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When recorded, Mail to
City of Riverside, 3900 Main St.
Riverside, Ca. 92522
Attn: City Engineer

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At Request of
Min. Past Clock

Book 1982, Page 52125

MAR 29 1982

Recorded in Official Records
of Riverside County, California

Acting Recorder

FEES \$ 5.15

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

[Parcel Map 15014 (Revised)]

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS

is made and entered into this 8th day of January, 1982, by
MARTA TEEL, the fee owner of the following described real property
located in the City of Riverside, County of Riverside, State of
California:

Parcels 1 through 4 inclusive of Parcel Map 15014, as
shown by map on file in Book 103 of Parcel Maps, at
pages 22 through 24 inclusive thereof, Records
of Riverside County, California.

WITNESSETH:

WHEREAS the undersigned intends to divide the above-described
real property located in the Residential Conservation (RC) Zone into
four parcels; and

WHEREAS as a condition to the approval of certain variances
connected with the conditional approval of Parcel Map 15014 (Revised)
by the City Council of the City of Riverside on September 22, 1981, the
undersigned is required to provide a recordable covenant guaranteeing
that residential dwellings shall be constructed only between Alta Mira
Way and the Twin Buttes Canal;

NOW, THEREFORE, for the purpose of complying with a condition
imposed by the City of Riverside for the approval of Parcel Map 15014
(Revised), the undersigned, for herself, her heirs, successors and
assigns, hereby declares and agrees as follows:

1. That portion of the above-described property located between
the easterly boundary of the Twin Buttes Canal and the westerly boundary
of said Parcel Map 15014 as shown on said map and incorporated herein

APPROVAL
George P. Hatcherman 1/8/82

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by this reference, shall be held, conveyed, hypothecated, leased, rented, used, accepted and improved subject to the limitation that no residential dwellings as defined by Title 19 of the Riverside Municipal Code shall be constructed, erected, placed, moved or otherwise maintained thereon, provided, however, nothing herein shall prohibit any other use of said property permitted in the Residential Conservation (RC) Zone pursuant to the provisions of said Title 19.

2. The limitation, restrictions and covenants as herein provided shall run with the land and shall be binding upon the undersigned, her heirs, successors and assigns, and on all parties having or acquiring any right, title, interest or estate in the above-described property or any portion or part thereof until such time as released by the City Council of the City of Riverside, California.

3. The City of Riverside, in consideration of approving Parcel Map 15014 as revised, shall have the right, but not the obligation, to enforce the provisions of this Covenant and Agreement and Declaration of Restrictions by any or all available remedies in the event the undersigned, or her heirs, successors and assigns shall fail to enforce the same. Should the City of Riverside bring suit in court to enforce this Covenant and Agreement and Declaration of Restrictions, the undersigned, her heirs, successors and assigns agree to pay to the City of Riverside said City's court costs including reasonable attorneys' fees.

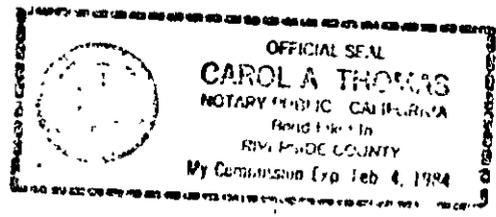
IN WITNESS WHEREOF, the undersigned has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first above written.

Marta Teel
MARTA TEEL

STATE OF CALIFORNIA)
COUNTY OF Riverside SS..

On January 8, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared MARTA TEEL, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Carol A. Thomas
Notary Public in and for said State



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