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MAY 13 1997

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

WHEN RECORDED MAIL TO:

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

Project: Certificate of Occupancy
799 Palmyrita Avenue
Riverside, California

FOR RECORDER'S OFFICE USE ONLY

AMENDMENT TO COVENANTS, CONDITIONS
AND RESTRICTIONS FOR DRIVEWAY,
LANDSCAPE, UTILITY AND DRAINAGE EASEMENTS;
AND CONSENT OF THE PLANNING DIRECTOR
TO SAID AMENDMENT

THIS AMENDMENT is made and entered into this ^{30th} day of
^{April}, 1997, by THE MAGNON COMPANIES/HUNTER LIMITED-ONE, a
California limited partnership ("Declarant"), with reference to the
following facts:

RECITALS

A. Declarant is the fee owner of that certain real
property in the City of Riverside, County of Riverside, State
of California, described as follows:

Parcels 1 and 2 of Parcel Map 28040 as shown
by map on file in Book 185 of Parcel Maps, at
pages 31 and 32 thereof, records of Riverside
County, California.

The property consists of two parcels and any individual
parcel shall be referred to as a "Parcel" and together as the
"Parcels" or the "Property".

B. Declarant has developed the Property as an industrial
park, and in connection thereof recorded a Declaration of
Covenants, Conditions and Restrictions for Driveway,
Landscape, Utility and Drainage Easements dated January 31,
1995 ("Declaration") to provide for the establishment of
certain private, non-exclusive easements for ingress, egress,
landscaping, utilities and drainage purposes over a portion of
each Parcel for the use and benefit of the other Parcel. The
Declaration was recorded on February 28, 1995, as Instrument
No. 062700, Official Records of Riverside County, California.

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C. By said Declaration, an undeveloped parcel consisting of approximately 10.22 acres located northerly of the Property, designated as the "Northerly Parcel" and described in Exhibit "B" attached to the Declaration, was granted nonexclusive easements for ingress and egress by vehicular and pedestrian traffic, and for utilities and drainage purposes over, upon and across those portions of Parcel 1 and of Parcel 2 of the Property as shown on Exhibit "A" attached to said Declaration designated for such purpose. The easements therein granted were only to provide for water line, sewer pipeline, drainage lines, gas lines, telephone lines, other underground private utilities and for ingress and egress and drainage.

D. Lot Line Adjustment Case LL-003-967 was thereafter processed by the City of Riverside by which the Northerly Parcel, the parcel northerly of the Northerly Parcel and a portion of a parcel easterly of the northerly portion of the Northerly Parcel were reconfigured into two lots; one consisting of approximately 14.312 acres (Parcel "A") and one consisting of approximately 4.829 acres ("Parcel "B"). Parcel "A" is located northerly of Parcel "B". A Parcel "C" was also established by said Case LL-003-967, which Parcel "C" did not include any portion of the Northerly Parcel.

E. Declarant desires to amend the Declaration to provide that the Northerly Parcel as mentioned therein means Parcel "A" and Parcel "B" as reconfigured in Case LL-003-967 and as described therein.

F. The Declaration provides that it cannot be amended or modified except with the prior written consent of the Planning Director of the City of Riverside duly recorded.

NOW, THEREFORE, incorporating the above facts, Declarant hereby covenants and agreements with City, and declares as follows:

1. Exhibit "B" attached to the Declaration of Covenants, Conditions and Restrictions for Driveway, Landscape, Utility and Drainage Easements dated January 31, 1995, and recorded February 28, 1995, as Instrument No. 062700, Official Records of Riverside County, California, and describing the Northerly Parcel is hereby replaced by the Exhibit "B" attached hereto and incorporated herein by this reference; and all references to the Northerly Parcel in the Declaration shall mean Parcel "A" and Parcel "B" as described in Exhibit "B" attached hereto, and all reference to the "Northerly Parcel Owner" in said Declaration shall mean the owner or owners of the fee interest in said Parcel "A" and in said Parcel "B".

2. All other terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Driveway, Landscape,

Utility and Drainage Easements dated January 31, 1995, and recorded February 28, 1995, as Instrument No. 062700, Official Records of Riverside County, California,, not amended hereby shall remain in full force and effect and are hereby incorporated herein as if set forth in full.

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

DECLARANT

THE MAGNON COMPANIES/HUNTER LIMITED-ONE, a California limited partnership

By: The Magnon Companies, a
California corporation, its
General Partner

By Raymond Magnon
Raymond Magnon, President

CONSENT TO AMENDMENT

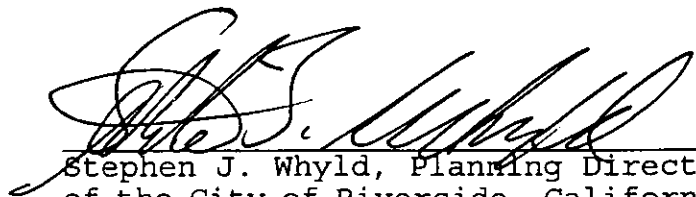
THIS CONSENT TO AMENDMENT is made by the Planning Director of the City of Riverside with reference to the following facts:

A. The Declaration of Covenants, Conditions and Restrictions for Driveway, Landscape, Utility and Drainage Easements ("Declaration") executed by THE MAGNON COMPANIES/HUNTER LIMITED-ONE, a California limited partnership on January 31, 1995 and recorded February 28, 1995, as Instrument No. 0625700 of Official Records of Riverside County, California may not be amended or modified except with the prior written consent of the Planning Director of the City of Riverside ("Planning Director"), duly recorded.

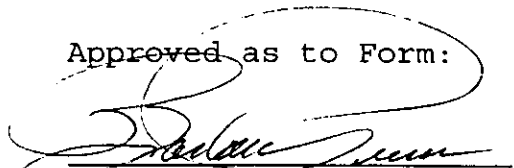
B. The Planning Director has read the Amendment hereinabove provided and approves of such Amendment.

NOW, THEREFORE, the Planning Director of the City of Riverside hereby consents to the Amendment to the Declaration of Covenants, Conditions and Restrictions for Driveway, Landscape, Utility and Drainage Easements ("Declaration") executed by THE MAGNON COMPANIES/HUNTER LIMITED-ONE, a California limited partnership on January 31, 1995 and recorded February 28, 1995, as Instrument No. 0625700 of Official Records of Riverside County to set forth above and authorizes the recordation of this Amendment and his consent thereto.

Dated: *MAY 8, 1997*


Stephen J. Whyld, Planning Director
of the City of Riverside, California

Approved as to Form:


Assistant City Attorney

State of California)
) ss
County of Riverside)

On 4.30.97, before me, the undersigned, a Notary Public in and for said State, personally appeared **RAYMOND MAGNON**, personally 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 authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

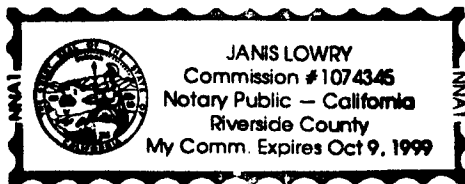


Rashell Calhoun
Signature

State of California)
) ss
County of Riverside)

On MAY 8, 1997, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared **STEPHEN J. WHYLD**, personally 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 authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Janis Lowry
Signature



J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING LANDSCAPE ARCHITECTURE

Building on a tradition of excellence since 1923

October 8, 1996
Revised December 2, 1996

W.O. 9613430

EXHIBIT "B"

PARCEL "A"

That portion of Lot 4 of Herrick's Subdivision, as shown by map on file in Book 3 of Maps, at Page 11 thereof, Records of Riverside County, California, and a portion of the Southwest one-quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, as shown by map on file in Book 67 of Records of Survey, at Page 48 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of Parcel 3 of Parcel Map 24869, as shown by map on file in Book 171 of Parcel Maps, at Pages 94 and 95 thereof, Records of Riverside County, California;

Thence N.65°24'32"E., a distance of 60.00 feet;

Thence S.89°58'00"E., a distance of 653.46 feet;

Thence N.00°02'00"E., a distance of 460.81 feet to the Southerly line of said Lot 4, also being the Northerly line of Parcel No. 2, as shown by map on file in Book 40 of Records of Survey, at Page 68 thereof, Records of Riverside County, California;

Thence S.89°55'00"E. along said line, a distance of 37.36 feet to the Southeast corner of said Lot 4;

Thence N.00°02'31"W. along the Easterly line of said Lot 4, a distance of 627.69 feet to the Northeast corner thereof;

Thence S.63°33'42"W. along the Northwesterly line of that certain parcel containing 22.60 acres gross, as shown on said Record of Survey Book 67, Page 48, a distance of 702.32 feet to the Westerly line of said Lot 4;

Thence South along said Westerly line, a distance of 314.07 feet to the Southwest corner of said Lot 4, said corner also being on the Northerly line of the Southwest one-quarter of the Southwest one-quarter of said Section 8;

Thence N.89°55'00"W., along said Northerly line, also being the Southerly line of Lot 3 of said Herrick's Subdivision, a distance of 116.03 feet to the Northerly prolongation of the Easterly line of said Parcel 3;

Thence S.00°02'00"W. along said Northerly prolongation, a distance of 486.43 feet to the Point of Beginning.

The above described parcel of land contains 14.312 acres, more or less.

PARCEL "B"

That portion of the Southwest one-quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian as shown by map on file in Book 67 of Records of Survey, at Page 48 thereof, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of Parcel 3 of Parcel Map 24869, as shown by map on file in Book 171 of Parcel Maps, at Pages 94 and 95 thereof, Records of Riverside County, California;

Thence N.65°24'32"E., a distance of 60.00 feet;

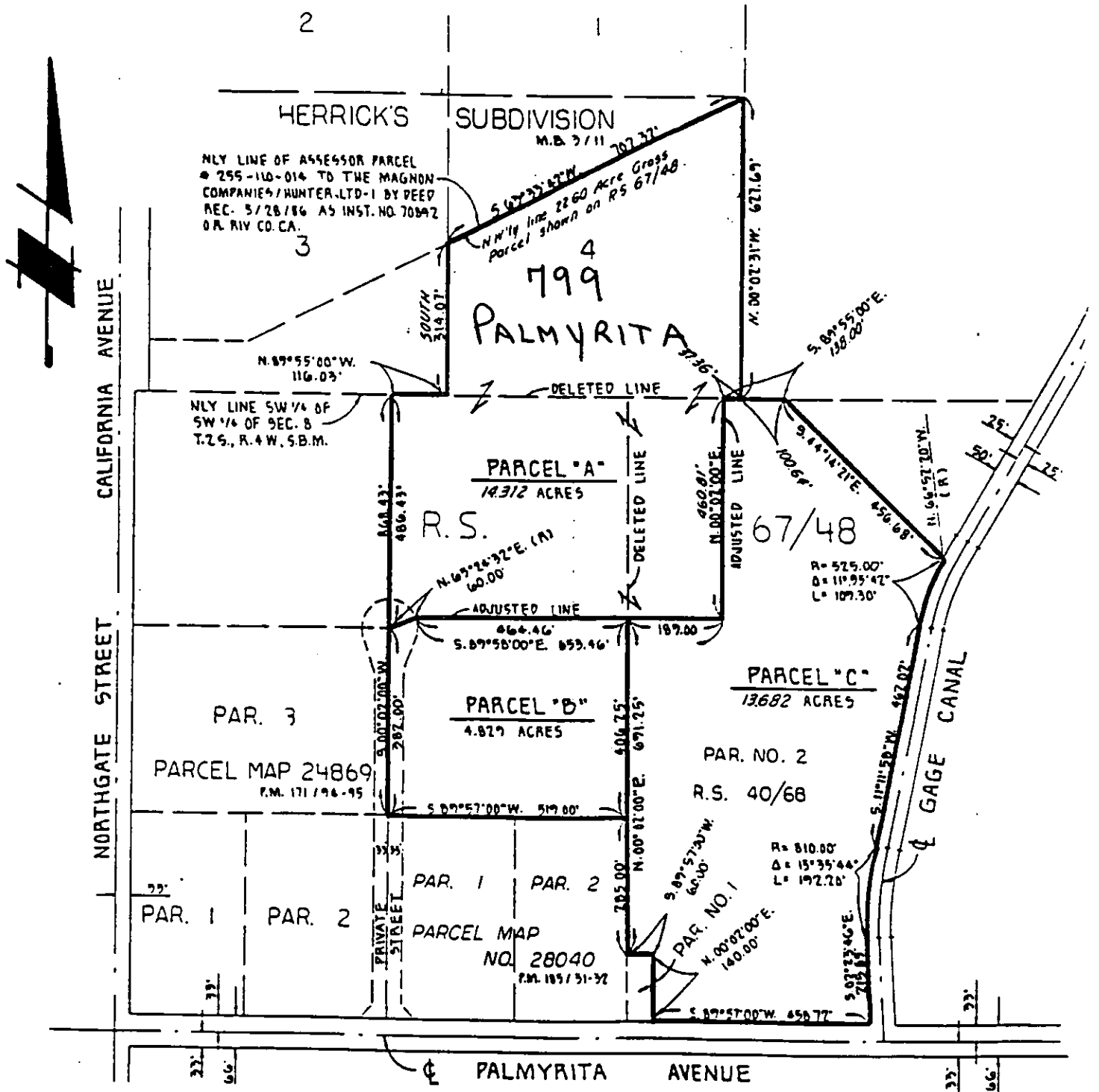
Thence S.89°58'00"E., a distance of 464.46 feet to the Northerly prolongation of the Easterly line of Parcel 2 of Parcel Map No. 28040, as shown by map on file in Book 185 of Parcel Maps, at Pages 31 and 32 thereof, Records of Riverside County, California;

Thence S.00°20'00"W. along said Northerly prolongation, a distance of 406.25 feet to the Northeast corner of said Parcel 2;

Thence S.89°57'00"W. along the Northerly line of said Parcel 2 and the Northerly line of Parcel 1 of said Parcel Map No. 28040, a distance of 519.00 feet to the Northwest corner of said Parcel 1, said corner also being on the Easterly line of Parcel 2 of said Parcel Map 24869;

Thence N.00°02'00"E. along said Easterly line of Parcels 2 and 3 of Parcel Map 24869, a distance of 382.00 feet to the Point of Beginning.

The above described parcel of land contains 4.829 acres, more or less.



LL-003-967
MP-003-967