

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

RESTRICTIVE COVENANT MODIFICATION

The following reference document contains a restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in Section 12955 of the Government Code, or ancestry, that violates state and federal fair housing laws and is void. Pursuant to Section 12956.2 of the Government Code, this document is being recorded solely for the purpose of redacting and eliminating that restrictive covenant as shown on page(s) ___ of the document recorded on _____(date) in book _____ and page _____ or instrument number _____ of the official records of the County of _____, State of California.

Attached hereto is a true, correct and complete copy of the document referenced above, with the unlawful restrictive covenant redacted.

This modification document shall be indexed in the same manner as the original document being modified, pursuant to subdivision (d) of Section 12956 of the Government Code.

The effective date of the terms and conditions of the modification document shall be the same as the effective date of the original document.

Signature of Submitting Party: _____ Date: _____

Print Name: _____

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, hereby states that it has determined that the original document referenced above contains an unlawful restriction and this modification may be recorded.

Or

_____ County Counsel, or their designee, pursuant to paragraph (1) of subdivision (b) of Section 12956.2 of the Government Code, finds that the original document does not contain an unlawful restriction, or the modification document contains modifications not authorized, and this modification may not be recorded.

County Counsel

By:

Date:

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PROPERTY REHABILITATION STANDARDS
FOR
SATISFACTORY REHABILITATION OF PROPERTIES

NO FEE

Capitol Mall Riverfront Project
Project No. 4 (Calif. R-67)

and

A Portion of Capitol Mall Extension
Project No. 3 (Calif. R-18)
in the Old Sacramento Historic Area

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OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

James M. ...
COUNTY RECORDER

March 28, 1968

Redevelopment Agency of the City of Sacramento
1006 Fourth Street -- Sacramento, California

PROPERTY REHABILITATION STANDARDS

Capitol Mall Riverfront Project
Project No. 4 (Calif. R-67)

A Portion of Capitol Mall Extension
Project No. 3 (Calif. R-18)
in the Old Sacramento Historic Area

A property to be rehabilitated pursuant to the Redevelopment Plan will be considered to have been satisfactorily rehabilitated when it meets or exceeds the standards of the following codes, ordinances, regulations and architectural controls:

A. OBJECTIVE

The rehabilitation of structures in the Capitol Mall Riverfront Project, Project No. 4, and in the portion of Capitol Mall extension, Project No. 3, must be consistent with a high level of health and safety. It is essential that the rehabilitation result in a structure that is functionally, economically and visually compatible with the surrounding area.

B. IMPORTANCE OF STANDARDS

It is the intent of the Redevelopment Agency to apply these Rehabilitation Standards uniformly to all structures, which, in the opinion of the Agency, have rehabilitation potential. Although every effort will be made to accommodate the property owner in the rehabilitation of his structure, compliance with the Rehabilitation Standards and other regulations of the Official Redevelopment Plan must be required except in those cases where reasonable justification and discretionary power exist.

C. STANDARDS

1. All buildings to remain in the Project Area, excluding those buildings in the Heavy Commercial/Light Industrial Corridor shall be rehabilitated as necessary to conform with all applicable codes and ordinances of the City and County of Sacramento, and the State of California, for new construction, and specifically including the following:
 - (a) Uniform Building Code, latest edition, as adopted and amended by the City of Sacramento.
 - (b) Fire Zone #1 Requirements shall be applicable to the Old Sacramento Historic Area.

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2. All buildings to remain in the Heavy Commercial/Light Industrial Corridor shall be rehabilitated as necessary to conform with all existing applicable codes and ordinances of the City and County of Sacramento, and the State of California and specifically including the following:
 - (a) Uniform Building Code, latest edition, as adopted and amended by the City of Sacramento.
 - (b) Fire Zone #3 Requirements shall be applicable to the Heavy Commercial-Light Industrial Corridor.
2. The applicable codes and ordinances referred to in C.1 and C.2 shall specifically include the following:
 - (a) Sacramento City Electrical Code.
 - (b) Sacramento City Plumbing and Gas Code.
 - (c) Sacramento City Housing Code.
 - (d) Sacramento City Dilapidated and Damaged Building Ordinance.
 - (e) Sacramento Comprehensive Zoning Ordinance.
 - (f) Sacramento Fire Prevention Code.

D. STRUCTURAL SURVEY

Existing buildings which are to remain in the Project Area shall be investigated for structural stability and adequacy if so designated by the Agency. The investigation, and a report thereof, shall be made by a structural engineer engaged by the property owner, by the Agency, or by the Agency's consultant.

E. ARCHITECTURAL CONTROLS

1. All rehabilitation activity in the Project Area shall comply with the architectural controls of the Redevelopment Plan, the Owner Participation Agreement, and the Declaration of Restrictions. These controls shall cover, but not be limited to, landscaping and site improvements, construction, site coverage, setbacks, floor area ratios, signs, and building heights.
2. Special emphasis will be placed on rehabilitation activity in the Old Sacramento Historic Area where no design or construction shall be permitted that will fail to achieve and maintain the unique architectural and historic character of the 1849-1870 period.

F. AGENCY APPROVAL

Rehabilitation of any properties shall not be generally commenced until the Agency has approved, in writing, proposed plans which shall include and indicate, besides the normal information required for a building permit, the architectural details, materials, color scheme and details of all signs and other appurtenances proposed. No deviation from the Redevelopment Plan as to use, construction, height, etc., shall be permitted or approved by the Agency unless such proposed deviation shall more adequately satisfy the intent of the Redevelopment Plan.

The property covered by these Property Rehabilitation Standards is more particularly described on the attached sheet.

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ATTACHMENT TO
PROPERTY REHABILITATION STANDARDS

OLD SACRAMENTO PROJECT NO. 4

BOUNDARIES

Beginning at the intersection of the Westerly City Limits of the City of Sacramento and the centerline of the I Street Bridge; thence Easterly along the centerline of the I Street Bridge and Viaduct to the Easterly line of 2nd Street extended; thence Southerly along the East line of 2nd Street and extension thereof to a point of intersection with the right of way of the Division of Highways District 3, Sac 5-24.0, Sheet 17 of 50, dated September 4, 1968; thence Southerly along said right of way to a point of intersection with the centerline of J Street; thence Westerly along the centerline of J Street to a point of intersection with the centerline of 2nd Street; thence Southerly along the centerline of 2nd Street to a point of intersection with the South line of L Street; thence Westerly to the West line of 2nd Street; thence Southerly to the point of tangency with the right of way of the Division of Highways; thence Southerly and Westerly along said right of way line to the centerline of Capitol Mall Avenue; thence Westerly along the centerline of Capitol Mall Avenue to the West City Limits of the City of Sacramento; thence Northerly along said West City Limits line to point of beginning.

OLD SACRAMENTO PROJECT NO. 3

BOUNDARIES

Beginning at the point of intersection of 2nd and L Streets and proceeding thence 52.19 feet Easterly along centerline of L Street to a point of intersection with the right of way of the Division of Highways, State of California; thence Northerly along said Highway right of way to a point of intersection with the centerline of J Street; thence Westerly along the J Street centerline to the centerline of 2nd Street; thence Southerly along the 2nd Street centerline to the point of beginning.

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