

RECORDING REQUESTED BY:

ATI TITLE COMPANY

64596-02

WHEN RECORDED MAIL TO:

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

Project: Parcel Map 26793

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUN 21 1996

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 12-

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

12/2/96

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THIS COVENANT AND AGREEMENT is made and entered into this
21 day of Feb., 1996, by KATHRYN COOK and WILLIAM L.
COOK, husband and wife, (hereinafter referred to as "Declarant")
with reference to the following facts::

A. Declarant is the fee owner of record of the following
described real property located in the City of Riverside, County of
Riverside, State of California, and hereinafter referred to as the
"Property":

Parcels 1 through 4 of Parcel Map 26793 as shown by map on
file in Book 187 of Parcel Maps at pages 83 through 84
thereof, Records of Riverside County, California.

B. The Property presently consists of approximately 20.8
acres developed with a single family residence and Declarant
desires to divide the Property into four parcels pursuant to
tentative Parcel Map 26793.

C. The City of Riverside has required that as a condition of
approval of tentative Parcel Map 26793, that the Declarant provide
guarantees to assure that reasonable irrigation facilities be
provided to permit agriculture on each of the four parcels.

D. The Declarant desires to provide guarantees that
reasonable irrigation facilities can be provided to permit
agriculture on each parcel.

NOW, THEREFORE, for the purpose of obtaining approval of
tentative Parcel Map 26793, the Declarant hereby covenants and
agrees with the City of Riverside that the Property is hereby
restricted by Declarant with a nonexclusive easement for the

DESCRIPTION APPROVAL 2/21/96
Walter R. Ingers
SURVEYOR, CITY OF RIVERSIDE

I/83-7
CIA-509

provision, installation and maintenance of irrigation facilities to permit the growth and maintenance of agricultural crops on the Property; and that irrigation facilities or any part thereof may be altered or replaced to allow for the development of the Property, so long as the alteration or replacement results in irrigation water being delivered to each parcel of the Property in a manner to permit the growth and maintenance of agricultural crops.

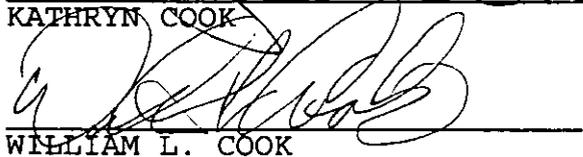
This Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside. Should the City of Riverside bring a civil action to enforce the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to its court costs, including reasonable attorneys' fees.

This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon the undersigned, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside.

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

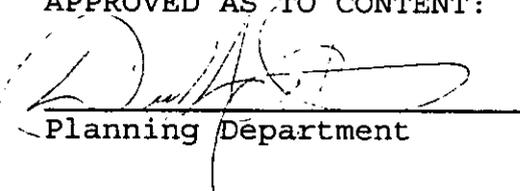


KATHRYN COOK



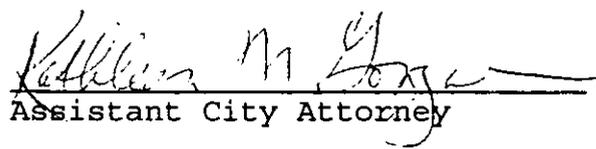
WILLIAM L. COOK

APPROVED AS TO CONTENT:



Planning Department

APPROVED AS TO FORM:



Assistant City Attorney

KMG/sb
10/16/95

