

EX 13

LAW OFFICES

**RUSSELL C. BEHRENS**

A PROFESSIONAL CORPORATION  
ONE CIVIC CENTER DRIVE WEST, SUITE 210  
SANTA ANA, CALIFORNIA 92701  
TELEPHONE (714) 847-8888

July 31, 1974

Mr. Charles Portman  
2301 Pavillion Drive  
Santa Ana, CA 92705

Re: Tustin Hills Racquet Club Zone Change  
and Use Permit, Redhill Ridge Homeowners

Dear Mr. Portman:

Enclosed is the revised draft of the restrictions on use of the Tustin Hills Racquet Club that you and your committee demanded as a condition of supporting the zone change and use permit for two additional courts and relocation of the swimming pool.

If these restrictions on use including the CC & R's are satisfactory please execute the enclosed copy of this letter with attachments along with the other committee members and return it to my office. Thereafter, I will have Macro Systems Associates sign a copy of the same document for your records.

This letter will further confirm the fact that neither party will be bound by the terms of this letter or the enclosed documents without the signature of both the committee and Macro Systems Associates.

Please expedite.

This will also confirm that the CC & R's will be filed and recorded upon the zone change from Z-4 to A-1 becoming effective.

EXHIBIT II

July 31, 1974  
Page Two

It is a pleasure to work with you and your committee.

Very truly yours,

*Russell G. Berrens*  
RUSSELL G. BERRENS

Is  
Encl.

Attachments.

cc: Micro Systems Associates  
Rolf Engen  
Warren Finley

REDHILL RIDGE HOMEOWNERS

*Charles Portman*  
Charles Portman

*George W. Smith*  
George W. Smith

*Donald D. ...*  
Donald D. ...

*James T. ...*  
James T. ...

*Richard W. ...*  
Richard W. ...

*James T. ...*  
MICRO SYSTEMS ASSOCIATES

By *Rolf Engen*  
ROLF ENGEN

By *Warren Finley*  
WARREN FINLEY

When received mail to:

RUSSELL G. BEHRENS,  
A Professional Corporation  
615 Civic Center Drive West  
Suite 210  
P.O. Box 4045  
Santa Ana, CA 92701

\$4.00  
CS

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA  
1 Min. 11 A.M. SEP 12 1974  
Past  
J. WYLIE CARLYLE, County Recorder

COVENANT RUNNING WITH THE LAND

MACRO SYSTEMS ASSOCIATES, a California Corporation, does hereby declare for itself and for all of the successive owners of the land described in Exhibit "A" attached hereto and made a part hereof by reference:

1. That MACRO SYSTEMS ASSOCIATES owns the land described in Exhibit "A" attached hereto and made a part hereof by reference.

2. This covenant runs to the benefit of the owners of lots 1-78 and 80-118 of Tract 3883, recorded August 2, 1962, in book 166, Pages 5 to 11, of Miscellaneous Maps, Orange County, California, and each of the successive owners.

3. The use of the premises described in Exhibit "A" attached hereto shall be either that of a commercial or non-commercial private membership tennis club, and in the event that the use shall be other than that of a commercial or non-commercial private membership tennis club, such other use shall conform to the uses permitted in Tract #3883.

MACRO SYSTEMS ASSOCIATES,  
A California Corporation

By Rolf J. Engen  
President

By J. Wylie Carlyle  
Secretary

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) ss.

On August 23 1974 before me, the undersigned, a Notary Public in and for said State, personally appeared Rolf J. Engen, known to me to be the President, and J. Wylie Carlyle, known to me to be the Secretary of the corporation that 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 by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Jytte M. Kesinger  
Notary

OFFICE  
JYTTE M. KESINGER  
NOTARY PUBLIC-CALIFORNIA  
PRINCIPAL OFFICE IN  
ORANGE COUNTY  
My Commission Expires July 10, 1976

Tustin Hills Racquet Club, located at 11782 Simon Ranch Road, Santa Ana, California 92705, and more particularly described as:

That portion of Block 42 of Irvine's Subdivision, as shown on a Map recorded in Book 1, page 88 of Miscellaneous Maps, records of Orange County, California, described as follows:

Beginning at the Northerly corner of Lot 320 in Block 43 of said Irvine's Subdivision; thence North  $40^{\circ} 00'$  East 20.00 chains; thence South  $50^{\circ} 00'$  East 20.00 chains to a one and one-half inch iron pipe marking an angle point in the boundary of that certain parcel of land described in deed to Sherman Stevens, recorded July 16, 1912 in Book 218, page 231 of Deeds, and the true point of beginning South  $40^{\circ} 00'$  West 587.00 feet along the Southeasterly line of said Stevens land, thence North  $50^{\circ} 00' 00''$  West 13.24 feet; thence North  $12^{\circ} 50' 00''$  West 230.42 feet; thence North  $73^{\circ} 53' 10''$  West 230.01 feet; thence North  $5^{\circ} 26' 20''$  East 182.53 feet; thence North  $19^{\circ} 21' 40''$  East 74.64 feet; thence North  $44^{\circ} 54' 50''$  East 127.61 feet; thence North  $53^{\circ} 50' 20''$  East 299.89 feet to a point on the North-easterly line of said Stevens land; thence South  $50^{\circ} 00'$  East 477.81 feet along said Northeasterly line to the true point of beginning.