupancy is issued for the property.

This Notice is recorded pursuant to and in compliance with Health and Safety Code Section 33334.3 (f)(3) and (4) and California Government Code Section 27287. This Notice is conjoined with CA AB 382, Chapter 596.

[Signatures on Next Page]

CITY OF MERCED, A California charter
municipal corporation, acting as the
Housing Successor Agency to the City of
Merced Redevelopment Agency

BY: _____
D. Scott McBride
City Manager

ATTEST:
D. SCOTT MCBRIDE, CITY CLERK

BY: _____
Assistant/Deputy City Clerk

APPROVED AS TO FORM:
CRAIG J. CORNWELL, CITY ATTORNEY

BY: Craig Cornwell 3/7/2025
City Attorney Date

ACCOUNT DATA:

BY: _____
Verified by Finance Officer

"DEVELOPER"

CC915 Merced, Inc.

A Florida Corporation

By: CC915 Merced, Inc., a Florida
Corporation

Its: Agency for Service of Process

By: C. Ettore

Christine Ettore

Taxpayer I.D. No. 87-3752951

ADDRESS:

35640 Seneca Reserve Drive
Eustis, FL 32736

TELEPHONE: 407-733-8073

E-MAIL: Cettore@ettore
enterprises.com

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

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

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)

FLORIDA NOTARY ACKNOWLEDGEMENT (CORPORATION)

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence ☐ online notarization, this 17th day of March, 2025, by

Christine Ettore (Name of Officer or Agent, Title of Officer or Agent) of

CC 915 Merced, Inc. (Name of Corporation Acknowledging), a Florida (State or

Place of Incorporation) corporation, on behalf of the corporation. He/she is personally

known to me or has produced _____ (Type of Identification) as identification.

Shana Brown
Signature of Notary Public

(Seal)

Shana Brown
Print, Type or Stamp Name of Notary



n/a
Title or Rank

n/a
Serial Number, if any

Exhibit A – LEGAL DESCRIPTION

Real property in the City of Merced, County of Merced, State of California, described as follows:

ALL THAT PORTION OF LOT 9, AS SHOWN ON THE MAP ENTITLED, "MAP OF HARTLEY COLONY", FILED JANUARY 03, 1911, IN THE OFFICE OF THE COUNTY RECORDER OF MERCED COUNTY, IN VOL. 4 OF OFFICIAL PLATS, AT PAGE 41, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WEST LINE OF A 40 FOOT AVENUE ALONG THE EAST SIDE OF SAID LOT 9, DISTANT THEREON SOUTH 0° 54' 30" WEST 210 FEET FROM THE INTERSECTION OF SAID LINE WITH THE SOUTH LINE OF THE 60 FOOT COUNTY ROAD ALONG THE NORTH SIDE OF SAID LOT 9; THENCE SOUTH 89° 38' WEST, A DISTANCE OF 214.24 FEET TO THE WEST LINE OF THE PROPERTY CONVEYED TO SAMUEL G. R. DANIELS BY DEED RECORDED MAY 2, 1946 AS FILE NO. 5994; THENCE SOUTH 0° 33' 15" WEST, AND ALONG THE WEST LINE OF SAID DANIELS PROPERTY, A DISTANCE OF 100 FEET; THENCE NORTH 89° 38' EAST, A DISTANCE OF 214.24 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE 40 FOOT AVENUE, KNOWN AS "SOUTH R STREET", THENCE NORTH AND ALONG THE WEST LINE OF SAID AVENUE, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN THE STRIP OF LAND CONVEYED TO THE CITY OF MERCED, BY DEED DATED MARCH 25, 1901, AND RECORDED IN VOL. 55 OF DEEDS AT PAGE 86.

ALSO EXCEPTING THEREFROM 1/16TH INTEREST OF ALL COAL, OIL, GAS, HYDROCARBON AND OTHER MINERAL DEPOSITS CONTAINED, IN OR UNDER SAID REAL PROPERTY DESCRIBED AND OTHER LAND, AS RESERVED IN THE DEED FROM FLOYD W. WEST AND BERNICE WEST, HIS WIFE, TO JOSEPH L. PADEN, DATED APRIL 18, 1932, AND RECORDED NOVEMBER 16, 1932, IN VOL. 378 OF OFFICIAL RECORDS, AT PAGE 394.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN THE STRIP OF LAND CONVEYED TO THE CITY OF MERCED BY DEED DATED JULY 20, 1976 AND RECORDED AUGUST 02, 1976, VOL. 2040 OFFICIAL RECORDS, PAGE 75.

APN: 059-256-004