

Return Recorded Copy To:

City of West Covina,
Planning Division, Room 208
1444 West Garvey Avenue South
West Covina, CA 91790

(Space Above for Recorder's Use Only)

RELEASE OF RESTRICTIVE COVENANT

WHEREAS, on June 6, 1995, Miguel Angel Flores, the then owner of the real property described below (the "Property") entered into a Covenant and Agreement to Hold Property as One Parcel in favor of the City of West Covina (the "City") requiring that said Property be held as one parcel, which was recorded on June 8, 1995 as Recording No. 1995-921204 in the Official Records of Los Angeles County, California (the "Covenant").

WHEREAS, specifically, the Covenant stated that the Property shall be held as one parcel and no portion shall be sold separately.

WHEREAS, Miguel A. Flores and Sabina Flores, Trustees of the Flores Family Trust established July 20, 2006 (the "Owner") owns the Property, which is legally described as follows:

SEE ATTACHED "EXHIBIT A"

WHEREAS, the City and the Owner agree that the need for the Covenant is no longer in existence. On March 24, 2026, the Planning Commission of the City of West Covina approved release of the Covenant.

WHEREAS, the City and the Owner are willing to cancel and release the Covenant.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and the City agree as follows:

1. The foregoing recitals are hereby incorporated and made a part hereof as though set forth verbatim.
2. The Covenant is hereby canceled and released and shall have no further force or effect.
3. This Release may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument.

Dated this the __ day of March, 2026.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned have executed this document.

Miguel A. Flores,
Trustee of the Flores Family Trust
Established July 20, 2006

Sabina Flores,
Trustee of the Flores Family Trust
Established July 20, 2006

CITY OF WEST COVINA, LOS ANGELES COUNTY, CALIFORNIA

By: _____

Name: _____

Title: _____

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 _____

On _____ before me, _____, Notary Public personally appeared _____ who 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 he/she executed the same in his/her authorized capacity as Trustee of the Flores Family Trust Established July 20, 2006 and that by his/her signature on the instrument the person or the entity upon behalf of which the person 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

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 _____

On _____ before me, _____, Notary Public personally appeared _____ who 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 he/she executed the same in his/her authorized capacity as Trustee of the Flores Family Trust Established July 20, 2006 and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

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State of California

County of _____

On _____ before me, _____, Notary Public personally appeared _____ who 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 he/she executed the same in his/her authorized capacity as _____ and that by his/her signature on the instrument the person or the entity upon behalf of which the person 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

EXHIBIT "A"

PARCEL 1: That portion of Lot 3 of Tract No.930 in the City of West Covina, as per map recorded in Book 17 Pages 38 and 39 of Maps, in the office of the County Recorder of said County, lying Northerly of a line that is parallel with and distant 370 feet southerly (said distances being measured along the Westerly line of said Lot 39) from the Northerly line of said Lot 39.

EXCEPT that portion of said Lot 39, lying Northerly of the Southerly lines of the land described in Parcels 1 and 2 of the deed to the State of California, recorded on September 7, 1954 as Instrument No. 3358 in Book 45514 Page 393, Official Records of said County.

ALSO EXCEPT that portion of said Lot 39, lying Northerly of the Southerly line of the land first described in the deed to the State of California, recorded on January 21, 1944 as Instrument No. 1071 in Book 20576 Page 297. Official records.

ALSO EXCEPT that portion of said Lot 39, described in the deed to the City of West Covina, a municipal corporation, recorded on October 20, 1954 as Instrument No. 3000 in Book 45886 Page 283, Official Records.

ALSO EXCEPT that portion described in the deed to the State of California, recorded June 18, 1973 as Instrument No. 76, Official Records.

PARCEL 2: That portion of Lot 39 of Tract No. 930 in the City of West Covina, as per map recorded in Book 17 Pages 38 and 39 of Maps, in the office of the County Recorder of said County, bounded Southerly and Southeasterly by the Southerly and Southeasterly lines of Parcel 1 of the land conveyed to the State of California, by deed (State Parcel 1113) recorded in Book 45514 Page 393, Official Records in said office and bounded Northerly and Northwesterly by the line following described line:

Beginning at a point in that certain course described as "South 33° 25' 10" West, 86.41 feet", in last said deed to the State of California (State Parcel 1113), distant thereon North 33° 25' 10" East 18.67 feet from the Southwesterly terminus of said course; thence Southwesterly along a curve, tangent to last said course, concave Northwesterly and having a radius of 128.00 feet through an angle of 56° 27' 26" an arc distance of 125.13 feet to the point of tangency thereof with a line parallel with and distant Southerly 60.00 feet, measured at right angles, from the course described hereinabove in Parcel 1 as "North 89° 52' 36" East, 57.87 feet", thence along said parallel line, South 89° 52' 36" West, 57.75 feet to a tangent curve concave Southeasterly and having a radius of 25.00 feet; thence Southwesterly along last said curve, through an angle of 54° 11' 27" an arc distance of 23.65 feet to the most Easterly corner of Parcel 2 of said land acquired by deed.

PARCEL 3: That portion of Lot 39 of Tract No. 930 in the City of West Covina, as per map recorded in Book 17 Pages 38 and 39 of Maps, in the office of the County Recorder of said County, included within the lines of the land acquired by the State or California, by deed (State Parcel 49) recorded in Book 20576 Page 297, Official Records in said office, lying Southerly of the Westerly continuation of the curved Northerly line of the land conveyed to Orla J. Pedersen et ux, by the State or California by (State Parcel D-49762) recorded in Book D-5389 Page 797, Official Records in said office.

PARCEL 4: That portion of Lot 39 of Tract No. 930, in the City of West Covina, as shown on map of said Tract recorded in Book 17 Pages 38 and 39 of Maps, in the office of the County Recorder of said County, included within the following described lines:

COMMENCING AT A POINT IN THE Northerly line of said Lot 39, distant thereon South 89° 34' 50" East 82.23 feet from the Northwestern corner of said Lot; thence South 0° 07' 24" East 4.00 feet to the Southerly line of the Northerly 4.00 feet of said Lot 39 and the TRUE POINT OF BEGINNING; thence continuing South 0° 07' 24" East, 29.91 feet; thence at right angles South 89° 52' 30" West 74.11 feet; thence at right angles South 0° 07' 24" East, 88.00 feet to a tangent curve concave Northeasterly and having a radius of 27.00 feet; thence Southeasterly along said curve through an angle of 90° 00' 00" an arc distance of 42.41 feet; thence tangent North 89° 52' 36" East, 57.87 feet; to a tangent curve concave Northwesterly and having a radius of 70.00 feet; thence Northeasterly along last said curve through an angle of 58° 05' 00", an arc distance of 70.96 feet; tangent North 31° 47' 36" East, 37.04 feet to a tangent curve thence concave Southeasterly and having a radius of 212.00 feet; thence Northeasterly along last said curve through an angle of 31° 17' 32", an arc distance or 119.48 feet to said Southerly line; thence along said Southerly line, North 89° 34' 50" West, 177.48 feet to the TRUE POINT OF BEGINNING