

Recording Requested By:
Stewart Title of California

WHEN RECORDED MAIL TO:

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

Project:
4587 Mulberry Street
Riverside, CA
APN: 219-043-021

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TERESA #134

For Recorder's Office Use Only

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

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 5 day of July, 2016, by HANDSON EQUITIES, LLC ("Declarant") with reference to the following facts.

A. Declarant is the fee owner of the real property located at 4587 Mulberry Street, Riverside, California (the "Property") as legally described on Exhibit "A" which is attached hereto and incorporated herein by reference.

B. Property is located in the Downtown Specific Plan – Prospect Place Office District ("Prospect Place Office District").

C. Per the Purchase and Sale Agreement date: 4/18/2016 Declarant purchased the Property from the City of Riverside and as a condition of sale, City is requiring Declarant to execute and record a covenant restricting property uses to only those uses permitted by the Prospect Place Office District. Declarant acknowledges that the proposed use of the Property, Multi-Family Residential, is a legal non-conforming grandfathered use.

D. Declarant offers and agrees to record a covenant and agreement to put future owners, lessees, successors and assigns on notice of the Prospect Place Office District use restrictions.

NOW, THEREFORE, for the purpose of putting future owners, lessees, successors and assigns on notice, Declarant hereby covenants and agrees to the following covenants, conditions, and restrictions:

1. The following uses are prohibited in the Prospect Place Office District:

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D. Declarant offers and agrees to record a covenant and agreement to put future owners, lessees, successors and assigns on notice of the Prospect Place Office District use restrictions.

NOW, THEREFORE, for the purpose of putting future owners, lessees, successors and assigns on notice, Declarant hereby covenants and agrees to the following covenants, conditions, and restrictions:

1. The following uses are prohibited in the Prospect Place Office District:

C/A-1251

- a) Car wash;
- b) Drive-thru establishments;
- c) Hotels;
- d) Motels;
- e) Vehicle repair shops and parts stores;
- f) Vehicle sales and rentals; and
- g) Any other use not specifically authorized by the Prospect Place Office District.

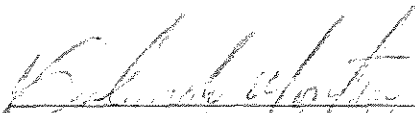
2. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by City of Riverside, and its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to court costs, including reasonable attorney's fees.

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

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

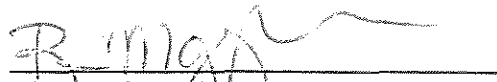
DECLARANT:

HANDSON EQUITIES, LLC

By: 
Printed Name: Orlando Montanez
Its: Managing Member


By: _____
Printed Name:
Its:

APPROVED AS TO FORM



Rina M. Gonzales
Deputy City Attorney

APPROVED AS TO CONTENT



Emilio Ramirez, Deputy Director
Community & Economic Development
Dept.

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 July 5 2011 before me, A. W. Ensign Notary Public
(insert name and title of the officer)

personally appeared Orlando Montano
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 [Handwritten Signature] (Seal)

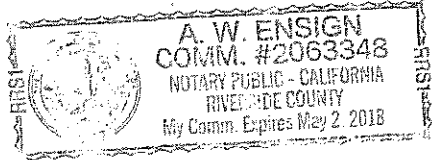


EXHIBIT "A"

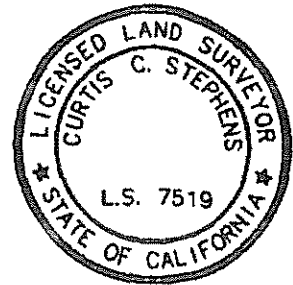
APN: 219-043-021
Address: 4587 Mulberry Street
FEE SIMPLE INTEREST

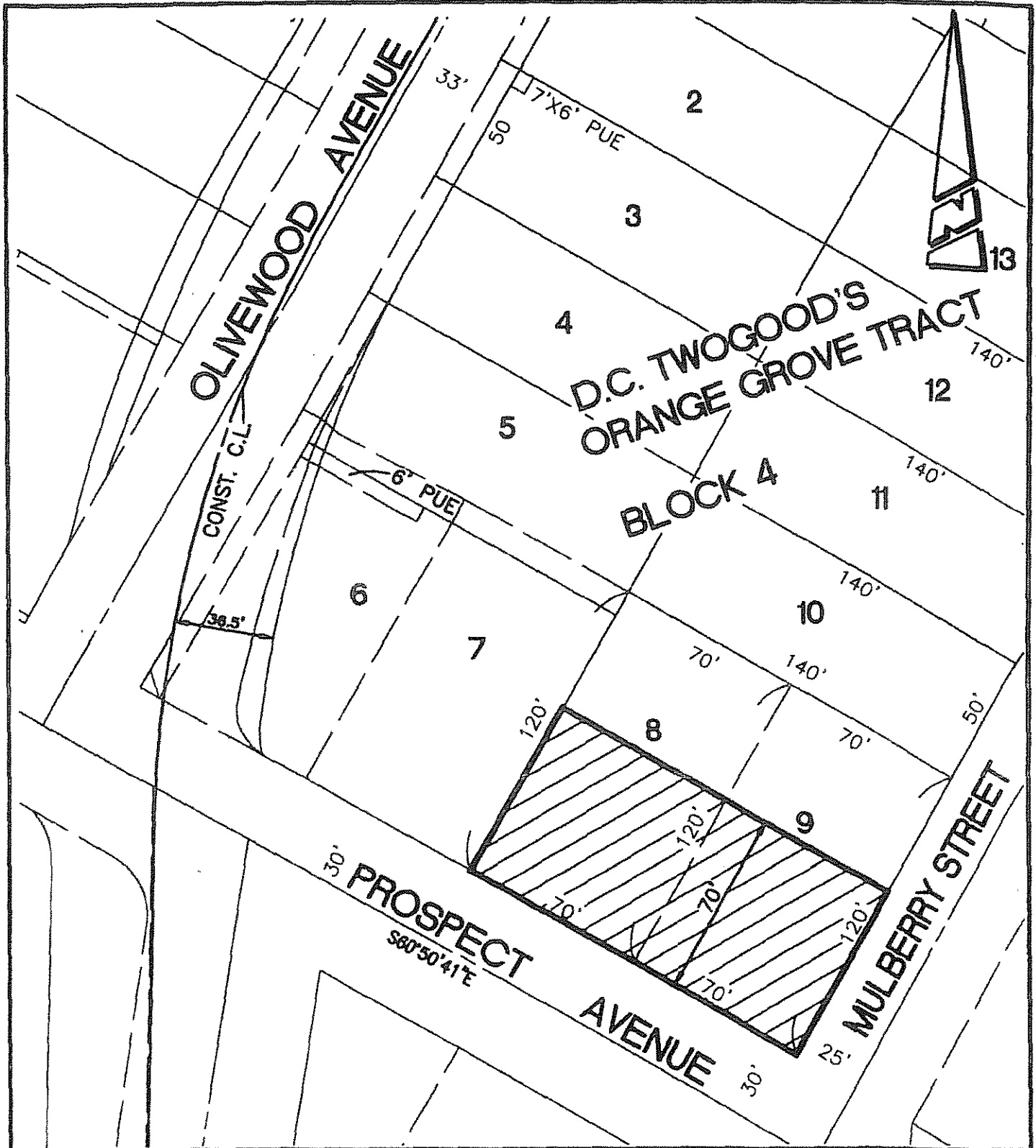
That certain real property in the City of Riverside, County of Riverside, State of California, described as follows:

The southerly rectangular 70.00 feet of Lots 8 and 9 in Block 4 of D.C. Twogood's Orange Grove Tract, as shown by map on file in Book 7, Page 42 of Maps, Records of San Bernardino, County, California.

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

Curtis C. Stephens 12/10/15 Prep. CS
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"=50'

DRAWN BY: CURT

DATE: 12/18/15

SUBJECT: 4587 MULBERRY STREET - APN 219-043-021

C/A-1251