

WHEN RECORDED MAIL TO:

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



Project: CU-048-990
2220 Eastridge Ave., Units U and V

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FOR RECORDER'S USE ONLY

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**COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS**

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 13th day of January, 2002, by BAKKEN RESIDENTIAL PROPERTIES, LLC, A Limited Liability Company ("Declarant") with reference to the following facts:

A. Declarant is the fee owner of the real property situated in the City of Riverside, County of Riverside, State of California, commonly referred to as 2220 Eastridge Avenue, Riverside, and more fully described in Exhibit "A", attached hereto and incorporated by reference ("the Property").

B. Applicant, Yeshua Maranatha Church, has applied to the City of Riverside for the approval of a minor conditional use permit to establish a church use with related administrative offices in an existing industrial complex within the M-1 - Light Industrial Zone.

C. As a condition of approval of the minor conditional use permit and prior to the issuance of building permits, the City of Riverside is requiring Declarant to execute and record a covenant prohibiting other businesses in the center (with the exception of the previously approved church) from being in operation during church services, Sunday from 9:30 a.m. to 1:30 p.m. and Wednesday evening from 6:30 p.m. to 8:30 p.m.

D. The parties are willing to record a covenant and agreement establishing restrictions on the hours of outdoor plaza events.

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside for the approval of the minor conditional use permit in case number CU-048-990 Declarant hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

1. Declarant hereby prohibits other businesses in the center (with the exception of the previously approved church) from being in operation during church services, Sunday from 9:30 a.m. to 1:30 p.m. and Wednesday evening from 6:30 p.m. to 8:30 p.m.

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

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

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

BAKKEN RESIDENTIAL PROPERTIES, LLC
A Limited Liability Company

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

[Signature] Linda Ball

Robert BAKKEN & LINDA BAKKEN

MEMBERS MANAGERS

APPROVED AS TO FORM:

[Signature]
Deputy City Attorney

APPROVED AS TO CONTENT:

[Signature]
Planning Department

[COV/01229101.RD]



2002-311131
06/07/2002 08:00A
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CIA 780

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On 1-23-02, 2002, before me, Alexandra Alavi, the undersigned, a notary public in and for said State, personally appeared Robert Bakken 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/she executed the same in his/her authorized capacity, and that by his/her 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.

Alexandra Alavi
Notary Public

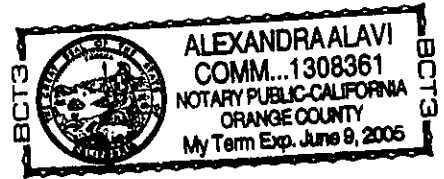
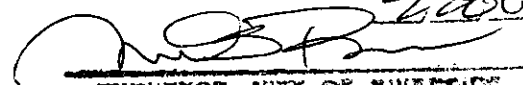


EXHIBIT "A"

LOT 3 OF TRACT 4510 AS SHOWN ON A MAP RECORDED IN BOOK 081,
PAGE 003, IN MAP, RECORDS OF THE RIVERSIDE COUNTY RECORDER, CITY OF
RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DESCRIPTION APPROVAL 78002

SURVEYOR, CITY OF RIVERSIDE



2002-311131
06/07/2002 08:00A
4 of 5

CA 780

State of California

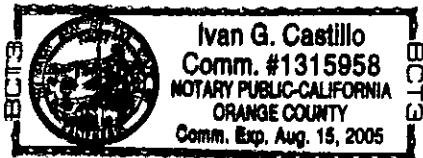
County of ORANGE

On May 25th 2002 before me, IVAN G. CASTILLO
(DATE) (NAME/TITLE OF OFFICER i.e. "JANE DOE, NOTARY PUBLIC")

personally appeared LINDA BARKEN
(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.



Witness my hand and official seal.

(SEAL)

Ivan G. Castillo
(SIGNATURE OF NOTARY)

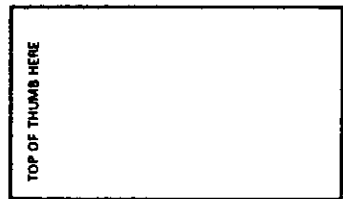
ATTENTION NOTARY

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 _____

RIGHT THUMBPRINT (Optional)



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

OFFICER(S) _____ (TITLE)

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) _____ (TITLE)

PARTNER(S) LIMITED GENERAL

ATTORNEY IN FACT
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SIGNER IS REPRESENTING:
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