

DOC # 2015-0555042

12/24/2015 08:00 AM Fees: \$0.00

Page 1 of 10

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:
STEWART TITLE OF CALIFORNIA

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARY #420

AND WHEN RECORDED MAIL TO:

City Clerk
City of Riverside
3900 Main St.
Riverside, CA 92522

ORDER NO: 01180-92443

APN : 233-022-081

TRA : 009-015

DTT : \$

Covenant and Agreement and Declaration of Restrictions for Public Parking
TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

(\$3.00 ADDITIONAL RECORDING FEE APPLIES)

C/A-1238

WHEN RECORDED MAIL TO:

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

Property: 3761 Van Buren Blvd.
Riverside, CA 92503
APN: 233-022-081

FOR RECORDER'S OFFICE USE ONLY

COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS
FOR PUBLIC PARKING

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS FOR PUBLIC PARKING ("Covenant") is made and entered into this 4th day of December, 2015, by EDELGARD SCHWEITZER, a widow as to an undivided 66.125% interest, and CHARLES KEYES and LUELLA KEYES, husband and wife as joint tenants as to an undivided 33.875% interest, as tenants in common, ("Declarants"), with reference to the following facts:

A. Declarants are the fee owner of the real property located at 3761 Van Buren Boulevard, Riverside, California ("Property") legally described on Exhibit "A" attached hereto and incorporated herein by reference. Declarants purchased the Property concurrently with the recording of this Covenant, from the City of Riverside ("City")

B. The Property is and has been utilized by the City and its predecessor, the Redevelopment Agency of the City of Riverside, as a public parking lot.

C. As a condition of the sale of the Property by the City to Declarants, Declarants are required to execute and record a covenant and agreement continuing the use of the Property as a public parking lot.

D. Declarants hereby offer and agree to record such a covenant and agreement restricting and continuing the use of the Property as a public parking lot and to put future owners, lessees, successors and assigns on notice of said restriction.

NOW THEREFORE, for the purposes of complying with the conditions of approval and putting future owners, lessees, successors and assigns on notice, Declarants hereby covenant and agree to the following covenants, conditions, and restrictions:

1. The Property and the use of the Property shall be solely for a public parking lot and for no other purpose.

C/A-1238

2. The terms of this Covenant 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.

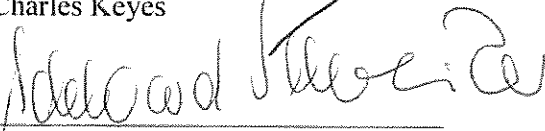
3. This Covenant shall run with the land and each and all of its terms shall be binding upon the Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Director of the Community & Economic Development Department of the City of Riverside, California, by a writing duly recorded.

IN WITNESS WHEREOF, Declarants have caused this Covenant to be executed as of the day and year first written above.

DECLARANT(S):

By: 
Charles Keyes

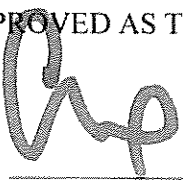
By: 
Luella Keyes

By: 
Edelgard Schweitzer

APPROVED AS TO FORM:

By: 
Kristi J. Smith
Supervising Deputy City Attorney

APPROVED AS TO CONTENT:

By: 
Community & Economic Development
Department

ACKNOWLEDGEMENT

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.

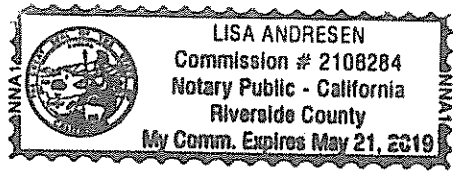
State of California
County of Riverside

On 11/17/15 before me, Lisa Andresen, Notary Public
(insert name and title of the officer)

personally appeared Edelgard Sanwretzer
who proved to me on the basis of satisfactory evidence to that 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 Lisa Andresen (Seal)



ACKNOWLEDGEMENT

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State of California
County of Riverside

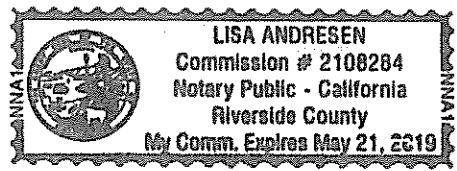
On 11/17/15 before me, Lisa Andresen, Notary Public
(insert name and title of the officer)

personally appeared Charles Keyes
who proved to me on the basis of satisfactory evidence to that 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 Lisa Andresen

(Seal)



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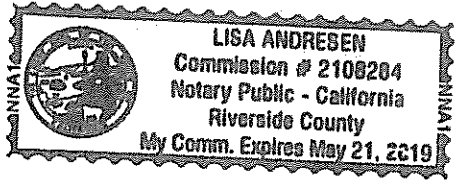
State of California
County of Riverside

On 11/17/15 before me, Lisa Andresen, Notary Public
(insert name and title of the officer)

personally appeared Luella Reyes
who proved to me on the basis of satisfactory evidence to that 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 Lisa Andresen (Seal)



ORDER NO: 01180-92443

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED, READS AS FOLLOWS:

NAME OF NOTARY: Lisa Andresen

DATE COMMISSION EXPIRES: 5-21-2019

NOTARY IDENTIFICATION NUMBER: 2108284
(FOR NOTARIES COMMISSIONED AFTER 01/01/1992)

MANUFACTURER / VENDOR IDENTIFICATION NUMBER: NNA1
(FOR NOTARIES COMMISSIONED AFTER 01/01/1992)

COUNTY OF COMMISSION: Riverside

PLACE OF EXECUTION OF THIS DECLARATION: Riverside

TODAYS DATE: 12-10-2015



SIGNATURE

STEWART TITLE OF CALIFORNIA

CA-1238

Exhibit "A"
Legal Description

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 233-022-081
Address: 3761 Van Buren Blvd.
FEE SIMPLE INTEREST

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 2 of Parcel Map 19719, as shown by map on file in Book 121, Pages 48 and 49 of Parcel Maps, records of Riverside County, California:

EXCEPTING therefrom that portion described deed to the City of Riverside by document recorded June 8, 2006, as Document No. 2006-01414159 of Official Records of Riverside County, California, described as follows:

BEGINNING at the most westerly Corner of said Parcel 2;

THENCE North 56°19'47" East, along the northwesterly line of said Parcel 2, a distance of 28.00 feet to a line that is parallel and distant 88.00 feet northeasterly, as measured at right angles, from the centerline of Van Buren Boulevard as shown by said map;



THENCE South 33°38'19" East, along said parallel line, a distance of 77.58 to the beginning of a tangent curve concaving southwesterly and having a radius of 1312 feet;

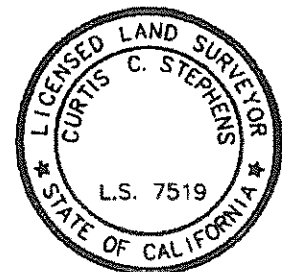
THENCE southeasterly to the right along said curve through a central angle of 1°24'34" an arc length of 33.42 feet to the southeasterly line of said Parcel 2:

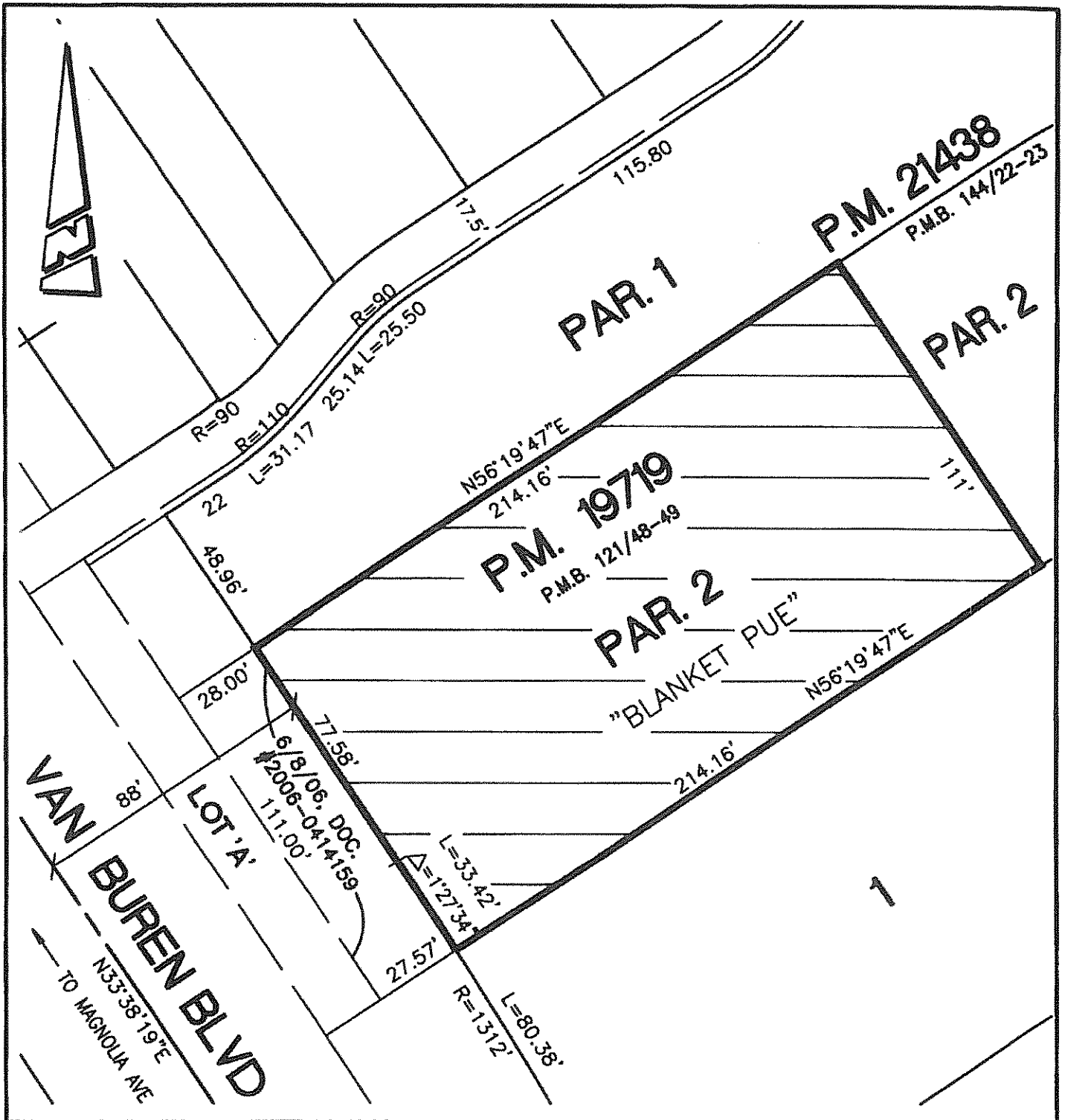
THENCE South 56°19'47" West, along said southeasterly line, a distance of 27.57 feet to the southwesterly line of said Parcel 2;

THENCE North 33°38'19" West, along the southwesterly line of said Parcel 2, a distance of 11.00 feet to the **POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Curtis C. Stephens, L.S. 7519 Date 





• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1"=40'

DRAWN BY: CURT

DATE: 4/22/15

SUBJECT: APN. 233-022-081 - 3761 VAN BUREN

C/A-1238