

2015-0517499

11/25/2015 02:05 PM Fee: \$ 0.00

Page 1 of 4

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: 3730 & 3734 (2nd Flr.) Elizabeth Street
Riverside, CA 92506
APNs: 225-061-011

9	494				R	A	Exam:	722		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
4										
SIZE	NCOR	SMR	NCHG				NCHGCC			

For Recorder's Office Use Only



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

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 10 day of July, 2015, by PAMELA P. GROTENHUIS-ROBERTSON, Trustee of the Pamela P. Grotenhuis Trust dated November 14, 1984 ("Declarant") with reference to the following facts.

A. Declarant is the fee owner of the real property in the City of Riverside, County of Riverside, State of California, located at 3730 and 3734 Elizabeth Street, Riverside, CA; Assessor Parcel No. 225-061-011, legally described in Exhibit "A" attached hereto and incorporated herein by reference, (the "Property").

B. Declarant is leasing a portion of the Property located at 3730 Elizabeth Street to Inkaholics Tattoo and Art Studio ("Lessee") and desires to lease an additional 1,200 square feet on the 2nd Floor, at 3734 Elizabeth Street, so that it may expand its business as a tattoo parlor and art studio.

C. As a condition of approval, the City of Riverside is requiring Declarant to execute and record a covenant and agreement in Planning Case P15-0569, to tie 3730 Elizabeth Street and 3734 Elizabeth Street, 2nd floor (collectively, "Premises"), together as one business and limiting the use of the Premises to uses approved for the CR-SP - Commercial Retail and Specific Plan (Magnolia Avenue Specific Plan) land use designation, and informing future owners, lessees, successors and assigns of certain use and parking restrictions.

D. Declarant offers and agrees to record such a covenant and agreement to put future owners, lessees, successors and assigns on notice of use and parking 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:

C/A-1316

1. The Premises shall be utilized as a single business until such time that the Premises are vacated.

2. All new tenants and must conform to use restrictions defined by Title 19 of the Riverside Municipal Code and Magnolia Avenue Specific Plan.

3. All new tenants must submit a parking analysis prior to issuance of any permits or occupancy.

4. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by City of Riverside, and its successors and assigns.

5. 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:

Pamela P. Grotenhuis-Robertston, Trustee
of the Pamela P. Grotenhuis Trust

By: *Pamela P. Grotenhuis - Robertston*
Pamela P. Grotenhuis-Robertston

~~PLEASE SEE ATTACHED
CALIFORNIA CERTIFICATE
Leah Aaron, Notary Public
10/07/2015
yjt~~

APPROVED AS TO FORM

Kristi J. Smith
Kristi J. Smith
Chief Assistant City Attorney

APPROVED AS TO CONTENT

Suham Bawany
Suham Bawany
Planning Division

O:\Cyc\com\WPDocs\D023\P023\00254470.doc
CA: 15-1737

PLEASE SEE ATTACHED
CALIFORNIA CERTIFICATE
Leah Aaron, Notary Public
Nov. 19, 2015

C/A-1316

EXHIBIT "A"

LOT 46 OF MAGNOLIA CENTER TRACT AS SHOWN BY MAP ON FILE IN BOOK 17
PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE WESTERLY 12 ½ FEET FOR STREET AND ALLEY
PURPOSES AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED
NOVEMBER 10, 1949 IN BOOK 1122 PAGE 481 OF OFFICIAL RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

DESCRIPTION APPROVAL:

 9/28/15

CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR

C/A-1316

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Diego)
On Nov. 19, 2015 before me, Leah Aaron, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Pamela P. Grotenhuis-Robertson
Name(s) of Signer(s)

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 Leah Aaron
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Covenant & Agreement & Declaration Document Date: July 10, 2015
Number of Pages: 03 Signer(s) Other Than Named Above: Suhaim Bawany and Kristi J. Smith

Capacity(ies) Claimed by Signer(s)
Signer's Name: Pamela P. Grotenhuis-Robertson Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

C/A-1316