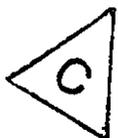


A 10-3+10-5

040541



RECORDING REQUESTED BY:

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

WHEN RECORDED MAIL TO:

FEB - 5 1997

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

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$

Project: DR-012-945

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS FOR
DEFERRAL OF CONDITIONS OF APPROVAL

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 28TH day of January, 1997, by HENRY J. BASTIAANS, a married man, as his separate property as to an undivided 1/3 interest; PATRICIA A. BASTIAANS, a married woman, as her separate property, as to an undivided 1/3 interest, and BART BASTIAANS, a single man, as to an undivided 1/3 interest (hereinafter called "Owners"), with reference to the following facts:

A. The undersigned are the fee owners of the real property (the "Property") located in the City of Riverside, County of Riverside, State of California, described in Exhibit "A, attached hereto and incorporated herein by this reference.

B. The Owners are proposing to develop the front portion of the Property located at 4110 Alamo Street, Riverside, as Phase I of a larger site to be developed in two phases, as a recreational vehicle storage business with an office and caretaker's dwelling as described in Design Review Case DR-012-945. The approximate locations of Phase I and Phase II are depicted in Exhibit B, attached hereto and incorporated herein by this reference.

C. As a condition of approval of Design Review Case DR-012-945 by the City of Riverside (hereinafter called "City"), Owners are to construct concrete curb and gutter according to the Public Works Department redlined drawing (condition 2.J.). Owners have requested to defer the construction of this improvement until prior to issuance of any building permits for Phase II of the Property as depicted in Exhibit B attached hereto. The Public Works Department has consented to such deferral if the Owners execute and record a Covenant and Agreement on the Property stating that compliance with Public Works condition 2.J. of Design Review Case DR-012-945 will be required prior to the issuance of any building permit for development of the remaining portion of the Property depicted as Phase II on Exhibit B attached hereto.

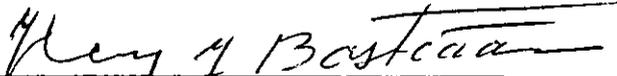
NOW, THEREFORE, incorporating the above recitals and in consideration of the approval by the City of Riverside of Design Review Case DR-012-945, Owners hereby covenant and agree with the City to impose the following restriction on the remaining portion of the Property depicted as Phase II as follows:

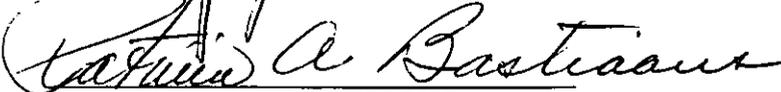
1. There shall be no issuance of building permits for the remaining portion of the Property depicted as Phase II in Exhibit B, attached hereto, until such time as the Owners, or his/her successor(s) in interest, on the Property have met condition 2.J. of Design Review Case DR-012-945 which requires Owners to construct concrete curb and gutter according to the Public Works Department redlined drawing.

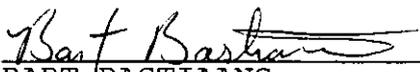
2. The terms and conditions of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City or its successors or assigns or by any Owner of a parcel of the Property. Should any action be brought to interpret or enforce the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party in such litigation shall be entitled to recover costs of suit including reasonable attorney's fees.

3. This Covenant and Agreement shall run with the land and shall be binding upon Owners and his/her successors and assigns, and shall continue in effect until such time as it has been released by the City of Riverside.

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


HENRY J. BASTIAANS

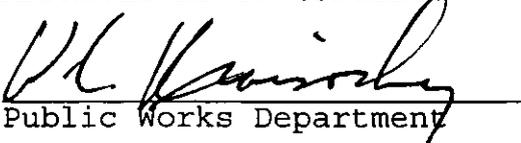

PATRICIA A. BASTIAANS


BART BASTIAANS

APPROVED AS TO FORM:


Assistant City Attorney

APPROVED AS TO CONTENT:


Public Works Department

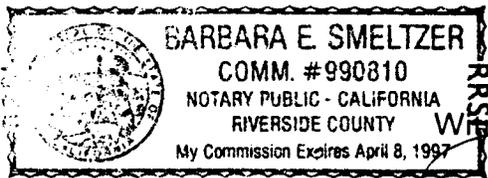
KMG/sa
1/16/97

State of California
County of Riverside

On 1/28/97 before me, Barbara E. Smeltzer
(DATE) (NAME/TITLE OF OFFICER-i.e. "JANE DOE, NOTARY PUBLIC")

personally appeared Henry J. Bastrian, Patricia A. Bastrian & Bart Bastrian
(NAME(S) OF SIGNER(S))

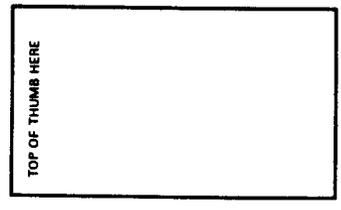
personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(SEAL)

Witness my hand and official seal.
Barbara E. Smeltzer
(SIGNATURE OF NOTARY)

RIGHT THUMBPRINT (Optional)



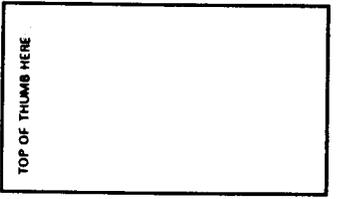
CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE

OFFICER(S) _____ (TITLES)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))



RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE

OFFICER(S) _____ (TITLES)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))



ATTENTION NOTARY

The information requested below and in the column to the right is OPTIONAL. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____





Building on a tradition of excellence since 1923

July 17, 1996
Revised August 7, 1996

W.O. 95-13246

DR-012-945
EXHIBIT "A"

GP-004-956 and Zoning Case RZ-006-956
Parcel Map Waiver, Parcel 1

That portion of Lots 43 and 46 of Alamo Tract, as shown by Map on file in Book 9, Page 5 of Maps, Riverside County Records, particularly described as follows:

COMMENCING at the most Northerly corner of said Lot 46;
Thence S.60°57'00"E. along the Northeasterly line of Lot 46, a distance of 268.17 feet to the POINT OF BEGINNING;
Thence continuing S.60°57'00"E. along the Northeasterly line of Lot 46, a distance of 336.00 feet;
Thence S.29°02'00"W., a distance of 635.54 feet to the Southwesterly line of said Lot 43;
Thence N.60°57'00"W. along the Southwesterly line of said Lot 43, a distance of 307.94 feet (formerly 308.00 feet) to a point 171.92 feet S.60°57'00"E. from the most Westerly corner of Lot 43;
Thence Northeasterly to the Point of Beginning.

EXCEPTING THEREFROM that portion of said Lots 43 and 46 as shown on map of Alamo Tract, described as follows:

COMMENCING at the most Northerly corner of said Lot 46;
Thence S.60°57'00"E., on the Northeasterly line of said Lot 46, a distance of 268.17 feet to the POINT OF BEGINNING;
Thence continuing S.60°57'00"E. on the Northeasterly line of said Lot 46, a distance of 186.00 feet;
Thence S.29°02'00"W., a distance of 455.00 feet;

LEGAL DESCRIPTION
Parcel Map Waiver
July 17, 1996
Revised August 7, 1996
Page 2

Thence N.60°57'00"W., and parallel with the Southwesterly line of said Lot, to a point in a line drawn from a point on the Southwesterly line of said Lot 43, a distance of 171.92 feet Southeasterly from the most Westerly corner of said Lot, to a point on the Northeasterly line of said Lot 46, a distance of 268.17 feet Southeasterly from the most Northerly corner of said Lot 46;

Thence Northeasterly on said last described line to the Point of Beginning.

ALSO EXCEPTING THEREFROM that portion of Lot 46, as shown on Map of Alamo Tract, on file in Book 9, Page 5 of Maps, Riverside County Records, described as follows:

COMMENCING at the most Northerly corner of said Lot 46, said corner being on the Southwesterly line of Alamo Street as shown by said Map of Alamo Tract;

Thence S.60°57'00"E. along the Northeasterly line of said Lot 46, also being along said Southwesterly line of Alamo Street, a distance of 454.17 feet, to the POINT OF BEGINNING;

Thence S.60°57'00"E. continuing along said Northeasterly and Southwesterly lines, a distance of 150.00 feet;

Thence S.29°02'00"W., a distance of 8.00 feet to a line parallel with and 8.00 feet Southwesterly, measured at right angles from said Northeasterly and Southwesterly lines;

Thence N.60°57'00"W. along said parallel line, a distance of 150.00 feet;

Thence N.29°02'00"E., a distance of 8.00 feet to the Point of Beginning;

The above described parcel of land contains 2.832 acres, more or less.

DESCRIPTION APPROVED
2-5-97
DANIEL J. KIPPER
SURVEYOR CITY OF RIVERSIDE



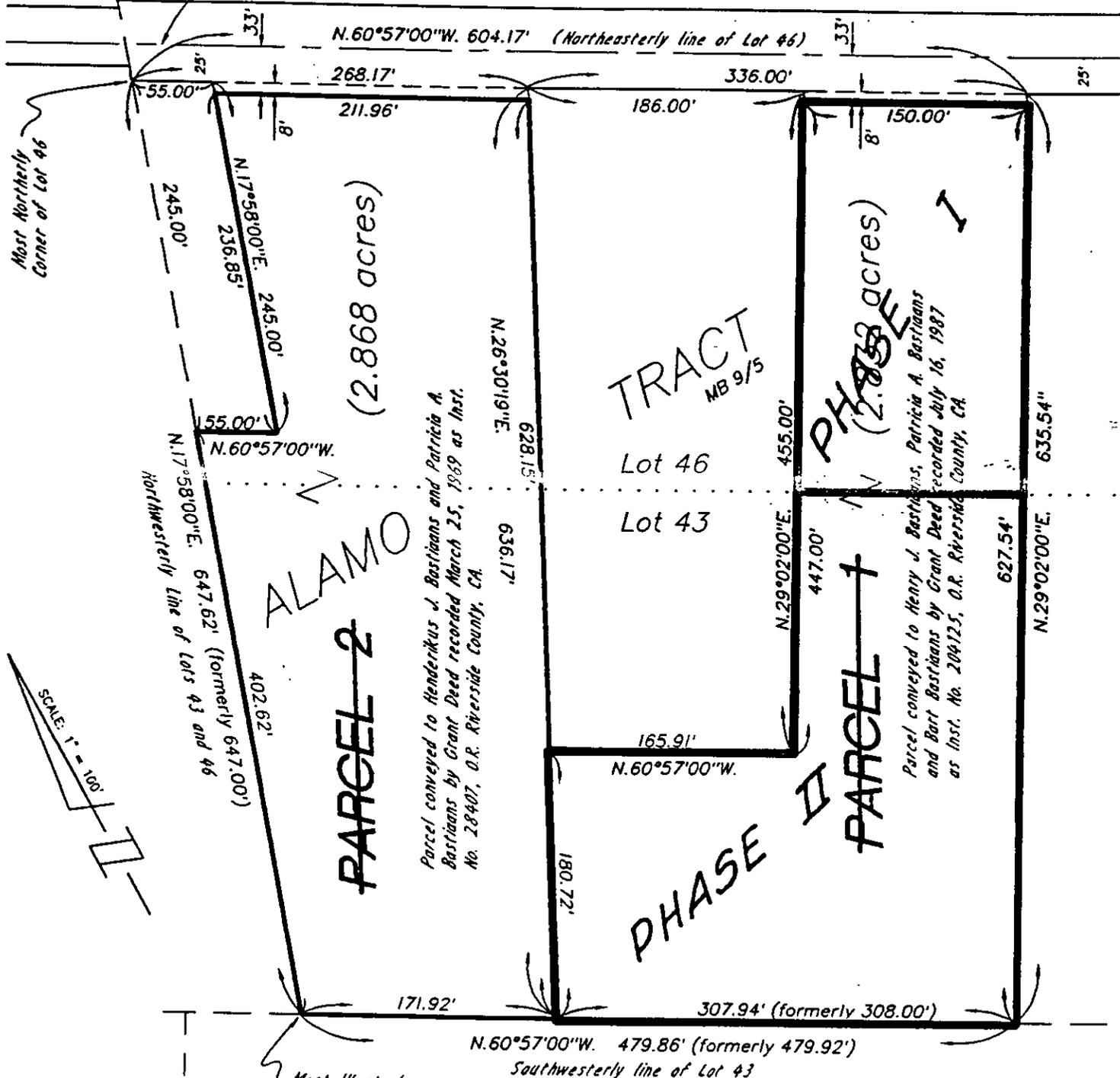
J. F. DAVIDSON ASSOCIATES, INC.
Prepared under the supervision of:

[Signature]
Daniel J. Kipper, FLS No. 4628

Date: 1-14-97

MWC/djk/yb

ALAMO STREET



TRACT MB 9/5

PHASE I (2.868 acres)

Lot 46
Lot 43

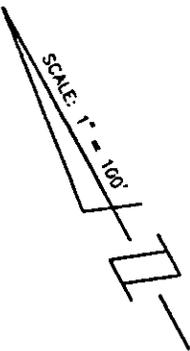
PHASE II

PHASE III

ALAMO STREET

Parcel conveyed to Hendrikus J. Bastianns and Patricia A. Bastianns by Grant Deed recorded March 25, 1989 as Inst. No. 28407, O.R. Riverside County, CA.

Parcel conveyed to Henry J. Bastianns, Patricia A. Bastianns and Bart Bastianns by Grant Deed recorded July 16, 1987 as Inst. No. 20425, O.R. Riverside County, CA.



OWNERS

Parcel 1: APN 246-030-026
APN 206-030-005

Henry J. Bastianns, Patricia A. Bastianns, and Bart Bastianns
4220 Alamo Street
Riverside, CA. 92501

Parcel 2: APN 246-030-024
APN 206-030-003

Henry J. Bastianns and Patricia A. Bastianns
4220 Alamo Street
Riverside, CA. 92501

Rev. 8/7/96

DR-012-945 EXHIBIT "B"

GP-004-956 and ZONING CASE RZ-006-956

Parcel Map Waiver (Parcel Merger)



J.F. DAVIDSON ASSOCIATES, INC.
- CIVIL ENGINEERS - SURVEYORS - PLANNERS -

1777 ATLANTA AVENUE RIVERSIDE, CA. 92507 (909)948-0844 FAX (909)948-5954	77-584 COUNTRY CLUB DR. #4008 PALM DESERT, CA. 92260 (619)366-3780 FAX (619)360-5790	27346 JEFFERSON AVE. #115 TEMECULA, CA. 92290 (909)787-7770 FAX (909)799-1391
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JULY 23, 1996

PAGE 1 OF 1

95-13246