

Recorded in Official Records
 County of Riverside
 Peter Aldana

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

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

Project: 150 Palmyrita Avenue
 Riverside, CA
 APN: 257-100-029-2

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**AMENDED AND RESTATED COVENANT AND AGREEMENT AND
 DECLARATION OF RESTRICTIONS ON FUTURE USES OF THE PROPERTY**

THIS AMENDED AND RESTATED COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 25th day of January, 2015, by SANDALS CHURCH INC., a California Non-Profit Religious Corporation ("Declarant"), with reference to the following facts:

- A. Declarant is the fee owner of the real property located at 150 and 250 Palmyrita Avenue, Riverside, California, (the "Property") legally described on Exhibit "A" attached hereto and incorporated herein by reference.
- B. Declarant has, pursuant to City approvals, previously improved the Property with certain worship facilities. In compliance with the requirements of the City, Declarant recorded a Covenant and Agreement and Declaration of Restrictions as Document Number 2010-0605659 in the Official Records of the County of Riverside, California (the "Existing Covenant").
- C. As a condition of approval to a minor conditional use permit issued September 10, 2014, the City of Riverside ("City") has required Declarant to execute and record a covenant and agreement limiting the number of seats in the building at any given time to comply with all parking requirements and informing future owners, lessees, successors and assigns of the seat and parking restrictions.
- D. Declarant offers and agrees to amend the Existing Covenant to record such a covenant and agreement limiting the number of seats on the Property to comply with all parking requirements, and to put future owners, lessees, successors and assigns on notice of the seat and parking restrictions.

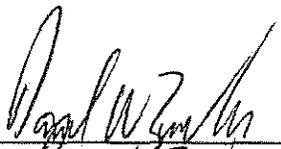
NOW THEREFORE, Declarant hereby covenants and agrees to the following covenants, conditions, and restrictions, and the Existing Covenant is hereby amended and restated to read in its entirety as follows:

1. The Property, and all users of the Property, are hereby advised that the total number of seats in the main worship area will be limited to and will not exceed the number of seats based on the available parking spaces, in accordance with Chapter 19.580 of the Riverside Municipal Code (i.e., four (4) seats per available parking space).
2. Declarant, and all future uses of the Property, shall comply with all parking requirements as set forth in the Zoning Code and conditions relative to building occupancy phasing and parking as approved under Planning Cases P09-0582, P09-0583, P10-0087 and P14-0570.
3. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by City of Riverside, and its successors and assigns. Should the City bring an action to enforce the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to court costs, including reasonable attorney's fees.
4. This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon the Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Director of the Planning Division of the City of Riverside, California, by a writing duly recorded.

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

SANDALS CHURCH, INC., A
CALIFORNIA NON-PROFIT RELIGIOUS
CORPORATION

BY: 
NAME: Matthew Stephen Brown
TITLE: LEAD PASTOR

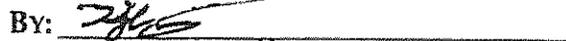
BY: 
NAME: Janet Zimhard
TITLE: Executive Director



APPROVED AS TO FORM:

BY: 
NAME: Kristi J Smith
TITLE: SUPV. DEPUTY CITY ATTORNEY

APPROVED AS TO CONTENT:

BY: 
NAME: Kyle Smith
TITLE: PLANNING DIVISION



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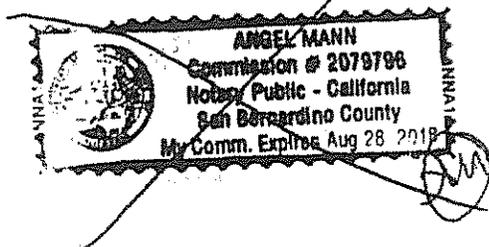
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF California)
) SS
COUNTY OF Riverside)

On January 25, 2015 before me, Angel Mann, Notary Public (insert name and title of the officer), personally appeared Matthew Brown and Daniel Zimbardi, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
NOTARY PUBLIC



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Exhibit A

The land is situated in the City of Riverside, County of Riverside, State of California, and is described as follows:

PARCEL 1:

PARCEL A OF CERTIFICATE OF COMPLIANCE FOR PARCEL MAP WAIVER NO. WPM-M09-0012, RECORDED MARCH 9, 2009 AS INSTRUMENT NO., 2009-0111440 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF PARCEL A OF LOT MERGER NO. P06-1370, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MAY 15, 2007 AS INSTRUMENT NO. 2007-0322934 OF OFFICIAL RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SECTION 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN;

THENCE ALONG THE NORTH LINE OF SAID SECTION SOUTH 89°54'44" EAST, 82.80 FEET TO THE NORTHWEST CORNER OF LOT 13 OF THE VIVIENDA RANCH, AS PER MAP BOOK 2 PAGE 39 RECORDS OF SAID RIVERSIDE COUNTY; THENCE SOUTH 35°24'16" WEST, 90.13 FEET, ALONG SAID RANCH TO THE NORTHERLY LINE OF MOUNT VERNON AVENUE PER DOCUMENT NO. 2008-0224359 RECORDED 1 MAY 2008 RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE, NORTH 84°44'11" EAST, 3.26 FEET; THENCE ALONG THE LINES OF PALMYRITA AVENUE PER DOCUMENT NO. 2006-0245563 RECORDED 6 APRIL, 2006 RECORDS OF SAID COUNTY NORTH 39°20'46" EAST, 37.76 FEET; THENCE SOUTH 89°54'44" EAST, 492.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°05'16" WEST, 416.63 FEET TO THE SOUTH LINE OF SAID PARCEL MERGER P06-1370;

THENCE ALONG THE SOUTH LINE OF SAID MERGER, SOUTH 89°51'51" WEST, 495.05 FEET TO THE SIDELINE OF SAID MOUNT VERNON AVENUE;



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C/A-1286

THENCE ALONG SAID SIDELINE, NORTH 0°08'09" WEST, 267.21 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 283.00 FEET;

THENCE THROUGH A CENTRAL ANGLE OF 16°25'36" AN ARC LENGTH OF 81.14 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 217.00 FEET;

THENCE THROUGH A CENTRAL ANGLE OF 11°17'55" AN ARC LENGTH OF 42.79 FEET TO THE SIDELINES OF PALMYRITA AVENUE;

THENCE ALONG THE LINES OF SAID STREET, NORTH 39°20'46" EAST, 37.76 FEET; THENCE SOUTH 89°54'44" EAST, 492.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PARCEL B OF CERTIFICATE OF COMPLIANCE FOR PARCEL MAP WAIVER NO. WPM-M09-0012, RECORDED MARCH 9, 2009 AS INSTRUMENT NO., 2009-0111440 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF PARCEL A OF LOT MERGER NO. P06-1370, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED MAY 15, 2007 AS INSTRUMENT NO. 2007-0322934 OF OFFICIAL RECORDS OF SAID COUNTY, BEING A PORTION OF THE NORTH ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND WASHER STAMPED "RIVERSIDE SURVEYOR, NW CORNER SECTION 16" AT THE INTERSECTION OF THE CENTERLINE OF PALMYRITA AVENUE WITH THE CENTERLINE OF MOUNT VERNON AVENUE, BEING ACCEPTED AS THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN;

THENCE ALONG THE NORTH LINE OF SAID SECTION SOUTH 89°54'44" EAST, 82.80 FEET TO THE NORTHWEST CORNER OF LOT 13 OF THE VIVIENDA RANCH, AS PER MAP BOOK 2 PAGE 39 RECORDS OF SAID RIVERSIDE COUNTY; THENCE SOUTH 35°24'16" WEST, 90.13 FEET, ALONG SAID RANCH TO THE NORTHERLY LINE OF MOUNT VERNON AVENUE PER DOCUMENT NO. 2008-0224359 RECORDED 1 MAY 2008 RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTHERLY LINE, NORTH 84°44'11" EAST, 3.26 FEET; THENCE ALONG THE LINES OF PALMYRITA AVENUE PER DOCUMENT NO. 2006-0245563 RECORDED 6



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APRIL, 2006 RECORDS OF SAID COUNTY NORTH 39°20'46" EAST, 37.76 FEET;
THENCE SOUTH 89°54'44" EAST, 492.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°05'16" WEST, 416.43 FEET TO THE SOUTH LINE OF SAID
PARCEL MERGER P06-1370;

THENCE ALONG THE SOUTH LINE OF SAID MERGER, NORTH 89°51'51" EAST,
660.89 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT MERGER;

THENCE SOUTH 29°22'38" EAST, 97.46 FEET ALONG THE SOUTHWESTERLY LINE
OF SAID LOT MERGER TO A POINT DISTANT THEREON NORTH 29°22'38" WEST,
916.04 FEET FROM THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE
DESCRIBED IN SAID LOT MERGER AS HAVING A BEARING AND DISTANCE OF
NORTH 29°22'38" WEST 1013.50 FEET;

THENCE NORTH 51°51'50" EAST, 8.81 FEET;

THENCE NORTH 50°32'40" EAST, 99.14 FEET;

THENCE NORTH 39°47'34" EAST, 30.04 FEET;

THENCE NORTH 08°46'25" EAST, 32.59 FEET;

THENCE NORTH 15°31'30" WEST, 164.41 FEET;

THENCE NORTH 00°49'15" EAST, 50.10 FEET;

THENCE NORTH 16°15'57" WEST, 40.28 FEET;

THENCE NORTH 45°59'17" WEST, 35.56 FEET;

THENCE NORTH 60°40'11" WEST, 27.27 FEET;

THENCE NORTH 83°06'59" WEST, 91.61 FEET;

THENCE NORTH 69°20'07" WEST, 65.20 FEET TO THE SOUTHERLY TERMINUS OF
THAT CERTAIN COURSE DESCRIBED IN SAID LOT MERGER AS HAVING A
BEARING AND DISTANCE OF SOUTH 55°00'44" EAST, 174.73 FEET;

THENCE ALONG SAID COURSE NORTH 55°00'44" WEST, 97.83 FEET, TO THE
SOUTH LINE OF PALMYRITA AVENUE;

THENCE ALONG SAID STREET, NORTH 89°54'44" WEST, 479.71 FEET TO THE
POINT OF BEGINNING.



PARCEL 3:

THAT PORTION OF PARCEL A OF LOT LINE ADJUSTMENT NO. 4675 RECORDED DECEMBER 17, 2003 AS INSTRUMENT NO. 2003-0983759 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA AND CORRECTED BY THAT CERTAIN LOT LINE ADJUSTMENT NO. 4704, RECORDED MARCH 5, 2004 AS INSTRUMENT NO. 2004-0157398 OF OFFICIAL RECORDS, RIVERSIDE COUNTY, CALIFORNIA LYING EAST AND NORTHEAST OF THE EAST LINE, OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE IN THE GRANT DEED RECORDED APRIL 6, 2005 AS INSTRUMENT NO. 2005-267951 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN;

THENCE, ALONG THE SOUTHERLY LINE OF SAID SECTION 9 SOUTH 89°49'06" EAST, 615.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID GRANT DEED, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, NORTH 00°10'52" EAST ALONG SAID LINE, 33.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GRANT DEED, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF A COURSE, BEARING NORTH 00°10'54" EAST, PER SAID LOT LINE ADJUSTMENT 4704;

THENCE, ALONG SAID LINE, NORTH 00°10'54" EAST 425.07 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL A;

THENCE, ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PARCEL A, THE FOLLOWING FOUR COURSES: SOUTH 89°49'29" EAST, 143.65 FEET TO THE BEGINNING OF A NONTANGENT, 80.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL BEARS, NORTH 51°29'35" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°05'54" A DISTANCE OF 102.06 FEET;

THENCE, ALONG A RADIAL LINE SOUTH 21°36'19" EAST, 243.06 FEET TO AN ANGLE POINT;

THENCE, SOUTH 00°10'54" WEST, 208.10 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 9;



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THENCE, ALONG SAID SOUTHERLY LINE NORTH 89°49'06" WEST, 326.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE NO. 6969 RECORDED MARCH 17, 2011 AS INSTRUMENT NO. 2011-0119778 OF OFFICIAL RECORDS.

PARCEL 3A:

AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND TEMPORARY CONSTRUCTION PURPOSES OVER EASEMENT AREA "A" AND FOR INGRESS AND EGRESS OVER EASEMENT AREA "B" AS DESCRIBED AND DEPICTED IN THAT CERTAIN GRANT DEED EXECUTED BY MRF GROVES DEVELOPMENT II, L.P., A TEXAS LIMITED PARTNERSHIP (GRANTOR) TO SMR VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY (GRANTEE) RECORDED JANUARY 8, 2004 AS INSTRUMENT NO. 2004-13416 OFFICIAL RECORDS OF SAID COUNTY.

APN: 257-100-031-3 (Affects portion of Parcel 2), 257-100-035-7 (Affects Parcel 1 and portion of Parcel 2) and 255-200-050-5 (Affects Parcel 3)

DESCRIPTION APPROVAL:


CURTIS C. STEPHENS, L.S. 7519 3/26/15
CITY SURVEYOR DATE



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