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Wells Fargo Bank, N.A.,
a national banking association

WHEN RECORDED MAIL TO:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

APR 15 1999

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 12-

Project:

Parcel 1 of Parcel Map Number 28919 on file
in Parcel Map Book 193 Pages 92 through 97,
Records of Riverside County, California.

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COVENANT AND AGREEMENT
AND
DECLARATION OF RESTRICTIONS

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THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made
and entered into this 30th day of March, 1999, by Wells Fargo Bank, N.A., a national banking
association, the fee owners (the "Owners") of the real property located in the City of Riverside, County
of Riverside, State of California, ("the Property") described as Parcel 1 of Parcel Map Number 28919.

RECITALS

- A. The Riverside City Council has approved C-2 zoning on the Property under Zoning Case Number RZ-003-989.
- B. As a Condition of that approval, the Riverside City Council required that a Covenant and Agreement be recorded on the 7.5 acre C-2 zoned property, which informs future buyers of certain Conditions and Restrictions.
- C. The Owner of the Property desires to satisfy these conditions by recording this Covenant and Agreement and Declaration of Restrictions.

DESCRIPTION APPROVAL 4/11/99
Walter R. Ince by ---
SURVEYOR, CITY OF RIVERSIDE

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NOW, THEREFORE the Owner covenants and agrees that the following Conditions be recorded against the Property as a Covenant and Agreement and Declaration of Restrictions so that future buyers will receive notice of these Conditions:

- i. Future development of this site shall be subject to Planning Commission review and approval of the plot plan at an advertised public hearing.
- ii. Vehicle oriented uses, including but not limited to drive-through lanes, automobile service stations and service centers are prohibited. Additional uses requiring additional driveway openings beyond one on Sycamore Canyon Boulevard will be prohibited.
- iii. Future development plans should include:
 - a. 360 degree architecture.
 - b. Screening of the loading areas.
 - c. A comprehensive sign program to be reviewed and approved by the Design Review Board.
 - d. The buildings oriented toward Sycamore Canyon Boulevard.

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

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.

Wells Fargo Bank, N.A.,
a national banking association

By: R. L. Lapointe, Jr.
Name/Title: RAYMOND L. LAPOINTE, JR.
VICE PRESIDENT

By: Judy A. Westphal
Name/Title: Judy A. Westphal
AUP

Approved as to Content
Planning Department

Diane Jenkins

APPROVED AS TO FORM

Kathleen M. Bongue
ASST. CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Francisco } ss.

On March 30, 1999, before me, Judy Lee, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Raymond L. Laponie, Jr., Judy A. Westphal
Name(s) of Signer(s)

personally known to me
 ~~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.



Place Notary Seal Above

WITNESS my hand and official seal.

Judy Lee
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Covenant and Agreement and Declaration of Restrictive

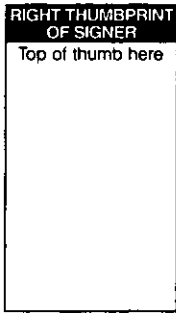
Document Date: March 30, 1999 Number of Pages: 2

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): VP & AVP
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: WFB



58/5-16

C/A 642