

Recorded at the Request of
and When Recorded Return to:

City of Fresno
City Clerk's Office
2600 Fresno Street, Room 2133
Fresno, CA 93721-3603

(SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY)

This Assignment of LHTF Agreement is recorded at the request and for the benefit of the City of Fresno and is exempt from payment of a recording fee pursuant to Government Code Section 6103.

ASSIGNMENT AND ASSUMPTION OF LOCAL HOUSING TRUST FUND AGREEMENT
AND RELATED DOCUMENTS

by and between

CITY OF FRESNO,
a California municipal corporation

and

SELF-HELP ENTERPRISES,
a California nonprofit public benefit corporation

and

LA HACIENDA MOBILE, LLC,
A California limited liability company

regarding

La Hacienda Mobile Home Park
104 East Sierra Avenue, Fresno, California 93710
(APNs 408-050-04, 408-050-05, and 408-050-09)

ASSIGNMENT AND ASSUMPTION OF LOCAL HOUSING TRUST FUND AGREEMENT AND RELATED DOCUMENTS

This Assignment and Assumption of the Local Housing Trust Fund Agreement and Related Documents ("Assignment" or "Agreement") is entered into on _____, 2025, ("Effective Date") by and between the City of Fresno, a California municipal corporation ("City"), Self-Help Enterprises, a California nonprofit public benefit corporation ("Assignor"), and La Hacienda Mobile, LLC, a California limited liability company ("Assignee"), (collectively referred to as "the Parties").

RECITALS

A. WHEREAS, the City and Assignor are parties to: (i) that certain Local Housing Trust Fund ("LHTF") Agreement executed by the City and Assignor dated February 24, 2025, and recorded in the Official Records of the County of Fresno as Document Number 2025-0073670 (the "LHTF Agreement"); (ii) that certain unrecorded Promissory Note executed by Assignor dated February 24, 2025 (the "Promissory Note"); and (iii) that certain Deed of Trust with Assignment of Rents executed by Assignor dated July 24, 2025, and recorded in the Official Records of the County of Fresno as Document Number 2025-0073671 (the "Deed of Trust"), and related documents (collectively, the LHTF Documents) for the purpose of acquisition, development, rehabilitation, construction, preservation, and operation of the Property with up to 58 units of affordable housing of which 17 units will be LHTF-Assisted Units preserved as Extremely-Low to Low-Income rental housing.

B. WHEREAS, Assignor hereby desires to assign to Assignee all of its obligations under and rights, title and interest in and to the LHTF Documents; and the Assignee hereby desires to accept and assume such assignment including all Assignee's obligations under and rights, title and interest in and to the LHTF Document.

C. WHEREAS, the City desires to consent to such assignment and assumption of the LHTF Documents.

NOW, THEREFORE, in consideration of the above recitals, which recitals are contractual in nature, the mutual promises herein contained, and for other good and valuable consideration hereby acknowledge, the Parties agree as follows:

AGREEMENT

1. Assignment and Assumption of LHTF Documents. From and after the Effective Date, Assignor hereby assigns and transfers to Assignee all of Assignor's rights, title, interest, obligations, duties, and responsibilities under the LHTF Documents. Assignee hereby assumes and accepts Assignor's rights, title, interest, obligations, duties and responsibilities under the LHTF Documents. Any reference to "DEVELOPER" or "BORROWER" in the LHTF Documents shall apply to Assignee. Assignee shall have no greater rights than Assignor under the LHTF Documents.

2. Transfer of Real Property. Assignor shall grant by deed to Assignee all its rights, title and interest in the property located at 104 East Sierra Avenue, Fresno, California 93710 (APNs 408-050-04, 408-050-05, and 408-050-09). Said deed shall be recorded with this fully executed Assignment.

3. City's Consent to Assignment and Assumption and Transfer of Real Property.

The City hereby consents to Assignor's assignment, and the Assignee's assumption of all of Assignor's rights, interests, obligations, duties, and responsibilities under the LHTF Documents and further consents to Assignor's selling, conveying, transferring, alienating, or otherwise disposing of the Project and Property (as defined in the LHTF Documents) to Assignee.

4. Representations. Assignor hereby represents and warrants that it has not previously assigned, pledged, or hypothecated or otherwise transferred any of its rights under the LHTF Documents.

5. Notice. All correspondence and notices given or required to be given to the Assignor under the LHTF Documents, from and after the Effective Date, shall be provided to the Assignee and shall be addressed as follows:

Assignee: LA HACIENDA MOBILE, LLC
Address: 8445 W. ELOWIN CT, VISALIA, CA 93291

Telephone: (559) 651-1000

6. Successors and Assigns. This Agreement applies to, inures to the benefit of, and binds all parties hereto and their respective successors and assigns.

7. Counterparts. This Agreement may be executed in multiple counterparts, all of which, when taken together, shall be deemed an original upon execution.

8. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of California.

9. Further Assurances. Each party shall, at its own cost and expense, execute and deliver any such further documents and instruments and shall take such other actions as may be reasonably necessary to carry out this Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed this Assignment and Assumption Agreement in Fresno, California, as of the Effective Date.

ASSIGNOR:

SELF-HELP ENTERPRISES,
a California nonprofit public benefit
corporation

By: 

Name: Thomas J. Collishaw

Title: President and Chief Executive Officer
(If corporation or LLC., Board
Chair, Pres. or Vice Pres.)
(Attach notary certificate of acknowledgment)

ASSIGNEE:

LA HACIENDA MOBILE, LLC,
a California limited liability company

By: 


Name: Thomas J. Collishaw

Title: President and Chief Executive Officer
(If corporation or LLC., Board Chair,
Pres. or Vice Pres.)
(Attach notary certificate of acknowledgment)

By: 

Name: Ricky J. Gonzales

Title: Assistant Secretary
(If corporation or LLC., CFO,
Treasurer, Secretary or Assistant
Secretary)
(Attach notary certificate of acknowledgment)

By: 

Name: Ricky J. Gonzales

Title: Assistant Secretary
(If corporation or LLC., CFO, Treasurer,
Secretary or Assistant Secretary)
(Attach notary certificate of acknowledgment)

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 Tulare

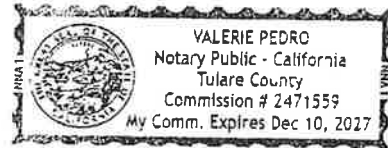
On September 15, 2025 before me, Valerie Pedro, Notary Public
(insert name and title of the officer)

personally appeared Thomas J. Collishaw
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 Valerie Pedro (Seal)



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.

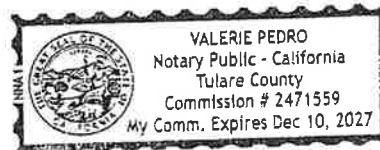
State of California
County of Tulare

On September 15, 2025 before me, Valerie Pedro, Notary Public
(insert name and title of the officer)

personally appeared Ricky J. Gonzales
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 Valerie Pedro (Seal)


WITH THE CONSENT OF THE CITY:

CITY OF FRESNO,
a California municipal corporation

By: _____
Georgeanne A. White, City Manager
(Attach notary certificate of acknowledgment)

Date: _____

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By:  9-16-2025
for Tracy N. Parvanian Date
Assistant City Attorney

ATTEST:
TODD STERMER, CMC
City Clerk

By: _____
Name Date
Deputy Clerk

Address for notice to the City:
City of Fresno
Planning and Development Department
Attn: Phil Skei, Assistant Director
2600 Fresno Street, Room 3065
Fresno, CA 93721-3605