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Recorded at the request of and
mail to:

Civic Engineering Corporation
(Name)

7141 Valican Avenue
(Address)

Van Nuys, CA 91406

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
21 MIN. 3 P.M. APR 15 1993
PAST

Space above this line for Recorder's use

FEE \$14 V
4

GENERAL COVENANT AND AGREEMENT

The undersigned hereby certify (I am) (we are) the owners of the hereinafter
legally described real property located in the City of Los Angeles, County of
Los Angeles, State of California, described as follows:

Tentative Tract No. 50770, Loc(s) _____:

Job Address 3707 - 3711 Baldwin Street

That in consideration of the approval of Tentative Tract No. 50770
by the Advisory Agency, I (we) do hereby promise, covenant and agree to
and with the City of Los Angeles and the Advisory Agency of said City
that to the extent of our interest, I (we) agree to the following:

SEE ATTACHED EXHIBIT "A"

This covenant and agreement shall run with the land and shall be binding
upon any future owners, encumbrancers, their successors, heirs or assigns
and shall continue in effect until the Advisory Agency of the City of
Los Angeles approves its termination.

Dated this 18th day of February 1993

Name of Owner CITY VIEW TERRACES 2 A CALIFORNIA LIMITED PARTNERSHIP

Signature [Signature]
Anthony P. Souza
President

Signature [Signature]
Siri Casafeto
Secretary

CP-6770 (5/80)

Recorded at the request of and
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Civic Engineering Corporation
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(Address)

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GENERAL COVENANT AND AGREEMENT

The undersigned hereby certify (I am) (we are) the owners of the hereinafter
legally described real property located in the City of Los Angeles, County of
Los Angeles, State of California, described as follows:

Tentative Tract No. 50779 Lot(s) _____;

Job Address 3707 - 3711 Baldwin Street;

That in consideration of the approval of Tentative Tract No. 50779
by the Advisory Agency, I (we) do hereby promise, covenant and agree to
and with the City of Los Angeles and the Advisory Agency of said City
that to the extent of our interest, I (we) agree to the following:

SEE ATTACHED EXHIBIT "A"

ALL-PURPOSE ACKNOWLEDGMENT

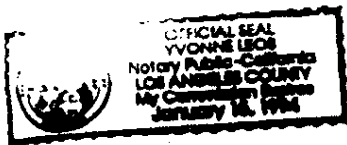
State of CA
County of Los Angeles

On 2-18-93 before me, Yvonne Leas
DATE NAME, TITLE OF OFFICER, E.O. "SAME FOR NOTARY PUBLIC"

personally appeared Anthony P. Sileo & Carl Casaroto
NAME(S) OF SIGNER(S)

personally known to me - OR - 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 ac-
knowledged 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.

Witness my hand and official seal.



Yvonne Leas
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized documents.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document General Covenant of Agreement
Number of Pages 2 Date of Document 2/18/93
Signer(s) Other Than Named Above _____

Tentative Tract No. 50779

Condition No(s). 50-1

District Map _____

EXISTING LEGAL DESCRIPTION
METES AND BOUNDS DESCRIPTION
ATTACHED OR: PARK TRACT
Tract Number _____, Block B, Lot 11
As filed in Book 6 (Pages 44-45, of Misc.
Records, Records of Los Angeles County.

For Department Use Only

Approved for Recording City Planning Department by *S. Salinas*

Date 03/16/93

Attach appropriate individual, partnership or corporation Notary Public Acknowledgement here:

INSTRUCTIONS FOR FILING COVENANT AND AGREEMENT FORMS

1. Fill out four copies of covenant and agreement forms or five copies if you need one immediately.
2. Have signatures notarized.
3. Submit completed forms to the Department of City Planning for approval and signature.
4. Record forms with the Los Angeles County Registrar-Recorder located at:
Room 5, Hall of Records
227 North Broadway
Los Angeles, California 90012
5. Return recorded forms to:
Department of City Planning
Room 655, City Hall
200 North Spring Street
Los Angeles, California 90012

(One form is kept by the County Recorder and will be returned to you at a later date.)

Land Use Administration Division
Room 655, City Hall
Telephone: 485-6171

CP-6770 (5/90)

EXHIBIT 'A'

- a. Limit the proposed development to a maximum of 100 dwelling units.
- b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus 1/2 guest parking spaces per dwelling unit, which shall be readily accessible, conveniently located and specifically reserved for guest parking.
- c. Tandem parking spaces, if any, shall be assigned and reserved at the ratio of one dwelling unit for each set of tandem spaces.
- d. Guest Parking. If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.
- e. To mitigate the unavoidable loss of desirable trees on the site, the subdivider shall replace all trees that require removal and are 12 inches or more in diameter (10 trees) on a 1:1 basis with a minimum of 24 inch box trees in parkway and/or on the site, to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Advisory Agency prior to the issuance of a certificate of occupancy. The Street Tree Division shall be notified of the commencement of grading operations not less than 10 days in advance.
- f. That the 5 palm trees located on site be boxed, preserved and offered free of charge to a nursery. Evidence of this offer and acceptance shall be provided prior to issuance of a certificate of occupancy.
- g. That the subdivider considers the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- h. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a building permit.

That summary of the solar report approved by the Advisory Agency be submitted to the State Department of Real Estate (will be submitted by the Advisory Agency).

That a summary of the solar report will be provided to purchasers of the proposed subdivision.
- i. The design and location of all security gates shall be reviewed to the satisfaction of the Advisory Agency, Department of Transportation and the Fire Department prior to recordation of the final map. Gates shall be designed to automatically open should there be a power failure in the area, so that Fire Department personnel will have immediate access through the gate systems.
- j. That soils sampling and analysis be conducted during mass grading to determine soil contamination levels and any corrective measures shall be promptly completed, if required, to the satisfaction of the Grading Division of the Department of Building and Safety.

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