

81545

WHEN RECORDED MAIL TO

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

RECEIVED FOR RECORD  
MIN. Past 1 o'clock P.M.  
At Request of  
*Balwant S. Jhawar*  
Book 1984, Page 81545  
APR 19 1984  
Recorded in Official Records  
of Riverside County, California  
*William J. Egan*  
Recorder  
Fees \$ 5-

COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS

4975 Van Buren Boulevard  
*C-2-823*

This Covenant and Agreement and Declaration of Restrictions is made and entered into this day of March, 1984, by BALWANT S. JHAWAR and AMARJIT K. JHAWAR, husband and wife as joint tenants, the owners of record of the following described real property (the property) situated in the City of Riverside, County of Riverside, State of California:

DESCRIPTION APPROVAL  
*William J. Egan*  
Recorder

That portion of Lot 34 of the Resubdivision of a portion of Arlington Suburban Estates as shown by map on file in Book 13, Page 75 of Maps, Riverside County Records, particularly described as follows:

Beginning at the Northwesterly corner of said Lot 34;  
Thence North 55° 44' East along the Northwesterly line of said Lot 122 feet;  
Thence South 34° 13' East 147.11 feet;  
Thence South 55° 44' West 223.21 feet, to the most Southerly corner of said Lot;  
Thence North 0° 21' East, 178.72 feet to the Point of Beginning.

Excepting therefrom that portion within Van Buren Boulevard, as conveyed to the City of Riverside in Book 2377, Page 521 of Official Records.

Said land is shown as Parcel No. 1 shown by map on file in Book 30, Page 21 of Records of Survey of said County.

WHEREAS the undersigned desire to rezone the property from Zone C-4-D to Zone C-3 pursuant to zoning case R-58-801; and

WHEREAS the undersigned desire to use the property for a mini-market in conjunction with a gasoline station pursuant to zoning case C-2-823; and

WHEREAS on September 20, 1983 the City Council approved the request of the undersigned to defer the requirement for widening Colorado Avenue and relocating the curb and gutter to 32 feet from the centerline of the street;

NOW, THEREFORE, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the property:

1. The undersigned shall widen Colorado Avenue and relocate the curb and gutter to 32 feet from the centerline of the street, adjacent to the property, all work to be according to plans and specifications approved by the City of Riverside, at such time that there is either (a) more than 650 square feet added to the building located on the property on September 20, 1983, or (b) a new building or buildings constructed on the property.

*C/A-115*

81545

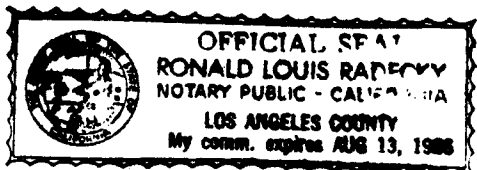
2. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the undersigned, their heirs, successors and assigns shall pay to the City its costs and reasonable attorneys' fees.

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 the undersigned, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

IN WITNESS WHEREOF the undersigned have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

Balwant Jhavar  
BALWANT S. JHAWAR

Amarjit Jhavar  
AMARJIT K. JHAWAR



Ronald Louis Radecky  
RONALD LOUIS RADECKY  
APRIL 8, 1984

APPROVED AS TO FORM:

Clarice Turney  
Assistant City Attorney

81545

State of CALIFORNIA  
County of LOS ANGELES } SS.

On this the 8<sup>th</sup> day of APRIL 1984, before me,

RONALD LOUIS RADECKY  
the undersigned Notary Public, personally appeared  
JHAWAR  
BALWANT AMARGAT JHAWAR

personally known to me  
 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) THEY subscribed to the within instrument, and acknowledged that THEY executed it.  
WITNESS my hand and official seal.

Ronald Louis Radecky  
Notary's Signature



CIA-115-2