

AFTER RECORDING RETURN TO:
ASSOCIATED SOUTHERN INV. CO.
7495 Anaconda Ave.,
Garden Grove, California

12008:1059

92641

33266

\$6.00

Parcel 2117

1 AGREEMENT
2 (Associated Southern Investment Company)

3 THIS AGREEMENT is made and entered into this 4th day
4 of October, 1976, by and between the CITY OF GARDEN
5 GROVE, a Municipal corporation, hereinafter designated as "CITY,"
6 and ASSOCIATED SOUTHERN INVESTMENT COMPANY, a California corpora-
7 tion, hereinafter designated as "ASSOCIATED."

8 RECITALS

9 1. Associated is the owner of the property, hereinafter
10 referred to as "the Property," described in Exhibit "A" attached
11 hereto and by this reference made a part of this agreement.

12 2. Associated desires to have Parcel Map RST 7830
13 dated July 9, 1976 approved by City.

14 3. City has conditioned its approval of Parcel Map
15 RST 7830 upon the provisions of this agreement and docu-
16 ments to be recorded concurrently with the recording of this agree-
17 ment and the Parcel Map.

18 AGREEMENT

19 THE PARTIES MUTUALLY AGREE AS FOLLOWS:

20 4. City agrees to approve Parcel Map RST 7830 dated
21 July 9, 1976.

22 5. Associated covenants and agrees with City that no
23 building capable of housing a manufacturing, warehousing, office
24 facility or any other use not otherwise permitted herein, shall be
25 constructed upon the Property. Said covenant and agreement shall
26 run with the land and be binding upon Associated and its suc-
27 cessors and assigns and shall inure to the benefit of City. If
28 Associated sells or transfers the Property, such sale or transfer
29 shall be subject to said covenant and agreement and the vendee
30 or transferee of the Property shall be subject to the terms of
31 and bound by this agreement for the benefit of City. It is
32 intended that said covenant and agreement shall inure to the

RECORDED AT REQUEST OF
FIRST AMER. TITLE INS. CO.
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIFORNIA
8:00 AM DEC 27 1976.
J. WYLIE CARLYLE, County Recorder

1 benefit of no party other than City. It is further intended that
2 only City shall have the right to enforce said covenant and agree-
3 ment.

4 6. For purposes of this agreement, pavement, concrete
5 slabs, asphalt, the surface parking of vehicles of all types, or
6 phone booth, fences, gates, landscaping, landscape or block planters
7 trees, grass and shrubbery, block walls, earth fill, parking lot
8 bumpers, metal posts and signs and subsurface public utility facili-
9 ties or appurtenances and surface public utility appurtenances when
10 used in conjunction with subsurface public utility facilities, shall
11 not be considered a building or as a part of a building, and shall
12 be permitted uses of the Property.

13 The parties hereto have executed this agreement the day
14 and year first appearing herein.

15 ASSOCIATED SOUTHERN INVESTMENT COMPANY

16 By *P. P. Peacock*
17 President

18 By *[Signature]*
19 Assistant Secretary

20 CITY OF GARDEN GROVE

21 By *[Signature]*
22 Mayor

23 ATTEST:

24 *[Signature]*
25 City Clerk

26 APPROVES AS TO FORM:

27 *[Signature]* 9-29-76
28 Eric Lauterer, City Attorney

29
30
31
32
[Stamp: 8/17/76]

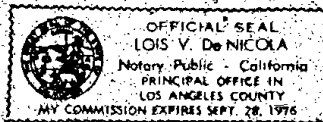
12008.1059

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

On this 15th day of September, 19 76, before me, a Notary Public in and for said State, personally appeared P. B. PEPCOOK known to me to be the President, and GLORIA E. MARLATT known to me to be an Assistant Secretary of Associated Southern Investment Company, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation herein named, and acknowledged to me that such corporation executed the same, pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Lois V. DeNicola



STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On this 6th day of October, 19 76, before me, a Notary Public in and for said State, personally appeared J. TILMAN WILLIAMS known to me to be the Mayor of the City of Garden Grove, the Municipal Corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of said Municipal Corporation, and acknowledged to me that such Municipal Corporation executed the same.

WITNESS my hand and official seal.

Margaret E. Schilling

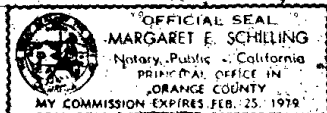


EXHIBIT A

12008.1052

Description for Use in Building
Restriction Agreement

ASSOCIATED SOUTHERN INVESTMENT COMPANY,
a California corporation,

AND

CITY OF GARDEN GROVE,
a municipal corporation

---that certain real property in the City of Garden Grove,
County of Orange, State of California, described as follows:

That portion of Parcel 5, as shown on a Parcel Map
filed in Book 43, page 37 of Parcel Maps, in the office
of the County Recorder of said Orange County, described
as follows:

Beginning at the Northeasterly corner of Parcel 1
as shown on a Parcel Map filed in Book 53, page 34 of
Parcel Maps, in the office of said County Recorder;
thence along the Easterly line of said Parcel 5, said
Easterly line being the Westerly line of Monarch Street,
60 feet wide, North 00° 50' 20" West, 49.27 feet; thence
South 89° 09' 40" West, 109.49 feet, more or less, to a
point in the curved Northerly line of said Parcel 1, con-
caved Northeasterly and having a radius of 382.24 feet,
said curved Northerly line also being the centerline of
that certain strip of land, 30 feet wide, described and
designated as Parcel 3 in the Grant of Easement from
Associated Southern Investment Company, a corporation,
to Southern Pacific Transportation Company, a corporation,
recorded May 11, 1972 as Instrument No. 11649 in Book
10122, page 567 of Official Records, in the office of said
County Recorder, a radial line of said curve to said point
bears South 32° 25' 38" West; thence Southeasterly along
said curved Northerly line of Parcel 1 through a central
angle of 18° 04' 18" a distance of 120.56 feet, more or
less, to the Point of Beginning.

EXHIBIT A

ASSOCIATED SOUTHERN INVESTMENT CO.
DESC. APPROV. BY: [Signature]
J.D. [Signature]
TITLE SECTION A S.L. FILE
FUNC. [Signature]