

**DOC # 2016-0538881**  
12/02/2016 04:29 PM Fees: \$54.00  
Page 1 of 9  
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: CLAUDIA #061

**AND WHEN RECORDED MAIL TO:**  
City of Riverside  
City Clerks Office  
3900 Main Street  
Riverside, CA 92501

ORDER NO: 01180-183012

---

APN : 234-101-64

TRA : 009-138

DTT : \$

**COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS**  
**TITLE OF DOCUMENT**

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**  
**(\$3.00 ADDITIONAL RECORDING FEE APPLIES)**

C/A-1372

WHEN RECORDED MAIL TO:

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

Project: Magnolia Avenue and Taft Street  
APN: 234-101-064

01180-183012

For Recorder's Office Use Only

**COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS  
(Future Use)**

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 17<sup>th</sup> day of November, 2016, by **MOHAMMAD MIKE SADEGHIAN AND KLARA SADEGHIAN**, husband and wife as joint tenants, ("Declarant") with reference to the following facts.

**RECITALS**

- A. Declarant is the fee owner of the real property located at 9655 and 9670 Magnolia Avenue, 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 Magnolia Specific Plan.
- C. Per the Purchase and Sale Agreement dated: July 9, 2015, Declarant purchased the property from the Successor Agency to the Redevelopment Agency of the City of Riverside and as a condition of the sale, City is requiring Declarant to execute and record a covenant restricting property uses to only those uses permitted by the Magnolia Specific adopted in November 10, 2009.
- D. Declarant offers and agrees to record a covenant and agreement to put future owners, lessees, successors and assigns on notice of the Magnolia Specific Plan use restrictions.

NOW, THEREFORE, incorporating the above recitals and for the purposes of complying with the condition of approval and 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 Magnolia Specific Plan – Arlington District.

a) Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail over 20,000 square feet in area except in the La Sierra and Galleria Districts, Home Improvement over 20,000 square feet in the area may be allowed with a conditional use permit.

b) Vehicle Related Uses – when fronting onto Magnolia Avenue or are readily visible from the corridor. Prohibited vehicle related uses include vehicle dismantling and wrecking, fuel stations, impound yards, vehicle repair, sales, rental and leasing and was facilities as defined in Article X of Title 19 (Zoning Code).

c) Drive-thru Businesses – when fronting onto Magnolia Avenue or are readily visible from the corridor.

2. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the 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 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 the Community & Economic Development Director of the City of Riverside, California, by a writing duly recorded.

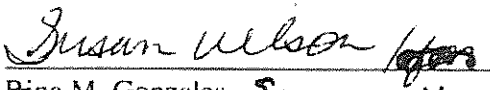
IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement and Declaration of Restrictions to be executed as of the day and year first written above.

DECLARANT:

By:   
Name: Mohammad Mike Sadeghian

By:   
Name: Klaru Sadeghian

APPROVED AS TO FORM

  
~~Rina M. Gonzales~~ Susan Wilson  
Deputy City Attorney

APPROVED AS TO CONTENT

  
Rafael Guzman  
Community & Economic Development Director

CA 15 0888

Attest:   
City Clerk

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

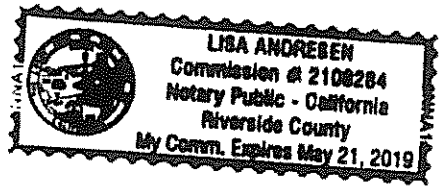
On 11/17/16, before me, Lisa Andresen, a

notary public, personally appeared Mohammad Mike Sadeghian and Klean Sadeghian 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.

Lisa Andresen (SEAL)  
Signature



C/A-1372

ORDER NO: 01180-183012

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: 2108294  
(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: 12-2-2016

  
\_\_\_\_\_  
SIGNATURE

STEWART TITLE OF CALIFORNIA

CIA-1372

**ACKNOWLEDGMENT**

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 }<sup>ss</sup>

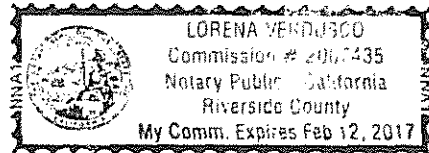
On November 30, 2016, before me, Lorena Verdusco, Notary Public,  
notary public, personally appeared, Sherry Morton

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.

Lorena Verdusco  
Notary Signature



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

CIA-1372

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



Address: 9644 - 9670 Magnolia Avenue  
A.P.N.: 234-101-064

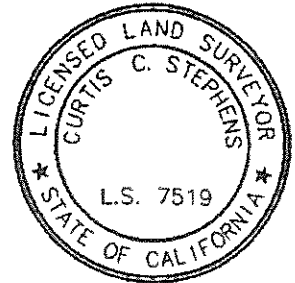
That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel 1 of Certificate of Compliance P14-0747 issued by the City of Riverside and recorded September 19, 2014 as Document No. 2014-0356425 of Official Records of Riverside County, California.

Area – 0.88 Ac. more or less

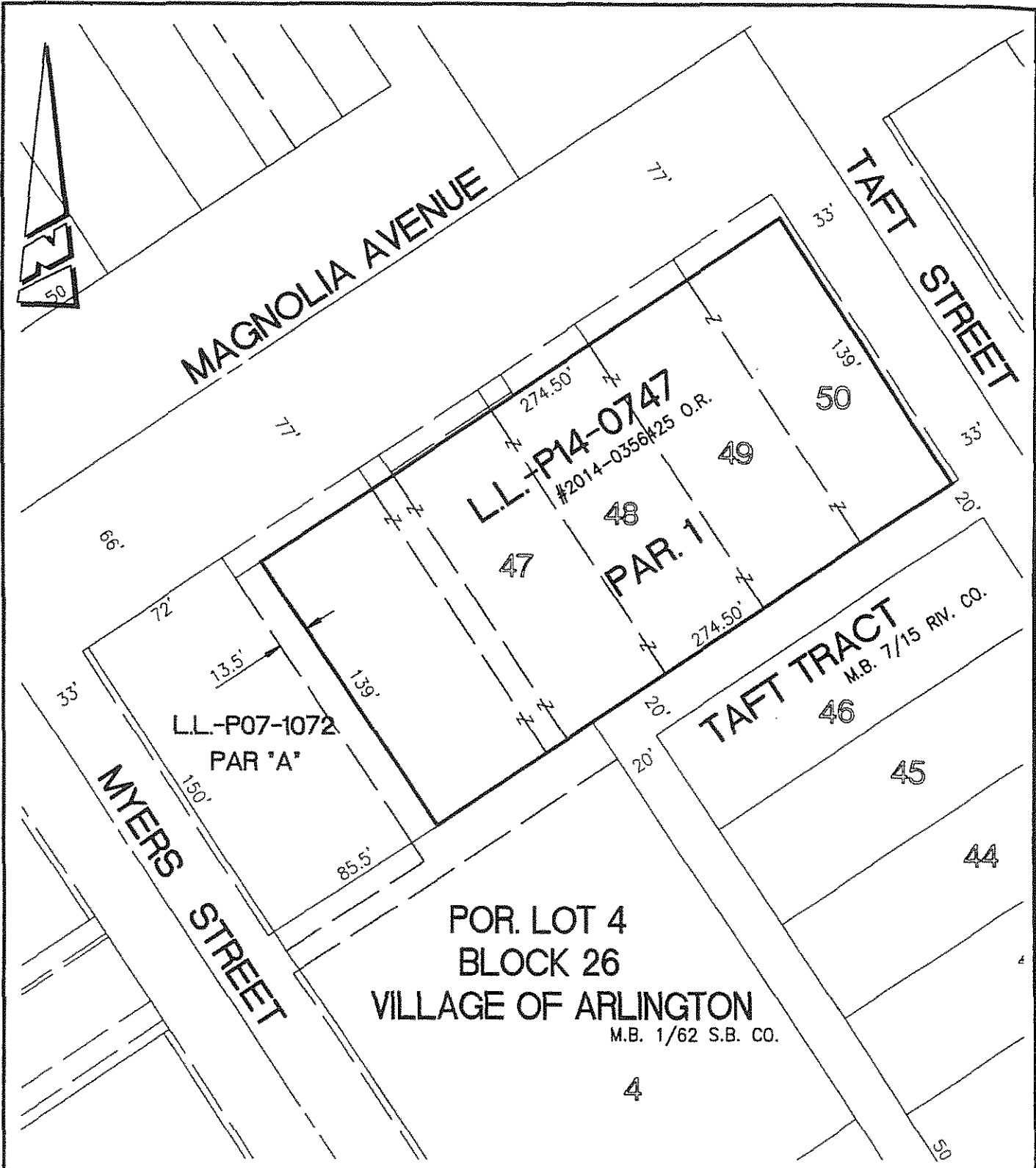
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 11/17/15 Prep.   
Curtis C. Stephens, L.S. 7519 Date



C/A-1372





• 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	CA-1372
---	--	--------------	---------

SCALE: 1"=60'	DRAWN BY: CURT	DATE: 11/17/16	SUBJECT: APN 234-101-064 - MAGNOLIA/TAFT SURPLUS
---------------	----------------	----------------	--