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DEPT. OF PUBLIC WORKS COVENANT AND AGREEMENT

(Tract 7090)

THIS COVENANT AND AGREEMENT is made and entered into

this 5th day of April, 1977, by EL DORADO COUNTRY

ESTATES, a limited partnership, the owner of record of the

following described real property located in the City of Riverside,

County of Riverside, State of California:

Tract No. 7090, as shown by map on
file in Book 89, Pages 83,
and 83 of Maps, Records of Riverside
County, California.

For the purpose of complying with the conditions imposed
by the City of Riverside, California for the approval and filing
of Tract 7090, the undersigned, for itself and its successors
and assigns, hereby covenant and agree with the City of Riverside
as follows:

1. That the undersigned shall file for prior to April 20,
1977 and actively pursue to completion the street vaca-
tions, including City of Riverside vacation proceedings
#VAC-10-767, as required by the City of Riverside to
vacate any unnecessary streets in said Tract 7090.

2. That the undersigned shall not close escrow for the
sale of Lots 1, 2, 3, 20, 21, 22, 23, 24, 25, 26, 27, 28,
29, 30, 31, 32 and 37 of said Tract 7090 until such time
as the vacation of the streets in City of Riverside
vacation proceedings #VAC-10-767 and any other necessary
street vacations have been completed.

3. That the undersigned shall provide and maintain
physical access at all times to the northeasterly boundary
of said Tract 7090 where it crosses the remaining portion
of the public roadway easement being vacated in the City
of Riverside vacation proceedings #VAC-10-767.

It is further covenanted and agreed that the undersigned,

CITY ATTORNEY
RIVERSIDE
CALIFORNIA

REQUEST FOR RECORDATION
Request of City Clerk for recordation of this
instrument, and return to,
City Clerk, City Hall, 3900 Main Street
Riverside, CA 92522

C/A-79

61252

1 its successors and assigns shall indemnify and hold the City of
2 Riverside harmless from any and all liability, claims, demands,
3 costs and judgments against said City arising out of or alleged
4 to be caused by the approval of Tract 7090 and any street vacations
5 related thereto.

6 This covenant and agreement shall run with the land and
7 shall be binding upon the undersigned, its successors and assigns.

8 The City of Riverside may enforce this covenant and
9 agreement in the event any of the above conditions are not met.
10 Should said City bring suit in court to enforce the terms of
11 this covenant and agreement, the undersigned, its successors and
12 assigns agree to pay to the City, said City's court costs and
13 reasonable attorneys' fees.

14 IN WITNESS WHEREOF the undersigned has caused this
15 covenant and agreement to be executed the day and year first
16 above written.

17
18 EL DORADO COUNTRY ESTATES,
19 a limited partnership

20 By: El Dorado Properties, Inc., a
21 general partner

22 By William R. Dalton
23 WILLIAM R. DALTON, President

24 By M. P. Burns
25 M. P. BURNS, Secretary

STATE OF CALIFORNIA

COUNTY OF Riverside } ss.

On this 5th day of April, 1977, before me the undersigned

a Notary Public in and for said State personally appeared William R. Dalton

known to me to be the President, and M. P. Burns

known to me to be the Secretary of El Dorado Properties, Inc.

the corporation that executed the within instrument and known to me to be the persons who executed the within

instrument on behalf of said corporation, said corporation being

known to me to be one of the partners of El Dorado

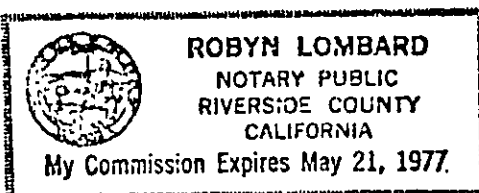
Country Estates

the partnership that executed the within instrument, and acknowl-
edged to me that such corporation executed the same as such
partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature Robyn Lombard

Robyn Lombard
Name (Typed or Printed)



APPROVED AS TO FORM

John Woodcock
CITY ATTORNEY

C/A-79

Form 3005—(Corporation as a Partner of a Partnership)
First American Title Company

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APR 11 1977

3:30 Min. Past 3 o'clock P.M.

At Request of
FIRST AMERICAN TITLE CO.,
Book 1977, Page 61352

Recorded in Official Records
of Riverside County, California

Wm. D. [Signature] Recorder

FEES \$ 4.00