



Agricultural Preservation

In order to preserve agricultural uses near the City of Davis and to conform with local ordinance 40A.03.030(a)(1), Covell Village will grant to the benefit of the City a farmland deed restriction on 766 acres of the parcels shown on the attached map (Exhibit A). A small portion of each parcel will be held out for homesites as permitted under Yolo County's agricultural zoning ordinances. Grants of the deed restrictions will occur in a phased manner that coincides in time with the phasing of the Covell Village project.

If, by April 2005, the proposed project has not passed a Measure J vote and any legal challenges to it are not resolved in their entirety such as to allow unimpeded development according to the final Development Agreement, then the applicants reserve the right to provide alternative easements on different agricultural parcels having equal soil conditions and size anywhere within 5 miles of the city limits of Davis. This condition shall be a necessary clause in any final Development Agreement.