

MORENO HIGHLANDS

TRACT 8423

Recorded in Map Book 116, Pages 3 to 20, incl.

TRACT 5720

Recorded in Map Book 98, Pages 19, to 29, incl.

A High Class Subdivision, wisely restricted, within twelve minutes from Seventh and Broadway

TRACT 5720

Improvements include general grading, underground conduit system for lights and telephones, water and gas mains, concrete streets, curbs, sanitary sewer system and ornamental electroliers. Many of these improvements have been paid for in full. Some have been installed under the 1911 act and paid for by 10 year bonds. Many installments have been paid on these bonds, and the buyer assumes only the unpaid balance.

Singles, doubles and duplexes permitted on all lots. Single family residences facing on Lucile, Micheltorena, the south-easterly side of Fernwood and northwesterly side of Fernwood east of Redrock Court must cost at least \$5,000. Balance of tract \$4,000. Doubles not less than \$7,500. Griffith Park Blvd. permits business buildings to cost at least \$4,000.

Tract 8423 [Lake Front Unit]

RESTRICTIONS

All hilltop lots restricted to single family residences costing not less than \$10,000 each.

All other lots south of Tesla Street and walk restricted to single family residences costing at least \$6,000.

All lots north of Tesla Street and walk and east of Moreno Drive, restrictions permit single family residences costing

at least \$5,000; double or duplex dwellings costing at least \$7,500; and flats costing at least \$10,000.

On double front lots buildings conforming to tract restrictions may be built facing either street, except between Lots 311 and 318 inclusive, where only one such building may be built.

Race restrictions on all lots.

Restrictions expire January 1, 1974.

SOLE GENERAL AGENT

PHILIP NORTON Inc., REALTOR

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