

COVENANT AND AGREEMENT

(City of Riverside Zoning Case R-24-789)

159643

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3 THIS COVENANT AND AGREEMENT is made and entered into
4 this 14th day of June 1979, by DAVID A. PICK REALTORS,
5 INC., a California corporation, as to an undivided 1/3 interest,
6 THOMAS L. MAZZETTI and BARBARA S. MAZZETTI, husband and wife,
7 as to an undivided 1/3 interest, and RAYMOND A. WIEST and JANET L.
8 WIEST, husband and wife, as to an undivided 1/3 interest, the
9 owners of record of the real property located in the City of
10 Riverside, County of Riverside, State of California, described
11 as follows:

12 Parcels 1 and 2 of Parcel Map 13630 recorded
13 in Book 68 of Parcel Maps, at Pages 2 & 3 thereof,
14 Records of Riverside County, California.

15 For the purpose of complying with the conditions imposed
16 by the City of Riverside, California, for the approval of Zoning
17 Case R-24-789, the undersigned, for themselves, and their heirs,
18 successors and assigns, hereby covenants and agrees with the City
19 of Riverside as follows:

- 20 1. Prior to any development of Parcels 1 and 2 of
21 Parcel Map 13630, the undersigned shall submit
22 plot plans of the proposed development of said
23 parcel to the Planning Department of the City of
24 Riverside in such detail as may be reasonably
25 required by said Department for review by the Plan-
26 ning Commission and City Council of said City. The
27 undersigned shall not commence development of said
28 Parcels 1 and 2 without the prior approval of said
29 plot plans by the Planning Commission and the City
30 Council of the City of Riverside.
31 2. The undersigned shall develop said Parcels 1 and 2
32 of Parcel Map 13630 only in accordance with and

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1 conformance to the plot plans for each said
2 parcel as may be approved by the Planning Commis-
3 sion and the City Council of the City of Riverside.

- 4 3. Upon application for a building permit for Parcel 1
5 of Parcel Map 13630 or in the event said parcel is
6 otherwise developed, the undersigned shall forth-
7 with at their own cost and expense provide and
8 install such street improvements adjacent to said
9 Parcel 1 of McMahon Street as may be required by
10 the Public Works Department of the City of Riverside
11 in accordance with the then existing standards and
12 specifications, including curb, gutter, sidewalk
13 and street paving, installation or relocation of
14 street lights and street trees, and additional
15 dedication of street right-of-way as may reasonably
16 be necessary for the extension or termination of
17 McMahon Street to City specifications, and installa-
18 tion of chain link fence along railroad right-of-way.
19 In the event the above-described work of improvement
20 is not timely initiated and carried through to
21 completion, after demand therefor has been made by
22 the Director of Public Works of the City of Riverside,
23 said City may do any or all of the necessary work at
24 the cost and expense of the undersigned, their heirs,
25 successors or assigns.

26 The City of Riverside may enforce this Covenant and Agree-
27 ment in the event the undersigned, their heirs, successors or
28 assigns fail to comply with any of the terms and conditions set
29 forth above. Should said City bring suit in court to enforce any
30 terms of this Covenant and Agreement, the undersigned, their
31 heirs, successors or assigns agree to pay to the City, said
32 City's court costs and reasonable attorneys' fees.

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This Covenant and Agreement shall run with the land and shall be binding upon the undersigned, their heirs, successors and assigns.

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

DAVID A. PICK REALTORS, INC.,
a California corporation

By *David A. Pick*
DAVID A. PICK, President

Thomas L. Mazzetti
THOMAS L. MAZZETTI

Barbara S. Mazzetti
BARBARA S. MAZZETTI

Raymond A. Wiest
RAYMOND A. WIEST

Janet L. Wiest
JANET L. WIEST

Approved as to Form:

Barbara J. [Signature]
Assistant City Attorney