

1982

JMM/lja:7/2/82

133938

Recorded at the Request of  
& When Recorded Mail To:  
CTS PROPERTIES  
Ruth G. Tucker (RPS)  
P. O. Box 1050  
Costa Mesa, Ca 92626

RECEIVED FOR RECORD  
2.5 Min. Pay 1.00 Book 86  
At Request of  
PETER L. INC. & TRUST CO.  
Book 1982, Page

AUG - 4 1982

Recorded in Official Records  
of Riverside County, California  
*William R. Bondy*  
Recorder

Aug. 4, 1982

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FIRST AMENDMENT TO  
COVENANT AND AGREEMENT

(Mutual Access and Parking Agreement)

This First Amendment to Covenant and Agreement is made and entered into this 2 day of August, 1982, by and between CTS PROPERTIES, a Joint Venture ("CTS"), the owner of record of the following described real property situated in the City of Riverside, County of Riverside, State of California:

Parcels 1 through 7, inclusive, of Parcel Map No. 15817, as shown by map on file in Book 86 of Parcel Maps, at Pages 42 and 43 thereof, Records of Riverside County, California;

PARK SIERRA ASSOCIATES, a Partnership ("PSA"), the owner of record of the following described real property situated in the City of Riverside, County of Riverside, State of California:

Parcel 10 of Parcel Map No. 15817, as shown by map on file in Book 86 of Parcel Maps, at Pages 42 and 43 thereof, Records of Riverside County, California;

R.I.C. 81 LTD., a Limited Partnership ("RIC"), the owner of record of the following described real property situated in the City of Riverside, County of Riverside, State of California:

Parcel 9 of Parcel Map No. 15817, as shown by map on file in Book 86 of Parcel Maps, at Pages 42 and 43 thereof, Records of Riverside County, California;

and UNITED ARTISTS THEATRE CIRCUIT, INC., a Maryland corporation ("UA"), the owner of record of the following described real property situated in the City of Riverside, County of Riverside, State of California:

Parcel 8 of Parcel Map No. 15817, as shown by map on file in Book 86 of Parcel Maps, at Pages 42 and 43 thereof, Records of Riverside County, California.

SEE OTHER APPROVALS  
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RECITALS:

This First Amendment to Covenant and Agreement is made with reference to the following facts:

A. That certain Covenant and Agreement (Mutual Access and Parking Agreement) made by CTS was recorded on December 29, 1980, as Instrument No. 242032, Official Records of Riverside County, California.

B. The real property covered by and subject to the provisions of the Covenant and Agreement is more particularly described as Parcels 1 through 10, inclusive, of Parcel Map No. 15817, as shown by map on file in Book 86 of Parcel Maps, at Pages 42 and 43 thereof, Records of Riverside County, California (the "Property").

C. CTS, PSA, RIC and UA are the "Owners" of the Property as defined in that certain Declaration Establishing Reciprocal Easements, Restrictions and Covenants Affecting Land Known as Park Sierra Center, executed by CTS as Declarant and recorded on December 31, 1980, as Instrument No. 244662, Official Records of Riverside County, California (the "Declaration").

D. CTS, PSA, RIC and UA desire to amend the Covenant and Agreement as hereinafter set forth.

NOW, THEREFORE, CTS, PSA, RIC and UA hereby amend the Covenant and Agreement in the following particulars only:

1. Parcels 1 and 2 of Parcel Map No. 18671, as shown on Exhibit "A" attached hereto and incorporated by reference herein, is hereby substituted for Parcel 10 of Parcel Map No. 15817, as shown on Exhibit "B," and except as otherwise provided herein, all references in the Covenant and Agreement to Parcel 10 of Parcel Map No. 15817 shall be deemed to refer to Parcels 1 and 2 of Parcel Map No. 18671.

2. The Covenant and Agreement, including the restrictions thereof, shall relate to Parcels 1 through 9, inclusive, of Parcel Map No. 15817, as recorded in Book 86, Pages 42 and 43, of Parcel Maps.



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Records of Riverside County, California, and Parcels 1 and 2 of Parcel Map No. 18671, as recorded in Book 107, Pages 41+42, of Parcel Maps, Records of Riverside County, California.

3. Except as hereby amended, the Covenant and Agreement shall remain unchanged and in full force and effect.

CTS PROPERTIES,  
a Joint Venture

By: Cedra Properties, Inc.,  
a Colorado Corporation

By: Brian J. Weber  
Brian J. Weber,  
Vice President *Witness Chauhalmer*

By: T & S Development, Inc.,  
a California Corporation

By: Mark A. Thompson  
Mark A. Thompson,  
President

PARK SIERRA ASSOCIATES,  
a Partnership

By: Don R. Adkinson  
Don R. Adkinson,  
General Partner

By: John M. Meindl  
John M. Meindl,  
General Partner

R.I.C. 81 LTD.,  
a Limited Partnership

By: William Clark  
Name: WILLIAM CLARK  
Title: GENERAL PARTNER

APPROVED AS TO FORM

Clarence J. ...  
ATTORNEY

UNITED ARTISTS THEATRE CIRCUIT, INC.,  
a Maryland Corporation

By: J. B. ...  
Name: J. B. ...  
Title: SECRETARY





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

On \_\_\_\_\_, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared BRIAN J. WEBER, known to me to be the Vice President of CEDRA PROPERTIES, INC., and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be a joint venture partner of CTS PROPERTIES, the joint venture that executed the within instrument, and acknowledged to me that such joint venture partner and that such joint venture executed the same.

WITNESS my hand and official seal.

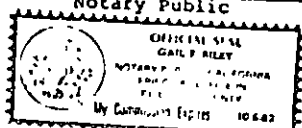
\_\_\_\_\_  
Notary Public

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF RIVERSIDE )

On August 2, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared MARK A. THOMPSON, known to me to be the President of T & S DEVELOPMENT, INC., and known to me to be the corporation that executed the within instrument on behalf of said corporation, said corporation being known to me to be a joint venture partner of CTS PROPERTIES, the joint venture that executed the within instrument, and acknowledged to me that such joint venture partner and that such joint venture executed the same.

WITNESS my hand and official seal.

Gail P. Riley  
Notary Public

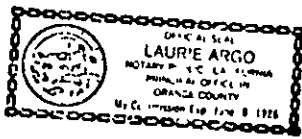


STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF ORANGE )

On July 12, 1982, before me, a Notary Public in and for said State, personally appeared DON R. ADKINSON and JOHN M. MEINDL, known to me to be two of the General Partners of the PARK SIERRA ASSOCIATES, the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Laurie Argo  
Notary Public



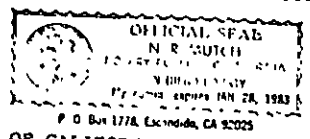
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STATE OF CALIFORNIA )  
COUNTY OF Sandiego ) SS.

On July 20, 1982, before me, a Notary Public in and for said State, personally appeared William C. Clark, known to me to be the General Partner of R.I.C. 81 LTD., the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

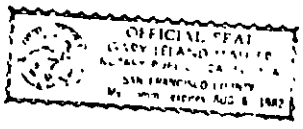


N.R. Smith  
Notary Public

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara ) SS.

On July 29, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared A.C. Cullinane, known to me to be the VP President of UNITED ARTISTS THEATRE CIRCUIT, INC., the corporation that executed the within instrument, known to me to be the person 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 bylaws or a resolution of its board of directors.

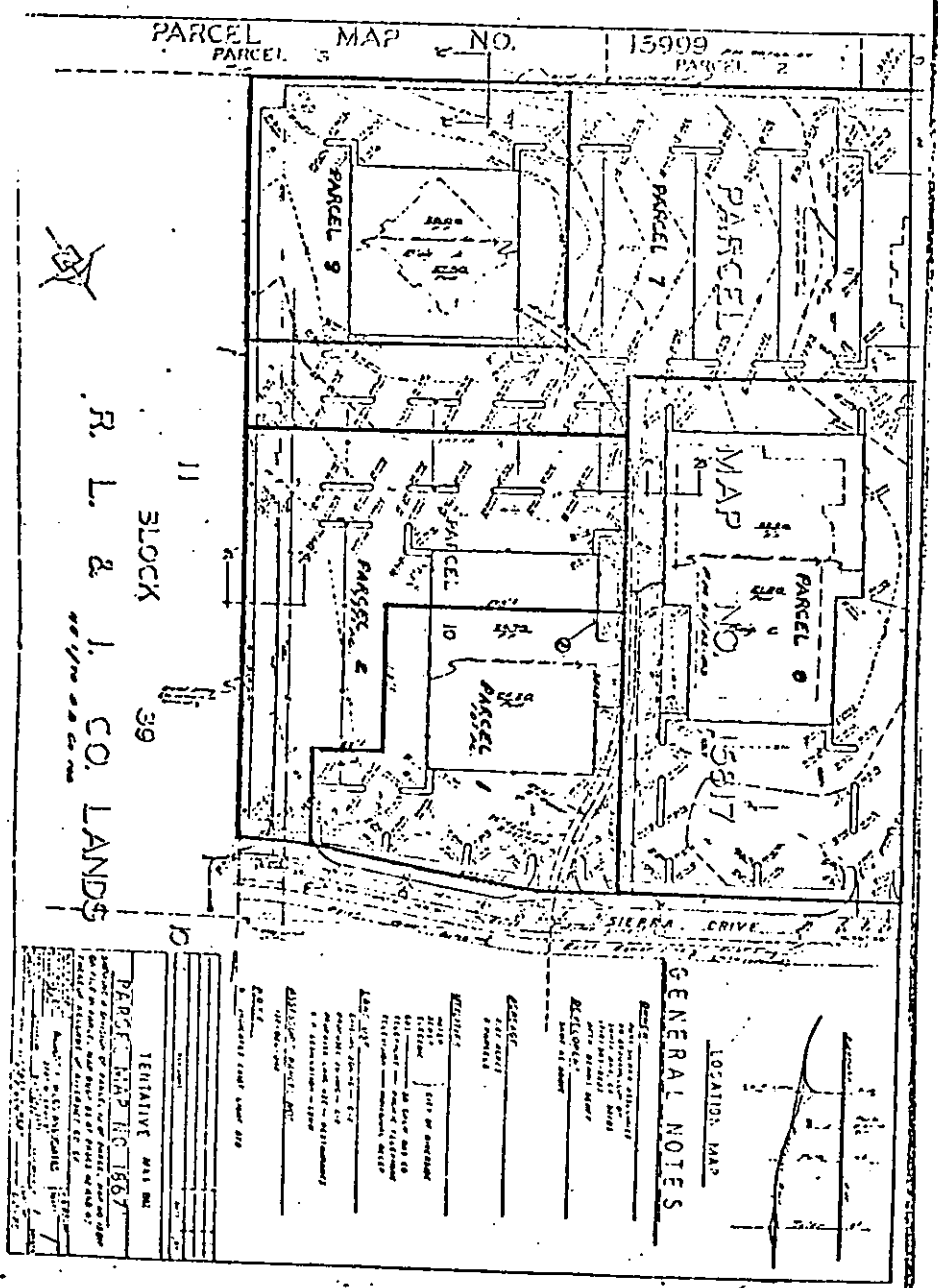
WITNESS my hand and official seal.



G. J. Cullinane  
Notary Public

Aug. 4, 1982

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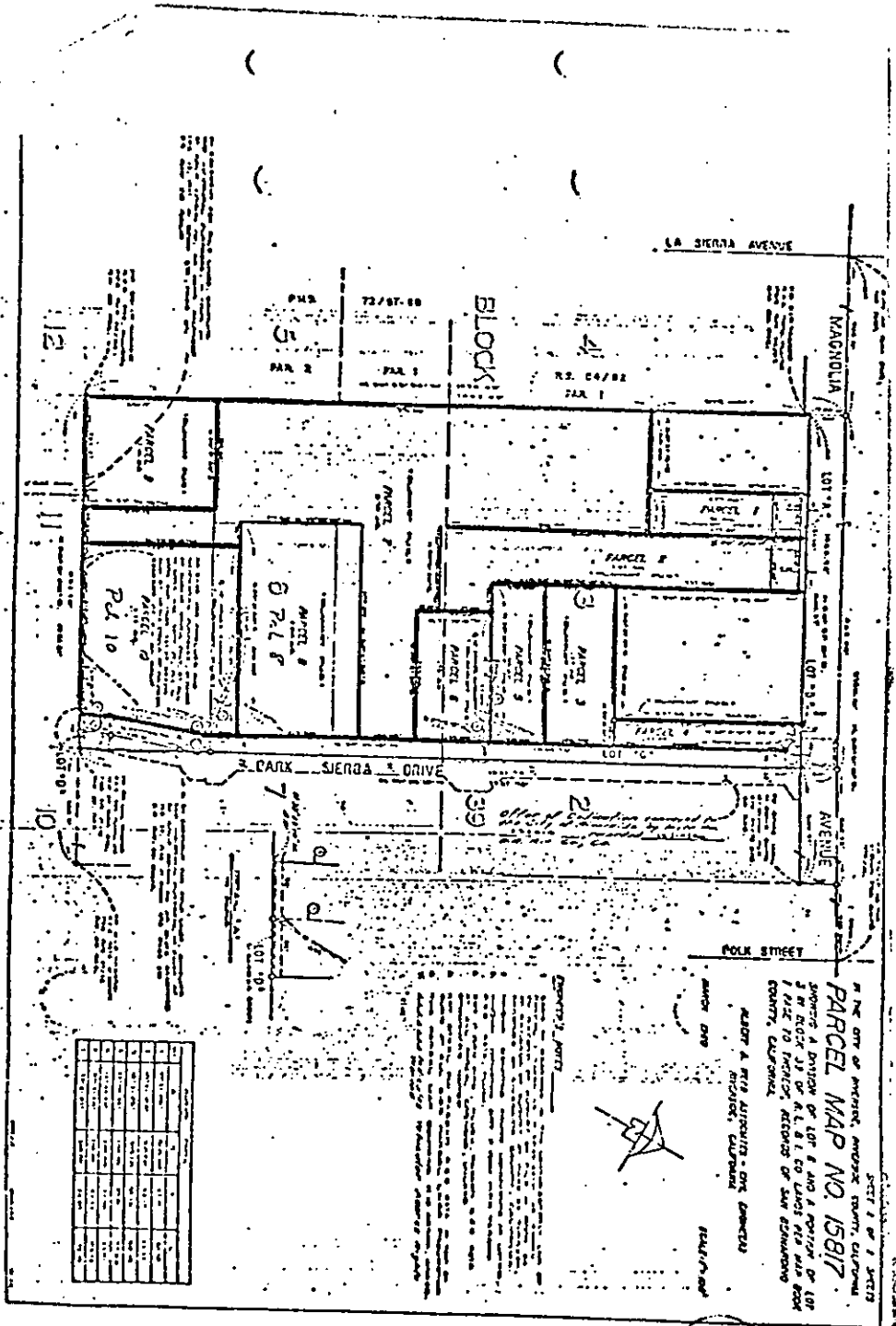


Exhibit "B"

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