

WHEN RECORDED MAIL TO:

City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: 7473 Breckenridge Drive
Riverside, CA 92506
APN: 243-220-001
P07-1251

DOC # 2007-0692088
11/14/2007 08:00A Fee:28.00
Page 1 of 8
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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MAP A-1111111111 CIC AG									513

COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

37



(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 19th day of OCTOBER, 2007, by AMBROSE ROY HORD III AND DANICE C. HORD, husband and wife as joint tenants, ("Declarants"), with reference to the following facts:

A. Declarants are the fee owners of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

See Exhibit "A"

B. The Property, known as 7473 Breckenridge Drive, Riverside, California is in the Residential Conservation ("RC") Zone and is developed with a single-family residence.

C. Declarants propose to construct an approximately 832 square foot accessory living quarters consisting of a bedroom, a living room, a bar, and a bathroom.

D. "Accessory Living Quarters" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code") Section 19.04.020 to mean living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

E. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarants to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on the accessory living quarters to ensure the single-family residential use of the property. Declarants desire to restrict the use of the Property to single-family residential and to put future owners on notice of the prohibition on the attached accessory living quarters from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the

CIA 1030

accessory living quarters, and prohibiting the use of the accessory living quarters for commercial or business activity not authorized by Title 19 of the Riverside Municipal Code.

NOW THEREFORE, for the purposes of complying with the conditions imposed by the City for the issuance of a building permit, and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree with the City that the following restrictions shall apply to the Property:

1. The single-family residence and the accessory living quarters shall be used as one dwelling unit.
2. Neither building shall be used as a separate dwelling unit or separate living quarters from the other.
3. No kitchen facilities shall be permitted, maintained, or installed in the accessory living quarters.
4. Neither the attached accessory living quarters nor the main residence shall be sold, rented, or leased separately from the other building.
5. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.
6. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.

The terms of this Covenant may be enforced by the City, its successors or assigns. Should the City bring an action to enforce the terms of this Covenant, the prevailing party shall be entitled to reasonable attorney's fees, expert witness fees, and reasonable costs of suit.

This Covenant shall run with the land and each and all of its terms shall be binding upon Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Director of the Planning Division of the City of Riverside, California, by a writing duly recorded.



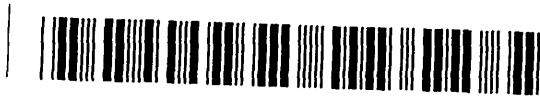
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On October 19, 2007, before me, Michelle Pierce, the undersigned, a notary public in and for said State, personally appeared Abrose Roy Hurd III 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.

WITNESS my hand and official seal.



Michelle Pierce
Notary Signature



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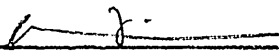
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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 95 (THE "LOT") OF TRACT NO. 29515, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP RECORDED ON FEBRUARY 17, 2006, IN BOOK 397, AT PAGES 60 TO 75, OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, CALIFORNIA (THE "MAP").

DESCRIPTION APPROVAL:

BY:  11/16/07
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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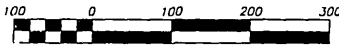
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397/62

M.B. 397/62

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 3 OF 16 SHEETS



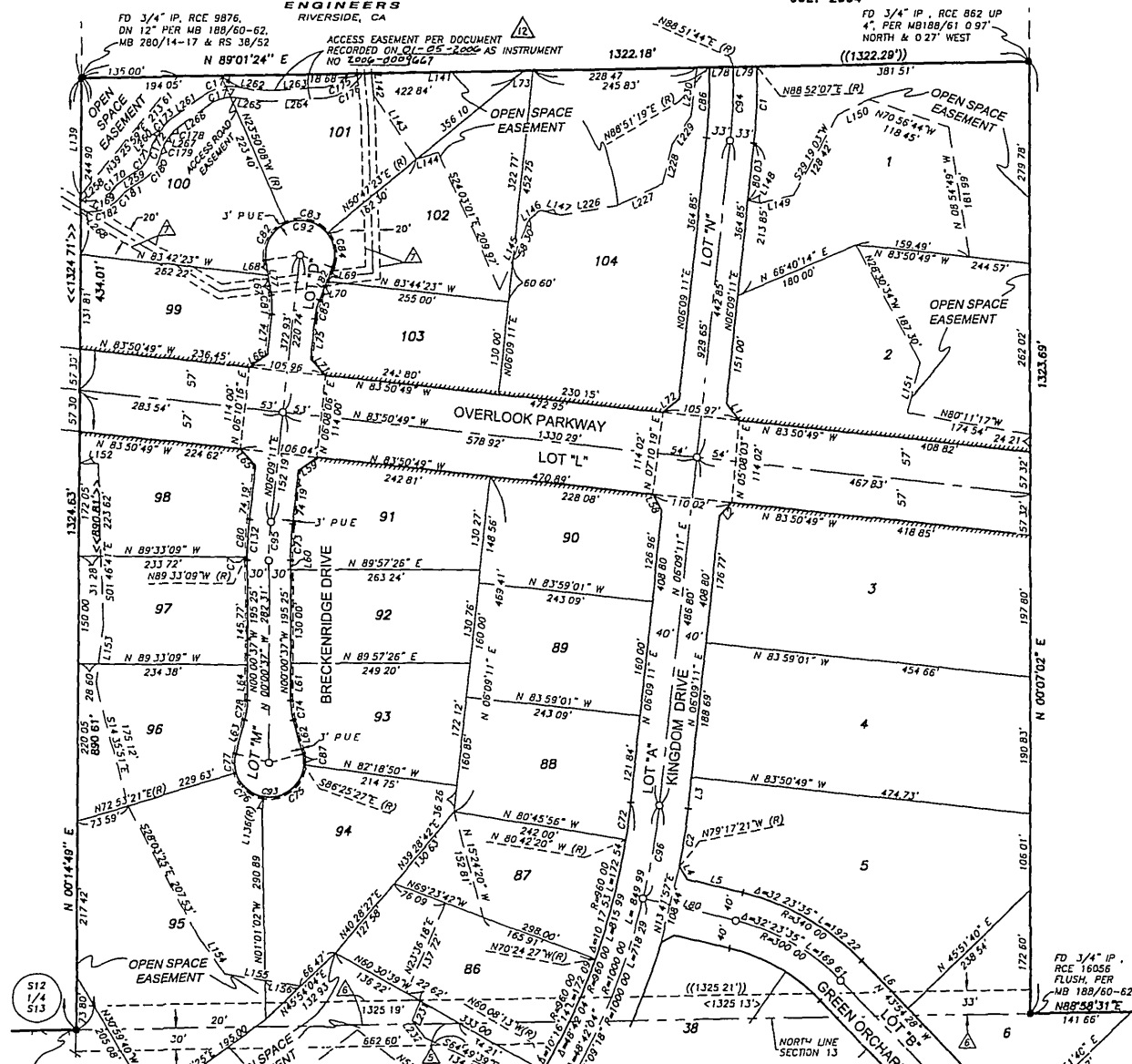
SCALE 1" = 100'

TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

JULY 2004

adkan
ENGINEERS
RIVERSIDE, CA



FD 3/4" IP, RCE 862 UP 4", PER MB188/61 0 97' NORTH & 0 27' WEST ((1322.28'))

FD 3/4" IP, RCE 16056 FLUSH, PER MB 188/60-62 NBB 58 31'E

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SURVEYOR'S NOTES

- BASIS OF BEARINGS OF THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 3 SOUTH RANGE 5 WEST AS SHOWN ON TRACT MAP 26108, MAP BOOK 280/14-17 BEING N 00°11'51" W
- THIS TRACT CONTAINS 219.80 ACRES.
- DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.
- ALL FRONT LOT CORNERS ARE MONUMENTED BY A LEAD PLUG & TAG L.S. 5390 SET IN TOP OF CURB ON THE PROLONGATION OF THE LOT LINE (RIV. CO. STD. 'D')
- ALL REAR LOT CORNERS ARE MONUMENTED BY A 1" IRON PIPE TAGGED L.S. 5390 SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED (RIV. CO. STD. 'E')
- O INDICATES SET 1" IRON PIPE, FLUSH, WITH LS 5390 TAG, UNLESS OTHERWISE NOTED
- INDICATES FOUND MONUMENT AS NOTED
- () TM 22467 MB 188/60-62 IS [] RS 109/18-19
- [] TM 25219 MB 301/63-66
- << >> TM 26108 MB 280/14-17
- () TM 28907 MB 338/26-32
- < > PM 29840 PUB 200/68-70
- (()) RS 35/69
- ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH THE MONUMENTATION AGREEMENT FOR THIS MAP, UNLESS OTHERWISE NOTED
- |||| INDICATES RESTRICTED ACCESS
- C.C.'S PER INSTRUMENT NO. 11224 RECORDED 07-17-2000
- INDICATES OPEN SPACE OR STORM DRAIN EASEMENT

EASEMENT AND EXCEPTIONS:

- AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 21, 1925 AS BOOK 651 PAGE 351 OF OFFICIAL RECORDS IN FAVOR OF NEWTON M. TODD
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 25, 1953 AS BOOK 1511 PAGE 448 OF OFFICIAL RECORDS IN FAVOR OF CHARLES A. WISHART
- AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 6, 1957 AS BOOK 2038 PAGE 65 OF OFFICIAL RECORDS IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
- AN EASEMENT FOR INGRESS, EGRESS PURPOSES, RECORDED INSTRUMENT NUMBER 2006-0007667 OF OFFICIAL RECORDS IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT.

SEE SHEET 4

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	71.7 04'	833.00'	105.91'	53.02'
C2	4 31'28"	1040.00'	82.21'	41.19'
C7	0 27'28"	530.00'	4.23'	2.12'
C72	5 04'29"	960.00'	52.64'	26.32'
C73	6 09'48"	470.00'	30.56'	15.28'
C74	15 00'00"	103.00'	16.97'	8.48'
C75	94 34'54"	48.00'	59.24'	52.00'
C76	64 43'48"	48.00'	54.23'	30.42'
C77	32 08'06"	48.00'	26.69'	13.34'
C78	15 00'00"	103.00'	16.97'	8.48'
C79	51 05'15"	230.00'	204.17'	109.87'
C80	5 42'20"	530.00'	52.28'	26.41'
C81	15 00'00"	103.00'	16.97'	8.48'
C82	25 00'41"	48.00'	62.84'	36.84'
C83	74 33'11"	48.00'	62.87'	36.88'
C84	60 21'58"	48.00'	59.57'	22.92'
C85	15 00'00"	103.00'	16.97'	8.48'
C86	7 12'28"	767.00'	97.69'	48.91'
C87	18 35'13"	48.00'	12.97'	7.65'
C89	21 00'00"	48.00'	174.93'	89.83'
C93	21 00'00"	48.00'	175.93'	90.83'
C94	7 12'28"	800.00'	101.80'	50.97'
C96	6 09'48"	53 79'	500.00'	26.92'
C97	2 02'28"	1000.00'	193.71'	96.92'
C132	4 27'15"	530.00'	52.01'	26.53'
C170	17 49'13"	85.00'	20.22'	10.19'
C171	4 32'01"	45.00'	26.40'	13.92'
C172	21 21'18"	85.00'	24.23'	12.26'
C173	19 58'15"	85.00'	22.65'	11.45'
C174	4 27'15"	85.00'	48.06'	25.19'
C175	45 10'19"	55.22'	43.54'	22.92'
C176	55 25'57"	70.22'	62.94'	36.69'
C178	42 21'51"	30.00'	38.97'	19.38'
C179	21 21'18"	30.00'	18.64'	9.43'
C180	42 21'51"	30.00'	37.84'	19.80'
C181	17 49'13"	30.00'	16.55'	7.84'
C182	52 51'56"	57.40'	53.05'	28.58'

LINE	BEARING	LENGTH
L1	N 72° 26' 59" W	28.99'
L2	N 44° 54' 28" W	34.89'
L3	N 44° 14' 12" E	28.83'
L4	N 09° 09' 11" E	43.34'
L5	N 72° 42' 42" W	20.62'
L6	N 06° 09' 11" E	13.02'
L7	N 02° 00' 37" W	52.16'
L8	N 42° 23' 35" W	49.67'
L9	N 55° 45' 20" E	31.12'
L10	N 00° 00' 37" W	13.02'
L11	N 02° 00' 37" W	52.16'
L12	N 44° 54' 28" W	34.89'
L13	N 44° 14' 12" E	28.83'
L14	N 09° 09' 11" E	43.34'
L15	N 72° 42' 42" W	20.62'
L16	N 06° 09' 11" E	13.02'
L17	N 02° 00' 37" W	52.16'
L18	N 42° 23' 35" W	49.67'
L19	N 55° 45' 20" E	31.12'
L20	N 00° 00' 37" W	13.02'
L21	N 02° 00' 37" W	52.16'
L22	N 44° 54' 28" W	34.89'
L23	N 44° 14' 12" E	28.83'
L24	N 09° 09' 11" E	43.34'
L25	N 72° 42' 42" W	20.62'
L26	N 06° 09' 11" E	13.02'
L27	N 02° 00' 37" W	52.16'
L28	N 42° 23' 35" W	49.67'
L29	N 55° 45' 20" E	31.12'
L30	N 00° 00' 37" W	13.02'
L31	N 02° 00' 37" W	52.16'
L32	N 44° 54' 28" W	34.89'
L33	N 44° 14' 12" E	28.83'
L34	N 09° 09' 11" E	43.34'
L35	N 72° 42' 42" W	20.62'
L36	N 06° 09' 11" E	13.02'
L37	N 02° 00' 37" W	52.16'
L38	N 42° 23' 35" W	49.67'
L39	N 55° 45' 20" E	31.12'
L40	N 00° 00' 37" W	13.02'
L41	N 02° 00' 37" W	52.16'

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 29515

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTH HALF OF SECTION 13, BOTH IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, S.B.M. RIVERSIDE COUNTY, CALIFORNIA.

adkan
ENGINEERS
RIVERSIDE, CA

JULY 2004

RECORDER'S STATEMENT

FILED THIS 17 DAY OF February, 2004 AT 12:20 P.M. IN BOOK 5817 OF BOOK OF MAPS, AT PAGE 60-15 AT THE REQUEST OF THE RIVERSIDE CITY CLERK, NO. 2004-012125. FEE \$37. LARRY WARD, COUNTY ASSESSOR, CLERK AND RECORDER. BY: [Signature] DEPUTY

SUBMISSION GUARANTEE:
FIRST AMERICAN TITLE COMPANY

OWNER'S STATEMENT

-WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE, AND WE HEREBY DEDICATE TO PUBLIC USE FOR STREET AND PUBLIC UTILITY PURPOSES: LOTS "A" THROUGH "G", INCLUSIVE AND LOTS "J" THROUGH "P", INCLUSIVE.
-WE HEREBY RETAIN LOTS "H" AND "I" INDICATED AS PRIVATE STREETS, AS SHOWN HEREON FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITH THE TRACT MAP.
-WE HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR PUBLIC UTILITIES AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS "H" AND "I".
-WE HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT "L" OVERLOOK PARKWAY FROM LOTS 2-3, 90-91, 98-99 AND 103-104.
-WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE THE EASEMENTS DESIGNATED AS J' P.U.E. AND 6' P.U.E. FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.
-WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, THE EASEMENTS DESIGNATED AS "SEWER EASEMENT".
-WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT DESIGNATED AS "STORM DRAIN EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.
-WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN EASEMENT DESIGNATED AS "WATER LINE EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINES FACILITIES.
-WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR PUBLIC PURPOSES, TO PRESERVE AND MAINTAIN SAID LAND IN ITS NATURAL CONDITION, TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT AND LANTHORN OR DEPOSIT, THE EASEMENTS DESIGNATED OPEN SPACE EASEMENT. SUCH OPEN SPACE EASEMENTS DO NOT INCLUDE ANY RIGHT OF ACCESS, AND THE CITY OF RIVERSIDE SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF.
-WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS EASEMENTS FOR ACCESS PURPOSES THE EASEMENT DESIGNATED AS "ACCESS ROAD EASEMENT".
-WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 104 AND LOTS "A" THROUGH "P".
-WE HEREBY DEDICATE TO THE CITY OF RIVERSIDE AS AN EASEMENT FOR MULTIPURPOSE RECREATIONAL TRAIL FOR NON-MOTORIZED USE, LOTS 12 AND 20 INCLUSIVE. SAID EASEMENT(S) TO BE MAINTAINED IN THEIR IMPROVED CONDITION BY OURSELVES, SUCCESSORS, HEIRS AND ASSIGNS. THE CITY OF RIVERSIDE WILL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE THEREOF. SAID EASEMENT TO BE KEPT FREE OF BUILDINGS, STRUCTURES, MATERIALS, FENCING, EQUIPMENT AND EARTH FILL OR DEPOSIT.
-WE HEREBY RESERVE FOR THE USE AND BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS AND GRANT TO (HOME OWNERS ASSOCIATION) THE FOLLOWING AREAS SHOWN HEREON AS "PRIVATE LANDSCAPE EASEMENT" TO BE MAINTAINED BY (HOME OWNERS ASSOCIATION).
-WE HEREBY REQUEST THAT THE FOLLOWING EASEMENTS, WHICH ARE NOT SHOWN ON THE ATTACHED MAP, BE ABANDONED IN CONFORMANCE WITH THE SUBDIVISION MAP:
1. THAT CERTAIN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
2. THAT CERTAIN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED FEBRUARY 8, 1957 AS BOOK 2038, PAGE 85, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
3. THAT CERTAIN EASEMENT FOR UTILITIES AND ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1960 AS INSTRUMENT NO. 20045, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT THE PUBLIC UTILITIES EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DAVID WRIGHT
PUBLIC UTILITIES DIRECTOR
BY: [Signature]
JL HMA

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS, AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL.

PAUL C. SUNDEN
CHIEF FINANCIAL OFFICER/TREASURER
BY: [Signature]

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$28,400 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE, AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

WANCY ROBERTO,
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature]
PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: [Signature]

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$28,400.

PAUL MCDONNELL
COUNTY TAX COLLECTOR
BY: [Signature]
DEPUTY

CITY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

MARK S. BROWN
L.S. 5655 LIC. EXPI. 9/30/07
CITY SURVEYOR
BY: [Signature]

SOILS REPORT

A PRELIMINARY SOILS REPORT WAS PREPARED BY: PACIFIC SOILS ENGINEERING, INC. ON SEPTEMBER 17, 2003 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17933.

CITY ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT 29515 WHICH WAS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON OCTOBER 9, 2003, AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COULDED WITH; THAT THE EASEMENTS FOR SEWER AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINAGE, DRAINAGE WORKS AND SEWERS SUFFICIENT TO MITIGATE FLOOD DAMAGE TO ALL LOTS IN THE SUBDIVISION HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

THOMAS J. BOYD
CITY ENGINEER
R.C.E. 36170 (EXPIRES 6/30/05)
BY: [Signature]

UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNERS OF THE FOLLOWING DESCRIBED EASEMENTS HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP.

- 1. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050 OF OFFICIAL RECORDS.
- 2. AN EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE, FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1960 AS INSTRUMENT NO. 20045 OF OFFICIAL RECORDS.

DAVID WRIGHT
PUBLIC UTILITIES DIRECTOR
BY: [Signature]
JL HMA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HENRY C. COX II ON MAY 20, 2004. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP. THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 10-28-2005
BY: [Signature]



PULTE HOME CORPORATION, A MICHIGAN CORPORATION

BY: Ron E. Roberts DATE: 11-29-05

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA } SS.
COUNTY OF ORANGE }
ON 11-29-05, BEFORE ME, Kim Johnson, a Notary Public personally appeared Ron E. Roberts, who is known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacities and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS MY HAND AND SEAL:
Kim Johnson
Kim Johnson
IRVINE
MY COMMISSION EXPIRES: Oct 7, 2009
MY PRINCIPAL PLACE OF BUSINESS:

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTERESTS CANNOT BE OPEN INTO A FEED.

- 1. AN EASEMENT IN FAVOR OF NEWTON M. TODD FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1925 IN BOOK 651, PAGE 431 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. AN EASEMENT IN FAVOR OF CHARLES A. WISHART FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1933 IN BOOK 1511, PAGE 440 OF DEEDS, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 3. AN EASEMENT IN FAVOR OF RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1957 IN BOOK 2038, PAGE 85 OF DEEDS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 4. AN EASEMENT IN FAVOR OF THE DAVID H. CHANE, FOR ROAD AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1961 AS INSTRUMENT NO. 86563 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF SHARON WILSON PORT AUTHORITY FOR AVIATION PURPOSES, RECORDED NOVEMBER 23, 2005 AS INSTRUMENT NUMBER 2005-0972961

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF SIXTEEN (16) SHEETS, BE, AND THE SAME IS HEREBY ACCEPTED AS; THE FINAL TRACT MAP NO. 29515.

LOTS "A", THROUGH "G" AND LOTS "J" THROUGH "P" ARE HEREBY ACCEPTED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.

THE EASEMENTS DESIGNATED AS J' P.U.E. AND 6' P.U.E., ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION AND TELECOMMUNICATION FACILITIES.

THE EASEMENTS DESIGNATED AS "SEWER EASEMENT", ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES.

THE EASEMENTS DESIGNATED AS "STORM DRAIN EASEMENT", ARE HEREBY ACCEPTED FOR THE CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES.

THE EASEMENTS DESIGNATED AS "OPEN SPACE", ARE HEREBY ACCEPTED FOR OPEN SPACE PURPOSES.

THE RELEASE AND RELINQUISHMENT OF VEHICULAR AND PEDESTRIAN ACCESS RIGHTS TO LOT L, OVERLOOK PARKWAY FROM LOTS 2-3, 90-91, 98-99 AND 103-104 IS HEREBY ACCEPTED.

WE HEREBY ACCEPT FOR PUBLIC USE, LOTS "H" AND "I", EASEMENTS FOR PUBLIC UTILITY AND SEWER PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

WE HEREBY ACCEPT EASEMENTS DESIGNATED AS "WATER LINE EASEMENT" FOR THE CONSTRUCTION AND MAINTENANCE OF WATERLINE FACILITIES.

THE EASEMENTS DESIGNATED AS "ACCESS ROAD EASEMENT" ARE HEREBY ACCEPTED AS EASEMENTS FOR ACCESS PURPOSES.

AN AVIGATION EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT OVER LOTS 1 THROUGH 104 AND LOTS "A" THROUGH "P" INCLUSIVE IS HEREBY ACCEPTED.

THE FOLLOWING STREETS AND EASEMENTS ARE HEREBY ABANDONED IN CONFORMANCE WITH SECTION 86433(C) OF THE SUBDIVISION MAP ACT:

- 1. THAT CERTAIN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES RECORDED JANUARY 9, 1959 AS INSTRUMENT NO. 2050, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 2. THAT CERTAIN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED FEBRUARY 8, 1957 AS BOOK 2038, PAGE 85, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.
- 3. THAT CERTAIN EASEMENT FOR UTILITIES AND ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1960 AS INSTRUMENT NO. 20045, OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RIVERSIDE THIS 22 DAY OF January, 2006.

COLLEEN J. HICK
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: [Signature]

SCHEDULE "A" SECTION 12 & 13, T. 3 S., R. 5 W. J.N. 6500

397/10
CITY

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5 of 8



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STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On October 19, 2007, before me, Michelle Pierce, the undersigned, a notary public in and for said State, personally appeared Danica C. Hurd 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.

WITNESS my hand and official seal.



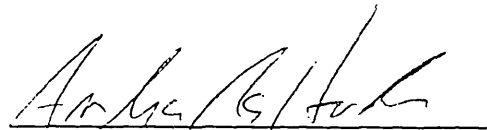
Michelle Pierce
Notary Signature




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CIA 1030


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



ABROSE ROY HORD, III


DANICE C. HORD

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:


Kristi J. Smith
Supv. Deputy City Attorney


Vanessa Batista
Planning Division

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