Covenant and Agreement
(Parking for Senior Citizen Housing Developments)

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

LEGAL DESCRIPTION:
_______________________________________________________________________________________
___________________________________________________________________________________________________________

This covenant and agreement is executed for the purpose of compliance with Section 12.21 of the Los Angeles Municipal Code, allowing a reduction in the number of parking spaces required for Senior Citizen Housing Developments.

1. Each dwelling unit in the senior citizen development on the above Property (the "Development") shall be occupied by at least one person 62 years of age or older, except for management or maintenance personnel required to live on the premises.

2. If the Development ceases to qualify under Paragraph 1 above, the Owner covenants and agrees at the request of the City Department of Building and Safety to provide additional parking spaces as set forth in Section 12.21A, Subdivision 4(u) of the Municipal Code of the City.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

CARTOGRAPHER’S USE ONLY
Owner’s Name(s) _______________________________    ________________________________________
(Please type or print)                                               (Please type or print)
Signature of Owner’s Name(s) ..........................................................(sign)
Two Officers’ Signatures
Required for Corporations
__________________________________________________________________________________ (sign)
Name of Corporation ______________________________________________________________________
Dated this_____________________ day of _______________________________________ 20 __________

SIGNATURES MUST BE NOTARIZED

(STATE OF CALIFORNIA, COUNTY OF _________________________________)

On __________________________ before me, ____________________________________________________, personally appeared _____________________________________________________________________________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(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.

____________________________________(Seal)

FOR DEPARTMENT USE ONLY

MUST BE APPROVED BY the Dept. of Building and Safety prior to recording

Covenant for City Department _______________________
To be completed for City owned property only.

APPROVED BY: _______________________________ Date: _______________________________