

When recorded, mail
City of Riverside, 39 Main Street
Riverside, CA 02522
Attn: City Engineer

RECEIVED FOR RECORD
3:00 Min. Past 4 o'clock P.M.
At Request of

FIRST AMERICAN TITLE CO.
Book 1980, Page 135690

JUL 28 1980

Recorded in Official Records
of Riverside County, California

Donald D. Sullivan Recorder
FEES \$ 4-

135690

COVENANT AND AGREEMENT
(Tentative Parcel Map No. 16139)

This Covenant and Agreement is made and entered into this
24th day of July, 1980, by RIDGEWOOD DEVELOPMENT, INC.,
a California corporation, the owner of record of the following
described real property located in the City of Riverside, County
of Riverside, State of California:

Parcel 3 of Parcel Map No. 16139, as shown by map on
file in Book 80, Pages 86-87-88 of Parcel Maps,
Records of Riverside County, California.

WHEREAS the undersigned desires to record Parcel Map No.
16139; and

WHEREAS a tentative map for Parcel Map No. 16139 has been
approved by the Planning Commission and by the City Council of the
City of Riverside subject to certain conditions; and

WHEREAS a condition of approval of deleting Parcel 3 of
Parcel Map No. 16139 from the development of PRD-8-767 is that the
land be maintained in agricultural land uses and open space;

NOW, THEREFORE, for the purpose of complying with the
conditions imposed by the City of Riverside, California, for the
approval of Tentative Parcel Map No. 16139, the undersigned, for
itself and its successors and assigns, hereby covenants and agrees
with the City of Riverside as follows:

1. The property shown as proposed Parcel 3 of Tentative Parcel Map 16139 shall from the date of recordation of Parcel Map 16139 be maintained in agricultural land uses and open space with the exception that one caretaker's cottage shall be allowed on said parcel.
2. In the event the undersigned, its successors or assigns shall sell, convey or lease any interest in any or all of the property as described in paragraph 1 above, the undersigned shall grant to the grantee or lessee of the property such interest subject to the restriction that the property shall be maintained in agricultural land uses and open space with the exception that one caretaker's cottage shall be allowed on the parcel.

These covenants and agreements shall run with the land and shall
be binding upon the undersigned, its successors and assigns, and
shall continue in effect until such time as released by the City

DESCRIPTION APPROVAL
George P. Mitchell
7/25/80
Surveyor

4-

C/A-22

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Council of the City of Riverside, California.

The City of Riverside may enforce this Covenant and Agreement in the event any of the above terms are not met. Should the City of Riverside bring suit to enforce the terms of this Covenant and Agreement, the undersigned, its successors and assigns agree to pay to the City the City's costs and reasonable attorneys' fees.

IN WITNESS WHEREOF the undersigned have caused this Covenant and Agreement to be executed the day and year first above written.

RIDGEWOOD DEVELOPMENT, INC.
a California Corporation
MIKE A. MARQUAND

By *Mike Marquand*
Title Executive Vice President

DIANE E. PAPPAS

By *Diane E. Pappas*
Title Assistant Secretary

APPROVED AS TO FORM

Clarice Sweeney
SENIOR DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA }
COUNTY OF ORANGE } ss.

On July 24, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Mike A. Marquand

known to me to be the Vice President, and Diane E. Pappas

known to me to be the Assistant Secretary of the corporation that executed the within instrument,

and known to me to be the persons who executed the within

instrument on behalf of the corporation therein named, and ac-

knowledged 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

Signature *Teresa E. Bailey*

Teresa E. Bailey

Name (Typed or Printed)



(This area for official notarial seal)

135690

Form 3002—(Corporation) First American Title Company

CA-22