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WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: Building Permit for
2299 Grace Street
Riverside, California

RECEIVED FOR RECORD
AT 8:00 OCLOCK

MAY - 1 1992

Recorded in Official Records
of Riverside County, California

[Signature]
Recorder
Fees \$ *[Signature]*

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this *23* day of *April*, 1992, by DONALD R. WILCOX, a married man as his sole and separate property, with reference to the following facts:

A. The undersigned are the fee owners of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Parcel 1:

All that portion of Lot 3 in Block 56 of Arlington Heights, as shown by Map on file in Book 11, pages 20 and 21 of Maps, Records of San Bernardino County, California, particularly described as follows:

Beginning at the most Southerly corner of said lot;
THENCE North 56° 00' East along the Southerly line of said lot, 190.69 feet to the most Southerly corner of Parcel 3 as conveyed to Robert F. Brewer and Gladys E. Brewer, husband and wife as joint tenants, by Deed recorded May 15, 1956 in Book 1911, page 455 of Official Records of Riverside County, California;

THENCE North 34° West along the Southwesterly line of said Parcel 3, a distance of 42.42 feet to the most Westerly corner thereof;

THENCE South 56° 00' West, 190.69 feet to the Southwesterly line of said lot being on the Northeasterly line of Grace Street;

THENCE South 34° East along said Northwesterly line of Grace Street, 42.42 feet to the POINT OF BEGINNING.

Parcel 2:

All that portion of Lot 5 in Block 56 of Arlington Heights, as shown by Map on file in Book 11, pages 20 and

21 of Maps, Records of San Bernardino County, California, particularly described as follows:

Beginning at the most Westerly corner of said lot;
 THENCE North 56° 00' East along the Northwesterly line of said lot, 190.69 feet to the most Westerly corner of Parcel 2 as conveyed to Robert F. Brewer and Gladys E. Brewer, husband and wife as joint tenants, by Deed recorded May 15, 1956 in Book 1911, page 455 of Official Records of Riverside County, California;

THENCE Southeasterly along the Southwesterly line of said Parcel 2 to the most Southerly corner thereof;

THENCE South 56° 00' West, 190 feet to the Southwesterly line of said lot, being the Northeasterly line of Grace Street;

THENCE on an arc of a circle convexing to the South of which the chord bears North 35° 41' West and of which the radius is 404.30 feet, a distance of 23.51 feet;

THENCE North 34° West, 38.90 feet to the POINT OF BEGINNING.

Parcel 3:

All that portion of Lot 5 in Block 56 of Arlington Heights, as shown by Map on file in Book 11, pages 20 and 21 of Maps, Records of San Bernardino County, California and particularly described as follows:

Commencing at the most Southerly corner of said Lot 5, said point being the intersection of Evans Street and Dufferin Avenue;

THENCE North 36° West along the Easterly line of Evans Street, 10.2 feet;

THENCE North 40° 07' West, 103.4 feet on chord of curve for the POINT OF BEGINNING;

THENCE North 56° East and parallel with the Northerly line of Dufferin Avenue, 651.44 feet to the Easterly line of said Lot 5;

THENCE North 34° West, along said Easterly line, 504.75 feet;

THENCE South 56° West and parallel with the Northerly line of said Lot 5, 830.37 feet to the Easterly line of Evans Street;

THENCE South 47° 10' East, along said Easterly line of Evans Street on chord of curve, 130.1 feet;

THENCE South 57° East, along said Easterly line of Evans Street, 308.69 feet;

THENCE South 51° 37' East, along said Easterly line of Evans Street, on chord of curve, 90.87 feet, more or less, to the POINT OF BEGINNING;

EXCEPTING therefrom the Northeasterly 130 feet thereof;

ALSO EXCEPTING therefrom the Southerly 400 feet thereof, said Southerly 400 feet being measured along the

Easterly line thereof and the Northerly line of said Southerly 400 feet being parallel with the Southerly line thereof;

ALSO EXCEPTING therefrom that portion conveyed to Robert F. Brewer and Gladys E. Brewer, husband and wife as joint tenants, by Deed recorded May 15, 1956 in Book 1911, page 455 of Official Records of Riverside County, California.

B. The Property, located at 2299 Grace Street, Riverside, California, is now developed with a single-family house. The undersigned has converted a garage to a studio/accessory building for recreational use. The studio/accessory building consists of a working area, kitchenette and a separate bathroom.

C. The City of Riverside (the "City") has required as a condition of issuance of a building permit to legalize said studio/accessory building, that certain restrictions be placed upon the Property with regard to the use of the accessory building so that it shall only be used or occupied in accordance with the provisions of the Riverside Municipal Code that precludes the use of the accessory building as an auxiliary dwelling unit or rental unit.

D. The undersigned desires to restrict the use of the Property to single-family residential in accordance with the zoning therefor.

NOW, THEREFORE, for the purpose of allowing the issuance of a building permit for the accessory building at 2299 Grace Street, Riverside, California, and restricting the Property to single-family residential, the undersigned hereby covenants and agrees with the City that the single family house and the studio/accessory building on the Property shall be used as one dwelling unit; that the studio/accessory building shall not be used as a separate living unit, that neither building shall be sold, rented or leased separately from the other building; and that the accessory building shall not be used for any commercial purposes.

This Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside. 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 attorneys' fees.

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 undersigned, and his heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

