

RECORDING REQUESTED BY:  
**Recording Requested by**  
First American Title Insurance Company  
WHEN RECORDED MAIL TO:

CITY CLERK  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

Project: Tract No. 22218

221355

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

JUN 16 1992

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$  
*Wm. [Signature]*

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS is made and entered into this 20<sup>th</sup> day of October, 1991, by HAWARDEN DEVELOPMENT CORPORATION, a California corporation ("Declarant") with reference to the following facts:

A. Declarant is the fee owner of the real property (the "Property") located in the City of Riverside, County of Riverside, State of California, described as follows:

Lots 1, 2, 24, 25, 26 and 27 of Tract No. 22218 as shown by map on file in Book 239 of Maps, at Pages 30 through 33 thereof, records of Riverside County, California.

B. Declarant desires to improve and develop the Property as part of a residential subdivision. The Property is currently encumbered by certain 1911 Act easements including an easement for public road purposes which does not follow the proposed alignment of the public street to be dedicated by Tract No. 22218.

C. As a condition imposed by the City of Riverside for its approval of a time extension in which to record the final map for Tract No. 22218, Declarant is required to initiate the vacation of the 1911 Act easement(s) located within the map boundaries prior to map adoption and to finalize said vacation prior to issuance of building permits on any affected lot and to record a covenant to this effect to the specifications of the Legal, Planning and Public Works Departments prior to map adoption.

D. Declarant has filed its request to vacate the various 1911 Act easements affecting the Property with the City of Riverside as City of Riverside Vacation Case VAC-13-901.

E. Declarant desires to have the final map for Tract No. 22218 adopted prior to the completion of the vacation of the 1911 Act easements; and by this Declaration of Restrictions, Declarant proposes to give notice to any

DESCRIPTION APPROVAL 10/24/91  
*George P. Hutchinson*  
SURVEYOR, CITY OF RIVERSIDE

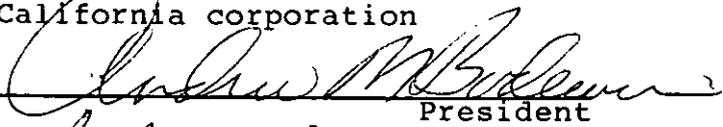
potential purchaser of a lot of the Property that building permits will not be issued by the City of Riverside until such time as the vacation of the 1911 Act easements is completed. X

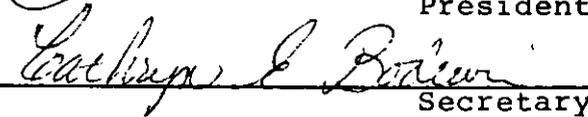
NOW, THEREFORE, for the purpose of complying with a condition imposed by the City of Riverside for the approval of Tract No. 22218, Declarant hereby agrees with the City of Riverside and declares for itself and its successors and assigns that no building permit for the development of any lot of the Property shall be issued by the City of Riverside until such time as the vacation of the 1911 Act easements subject to vacation case VAC-13-901 has been completed and the appropriate resolution of the City Council of the City of Riverside making its order vacating said easements has been recorded by the City Clerk of the City of Riverside in the Office of the County Recorder of Riverside County, California.

This Declaration of Restrictions shall run with the land and shall be binding upon the Declarant and its successors and assigns, and shall continue in effect until the resolution of the City Council of the City of Riverside ordering the vacation of the 1911 Act easements is recorded in the Office of the County Recorder and written notice thereof executed by the City Clerk of the City of Riverside is duly recorded, at which time this Declaration of Restrictions shall automatically terminate and be of no further force and effect.

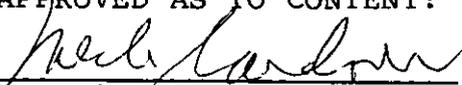
IN WITNESS WHEREOF Declarant has caused this Declaration of Restrictions to be executed the day and year first above written.

HAWARDEN DEVELOPMENT CORPORATION,  
a California corporation

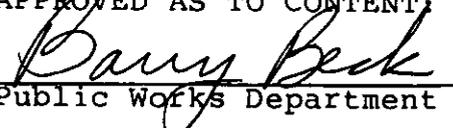
By   
President

By   
Secretary

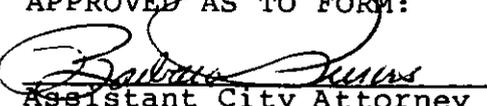
APPROVED AS TO CONTENT:

  
Planning Department

APPROVED AS TO CONTENT:

  
Public Works Department

APPROVED AS TO FORM:

  
Assistant City Attorney  
BP/3138A/jm  
5/31/91