

Recorded at the request of and mail to:

Platt Partners, L.P.
2222 East Seventeenth Street
Santa Ana, California 92705
Attn: Dan Wojkowski

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

RESTRICTIVE COVENANT AND AGREEMENT

The undersigned hereby certify that we are the owner(s) of the hereinafter legally described real property located in the City of Los Angeles, State of California:

LEGAL DESCRIPTION: Lots 1 to 8 inclusive, in the City of Los Angeles, County of Los Angeles, State of California, as shown on Los Angeles County assessor's Map No. 89, as per map recorded in Book 1, Page 71 of Assessor's Maps, in the Office of the County Recorder of said County.

STREET ADDRESS: 6400-6534 Platt Avenue, West Hills, California 91307-3216.

APN: 2036-024-001, 2036-024-002, 2036-024-003, 2036-024-004, 2036-024-005, 2036-024-006, 2036-024-007 and 2036-024-008.

In consideration of approval by the City of Los Angeles of that certain Department of City Planning application for a zone change from (Q)C1-1VL and (Q)C4-1VL to C4-1VL, we do hereby covenant and agree, both for ourselves, our tenants and occupants, and for our successors in interest, and assigns, that residential or housing (permanent or temporary) uses and the following uses otherwise permitted in the zones listed below are **prohibited**:

"CR" Limited Commercial Zone

- A.1.(c) Club or lodge.
- A.1.(d) Hotels (including motels), Apartment hotels or hostels.
- A.1.(h) Counseling and referral facilities.
- A.2. Church, including rescue mission or temporary revival.
- A.4.5. Any single-family dwelling, two-family dwelling or apartment house.
- A.5. School, elementary or high, or education institution.

"C1" Limited Commercial Zone

- A.1.5 Hotels (including motels), Apartment hotels or hostels.
- A.2.(a)(6) Clubs or lodges, bridge clubs, fraternal or religious associations.
- A.2.(a)(28) Facilities for the development of software (including the reproduction of software and data) and other computer and media-related products and services, including hardware.
- A.2.(a)(29) Skilled Nursing Care Housing.
- A.2.(a)(30) Alzheimer's Dementia Care Housing.
- A.2.(a)(31) Eldercare Facility.

C1.5 Limited Commercial Zone

- A.2.(a)(5) Auditoriums.
- A.2.(a)(7) Baths, Turkish and the like.
- A.2.(a)(28) Outdoor swimming pools, commercial.
- A.3. Golf course or club.
- A.5. Parking buildings and all buildings containing automobile parking as a primary or accessory use.
- A.11. Hotels, including motels, apartment hotels or hostels.

"C2" Commercial Zone

- A.1.(a)(4) Carpenter, plumbing or sheet metal shop.
- A.1.(a)(9) Tire shop.
- A.1. Advertising signs or structures and billboards, other than existing as may be updated from time to time to reflect occupants under written leases.

A.3. Uses set forth in subsection 3. of section A. are prohibited by C4.

A.5. Auditoriums.

A.6. Automotive station which includes tire and tube repairing, battery servicing, automotive lubrication, mechanical adjustments and/or other vehicle maintenance activities. Automotive fueling station unless a conditional use permit is obtained with the consent and approval of the West Hills Neighborhood Council, or its successor, as authorized by the Los Angeles City Charter.

A.7. Used automobile and trailer sales area.

A.9. Automotive laundry or wash rack.

A.10. Church

A.12. Film and tape editing and motion picture reconstruction, projecting and screening rooms.

A.15. Ferris wheels, carousels, merry-go-rounds, and the like.

A.16. Film exchange.

A.24. Parking buildings and all buildings containing automobile parking.

A.25. Pony riding rings, without or without stables.

A.27. Automotive repair.

A.32. Studios, motion picture.

A.33 Schools (elementary or high), educational institution, or private school.

A.34. Indoor swap meets.

A.36. Rescue mission or temporary revival church.

A.37 Athletic club, health club, school, gymnasium. Massage parlors are also prohibited unless consent and approval is given by the West Hills Neighborhood Council, or its successor, as authorized by the Los Angeles City Charter.

A.39. Miniature or pitch and putt golf courses, golf driving tees or ranges and similar commercial golf uses.

A.44. Shelter for the homeless.

A.45. Motion picture, television, video and other media production.

In addition, the height of any building shall not be increased above 35-feet excluding architectural features, nor shall any building be more than single-story (storage mezzanines exempt).

Notwithstanding the foregoing, no use permitted shall be for adult entertainment, or sexually-oriented or adults-only uses or advertising for adult entertainment, or sexually-oriented or adults-only uses.


The undersigned hereby represents and warrants that he has the right, power, legal capacity and authority to enter into and perform under this Restrictive Covenant and Agreement, that no

approval or consent of any other persons or entities are necessary and that this Restrictive Covenant and Agreement constitutes a valid and binding obligation of Platt Partners, L.P., and is enforceable against it.

This Restrictive Covenant and Agreement shall run with the land and shall be binding upon ourselves, tenants, occupants and future owners, encumbrances, their successors, heirs, or assignees.

Platt Partners, L.P., a California limited partnership

By: PVSC Corp., its General Partner

By: 

Name: Dan Wojkowski

Its: Secretary and Chief Financial Officer

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

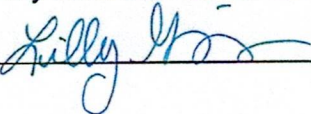
County of Orange

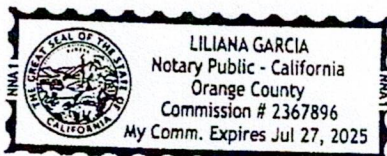
On February 8th, ²⁰²²2021 before me, notary, Liliana Garcia
(insert name and title of the officer)

personally appeared Dan Wojkowski, who 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.

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.

Signature  (Seal)



COLLABORATE

February 10, 2022

Laura Frazin Steele
City Planning Department
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

Re: 6400-6534 Platt Avenue, West Hills, CPC-2020-6413-ZC

Dear Ms. Frazin Steele:

At the request of the Applicant, Platt Partners, owner of the Platt Village Shopping Center in West Hills, ("Applicant"), enclosed is a signed copy of a draft covenant that addresses potential uses and restrictions related to the proposed zone change for the shopping center located at 6400-6534 Platt Avenue.

Working with the West Hills Neighborhood Council, we agreed upon this draft of the covenant and received unanimous support for this draft at the West Hills Neighborhood Council meeting on February 3, 2022.

On behalf of my client, we agree to record the original document on the title for the property upon approval of the requested Zone Change and expiration of any appeal periods.

We are grateful for all of the work that the WHNC subcommittee has put into this agreement, and my client looks forward to continuing to provide a great shopping experience for the neighbors of West Hills.

Please feel free to contact us if you have any questions.

Very Truly Yours,



Nicole Kuklok-Waldman

cc: Char Rothstein, WHNC
Clarisse Chavira, WHNC
Hannah Lee, Council District 12