

**Recording requested by,  
and when recorded mail to:**

Successor Agency to the Redevelopment  
Agency of the City of Fresno  
848 M Street, Third Floor  
Fresno, CA 93721  
Attention: Executive Director

Fresno County A.P.N. 468-223-20

Space above for Recorder's Use

**FAÇADE COVENANT  
("Covenant")**

In consideration of the conveyance from Grantor SUCCESSOR AGENCY TO THE CITY OF FRESNO, a public body corporate and politic, to Grantee ESSAYONS, LP., of certain real property, located at 450 M Street in the City of Fresno ("City"), County of Fresno, State of California, more particularly described in Exhibit A hereto.

1. As a mitigation measure set forth in Mitigated Negative Declaration for Environmental Assessment C-02-061 (the "MND"), the façades of the four existing historic structures ("Structures") located on the property, as identified on the diagram attached as Exhibit B, shall each be retained to their Period of Significance, as specifically defined in the MND and appendices thereto, which is incorporated herein by reference and in accordance with the United States Secretary of Interior's Standards for the Rehabilitation of Historic Structures as set forth in 36 CFR 67.7.
2. As of the date of this Covenant, the Structures as currently improved are deemed to be in compliance with paragraph 1 of this Covenant. The City of Fresno has issued Permit Nos. B22-03086, B22-03087, and B22-03088 ("Permit") for work to be performed on the structures. Work performed in compliance with the Permit shall be deemed to be in compliance with this Covenant.
3. Following completion of the Permit work and issuance of a Certificate of Occupancy for the Structures, any major construction, alterations, renovations, maintenance, or improvement that requires issuance of a new City permit shall be approved by the City's Historic Preservation Officer and, in his or her discretion, the City's Historic Preservation Commission.
4. Grantor shall indemnify and hold Grantee, and each of its respective owners, principals, directors, officers, partners, agents, employees, harmless against any claim, demand, action, liability, loss, lawsuit, court proceeding, loss, cost, damage, deficiency, fine, penalty, or expense (including, without limitation, attorneys' fees), (hereinafter, collectively defined as a "Claim(s)") arising from or relating to (i) the enforcement of this covenant, or (ii) the negligent or intentional acts or omissions of Grantee or any of its officers, employees, agents, or volunteers; but said duty to indemnify shall not apply to any claim, loss, liability, fines, penalties, forfeitures,



APPROVED AS TO FORM:  
RINA M. GONZALES  
City Attorney

By: \_\_\_\_\_  
Date  
Deputy City Attorney

ATTEST:  
TODD STERMER, CMC  
City Clerk

By: \_\_\_\_\_  
Date  
Deputy

Exhibit A: Legal Description of Property  
Exhibit B: Site Diagram

ACKNOWLEDGMENTS

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF FRESNO )

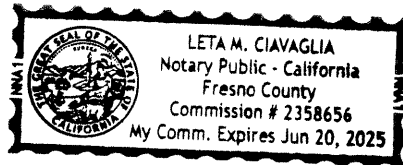
On September 23, 2022 before me, LETA M Ciavaglia Notary Public, personally appeared THOMAS G. RICHARDS within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the 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.

LETA M Ciavaglia

(SEAL)



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lots 26 through 32, inclusive, in Block 184 in Fresno City, Fresno County, State of California, according to the map thereof recorded in Book 1 of Plats at Page 25, Fresno County Records.

APN: 468-223-20T

**EXHIBIT B**  
**SITE DIAGRAM**

**Structures as identified in MND (Environmental Assessment C-02-061)**

Building 1 and 2: Formerly 460 N Street (Scmidt/Terzian Residence and Summer Kitchen, c. 1905)

Building 3: Formerly 455 O Street (Bazoian Residence, c. 1905)

Building 4: Formerly 459 O Street (Tashjian Residence, c. 1890)

