

RECORDING REQUESTED BY

NORTH AMERICAN TITLE

32-80202-03

WHEN RECORDED MAIL TO:

City View Terraces
Attn: Jane Brummelkamp-Workman
5400 E. Olympic Blvd., #300
Los Angeles, Ca 90022

96 387744

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
1:41 PM MAR 11 1996

L.A. FEE June 20 \$ 2.00

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(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

**NOTICE OF ADDITION OF TERRITORY
AND SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CITY VIEW TERRACE CONDOMINIUM HOMEOWNER'S
ASSOCIATION**

RECORDING REQUESTED BY, AND WHEN

RECORDED MAIL TO:

CITY VIEW TERRACES

ATTN: JANE BRUMMELKAMP-WORKMAN

5400 E. OLYMPIC BLVD., #300

LOS ANGELES, CA 90022

**NOTICE OF ADDITION OF TERRITORY
AND SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CITY VIEW TERRACE CONDOMINIUM HOMEOWNER'S
ASSOCIATION**

THIS NOTICE OF ADDITION OF TERRITORY AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("NOTICE OF ADDITION") IS MADE BY CITY VIEW TERRACES, A CALIFORNIA LIMITED PARTNERSHIP ("DECLARANT").

P R E A M B L E:

A. Declarant has executed a Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for City View Terrace Condominium Homeowners' Association ("Declarant"). The Declaration was Recorded on DECEMBER 3, 1993, as Instrument No. 93-2370006 in the Official Records of Los Angeles California ("Official Records"). The Declaration is binding upon all owners of Condominiums in the condominium development known as "City View Terrace Condominium Homeowners' Association" ("Property" as defined in said Declaration).

B. With regards to the Property which is the subject matter of this Declaration, Declarant has previously caused to be filed a Notice of Addition of Territory and Supplemental Declaration of Covenants, Conditions and Restrictions For City View Terrace Condominium Homeowners' Association ("Notice of Addition") recorded on DECEMBER 3, 1993, as Instrument No. 93-2370007 in Official Records of Los Angeles County, California, ~~in Book, XXXXXXXXX at Pages, XXXXXXXXX to XXXXXXXXX, inclusive, of Maps, in the Office of the Los Angeles County Recorder.~~ Said Notice of Addition was the subject matter of a subsequently filed a Notice of Deletion of Territory on the Property which was recorded on 199 , as Instrument No. in Official Records of Los Angeles County, California, ~~in Book, XXXXXXXXX at Pages, XXXXX to XXXXXXXXX, inclusive, of Maps, in the Office of the Los Angeles County Recorder.~~

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C. Declarant is the owner of certain real property ("Annexed Territory") in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Modules A and B as shown on the Condominium Plan ("plan") recorded on FEBRUARY 23, _____, 19 96, as Instrument No. 96-296191 in Official Records of Los Angeles, California located on lot 1 of Tract 50779, as shown on a Subdivision map recorded in Book 1202, Pages 3 to 4, inclusive, of Miscellaneous maps, in the office of the Los Angeles County Recorder

D. Pursuant to the Article XVI of the Declaration, Declarant now desires to add the Annexed Territory to the Property as a phase of Development thereof.

THEREFORE, DECLARANT HEREBY DECLARES AS FOLLOWS:

1. Annexation of Territory. Declarant is the owner of the Annexed Territory and hereby declares that the Annexed Territory is annexed to and made a part of the residential development comprising the Property, subject to the Declaration, as phase 2 thereof.

2. Membership in Association. Each purchaser from Declarant of one (1) or more Condominium units within the Annexed territory, pursuant to a Final Subdivision Public Report issued by the California Department of Real Estate ("DRE") covering the Annexed territory, shall become an "Owner" as defined in the declaration and shall automatically become a member of the City View Terrace Condominium Homeowners' Association, a California nonprofit corporation (Association"), as set forth in the declaration.

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3. Interests in Common Areas. Each Owner of a Condominium in the Annexed Territory shall have an equal undivided interest in the Common Area which is located in the Annexed Territory. Such Common Area shall be conveyed in fee simple to the Owners of Condominiums in the Annexed Territory as tenants in common, subject to certain reservations and easement grants.

4. Annexation of Association Property. Declarant is the Owner of certain real property ("Annexed Association Property"), described as module C as shown on the Plan excluding all Units. Declarant hereby declares that the Annexed Association Property herein described is hereby annexed to the Declaration. The Annexed Association Property shall be conveyed lien free to the Association prior to the first Close of Escrow for the sale of Condominium unit in the Annexed Territory to a purchaser from Declarant, subject to the provisions of the Declaration and this Notice of Addition. The Association's obligation to maintain the Annexed Association property shall commence upon the commencement of Annual Assessments on Condominium units within the Annexed Territory as described below. Declarant hereby expressly reserves for the benefit of certain Owners of Condominiums in the Annexed Territory, exclusive easements for use of the Exclusive use Areas (as defined in the declaration) for purposes as shown as assigned in the Condominium Plan or deeds, as applicable, for the Annexed Territory.

5. Maintenance Obligations. The respective maintenance obligations of the Association, the owners, and Declarant shall be as described in the Declaration.

6. Conformity With Development Plan. This Notice of Addition is in conformity with the development plan currently on file with the DRE, and is being Recorded prior to the seventh (7th) anniversary of the Recordation of the Declaration. This Notice of Addition is being Recorded prior to the third (3rd) anniversary of the original issuance of the most recently issued Final Subdivision Public Report from the DRE for a Phase of Development, as described in the Declaration.

7. Assessment obligations. The rights and obligations of all Owners of Condominium Units located in the Annexed Territory with respect to assessments shall be the same as the rights and obligations of the Owners of

Condominium Units currently affected by the Declaration. The Annual Assessments provided for in the Declaration shall commence as to all Condominium units in the Annexed Territory on the first day of the month following the date on which the first deed is Recorded conveying a Condominium Unit in the Annexed Territory to a purchaser from Declarant pursuant to a Final Subdivision Public Report issued by the DRE covering the Annexed Territory.

8. Miscellaneous. The provisions of this Notice of Addition shall run with all of the Annexed Territory and all the Property, and shall be binding upon all persons having or acquiring an interest in the Property, the Annexed Territory and any interest therein, and shall inure to the benefit of, and be binding upon, each successor in interest of Declarant, and may be enforced by any Owner, Declarant, the Association, or their successive owners. Unless otherwise provided herein, the capitalized terms in this Notice of Addition shall have the same meanings as set forth in the Declaration. Except as otherwise expressly provided, all of the provisions of the Declaration are hereby incorporated by this reference as if fully set forth herein.

This Notice of Addition has been executed by Declarant on
NOVEMBER 27, 1995.

CITY VIEW TERRACES

a California Limited Partnership

BY: THE EAST LOS ANGELES COMMUNITY UNION,
a California Corporation, General Partner

By:


David C. Lizarraga

Its: President and Chief Executive Officer

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

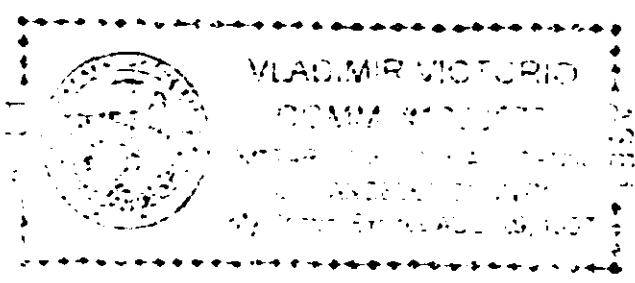
State of California

County of Los Angeles

On 2/28/96 before me, Vladimir Victorio Notary Public

personally appeared David C. Leary

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 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.



WITNESS my hand and official seal.

[Handwritten Signature]

OPTIONAL

The data below is not required by law, however it may prove valuable to the person relying on the document and could prevent fraudulent reattachment of this form.

DESCRIPTION OF ATTACHED DOCUMENT

CAPACITY CLAIMED BY SIGNER

TITLE OR TYPE OF DOCUMENT
NUMBER OF PAGES
DATE OF DOCUMENT
SIGNER(S) OTHER THAN NAMED ABOVE

INDIVIDUAL
 CORPORATE OFFICER
TITLE(S)
 PARTNER(S) LIMITED
 GENERAL
 ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER:
SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

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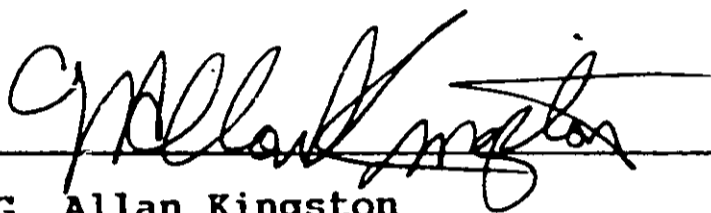
SUBORDINATION AND CONSENT

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CENTURY HOUSING CORPORATION,
A California Non-Profit Corporation, successor-in-interest to

the STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT, as Beneficiary under that certain Deed
of Trust recorded December 17, 1992, Instrument No.
92-2369050 of Official Records, Los Angeles County, does hereby
subordinate the lien of said Deed of Trust and consents to the making
and recording of the attached Notice of Addition of Territory and
Supplemental Declaration of Covenants, Conditions and Restrictions for
City View Terrace Condominium Homeowner's Association, as if and
as though said Declaration had been made, executed and recorded prior
to said Deed of Trust.

~~STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND~~
~~COMMUNITY DEVELOPMENT~~
Century Housing Corporation

BY: 
G. Allan Kingston
President/CEO

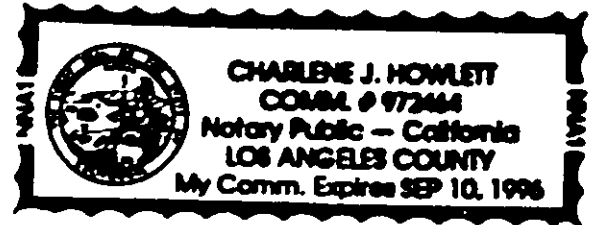
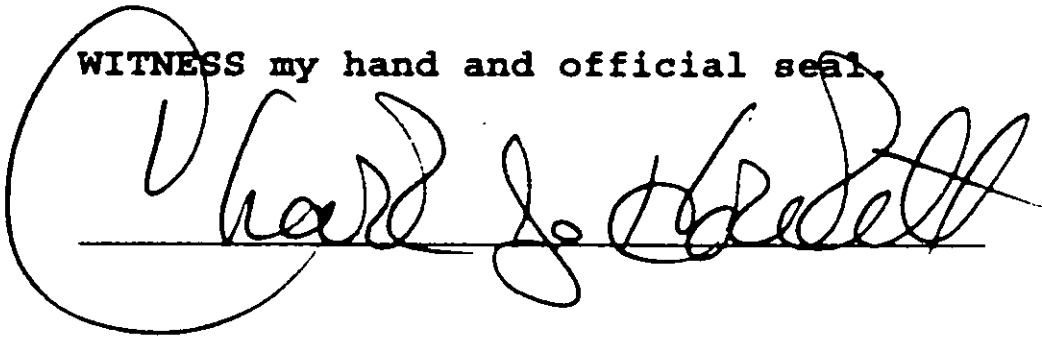
Dated: December 11, 1995

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State of California }
County of Los Angeles }

On December 11, 1995 before me, Charlene J. Howlett, Notary Public, personally appeared G. Allan Kingston, 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 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.

WITNESS my hand and official seal.



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SUBORDINATION AND CONSENT

FIRST INTERSTATE BANK OF CALIFORNIA, a California corporation, as Beneficiary under that certain Deed of Trust recorded December 17, 1992, Instrument No. 92-2369049 of Official Records, Los Angeles County, does hereby subordinate the lien of said Deed of Trust and consents to the making and recording of the attached Notice of Addition of Territory and Supplemental Declaration of Covenants, Conditions and Restrictions for City View Terrace Condominium Homeowner's Association, as if and as though said Declaration had been made, executed and recorded prior to said Deed of Trust.

Dated: 2-1-96

FIRST INTERSTATE BANK OF CALIFORNIA,
a California corporation

By: Michele Peutet
Michele Peutet, Vice President

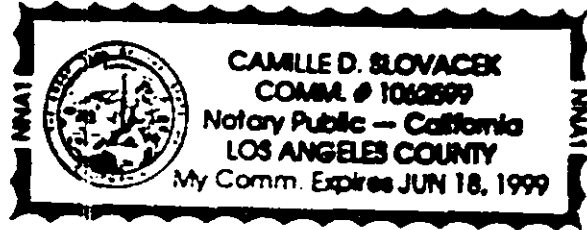
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

On 2/1/96 before me, Camille D. Slovacek, a Notary Public in and for said County and State, personally appeared Michele Peudet personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Camille D. Slovacek
Signature



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