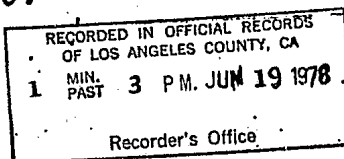


78- 662007

Recorded at the request of
and mail to:E. L. Pearson & Associates
(Name)
1335 W. Redondo Beach Blvd.
Gardena, Calif. 90247
(Address)

Space above this line for Recorder's use

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:

Tract Number 27201, Lot 1,
As filed in Book 891, Page 7+8, of maps
Records of Los Angeles County.

That in consideration of the approval of Tentative Tract No. 27201 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, ~~xxxx~~ prior to obtaining any building or grading permits we will submit to the City Planning Department for their approval a landscape plan conforming to requirements of condition No. 6 as added by the Advisory Agency on 18 May 1977.

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 1st day of July 19 77

Name of Owner Tai Cheung Real Estate, Inc., a corporation

By: Patrick Lee President Sign

By: Chi Hung Poon Secretary CHI HUNG POON Sign

For Department Use Only

Reviewed by Bureau of Engineering by William Date 1-30-78

Approved for Recording City Planning Dept. by Shernad Date 11-7-77

Tract No. 27201

TO 1945 CA (0-14)

(Corporation)

STATE OF CALIFORNIA

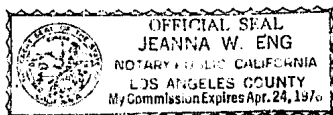
COUNTY OF Los AngelesOn July 1, 1977State, personally appeared Patrick Leeknown to me to be the President, and Chi Hung Poon

known to me to be Secretary
of the corporation that executed the within Instrument,
known to me to be the persons who executed the within
Instrument on behalf of the corporation therein named, and
acknowledged to me that such corporation executed the
within instrument pursuant to its by-laws or a resolution of
its board of directors.

WITNESS my hand and official seal.

Signature

78- 662007



(This area for official notarial seal)

END OF RECORDED DOCUMENT