

AS

WHEN RECORDED MAIL TO:
CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: Variance Case V-22-867 (Rev.)

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.

FEB 25 1993

Recorded In Official Records
of Riverside County, California

Walter R. Jone
Recorder
Fees \$ 11

72996

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS is made and entered into this 25th day of FEB., 1993, by LOURDES HSUEH, an unmarried woman, hereinafter referred to as "Declarant" with reference to the following facts:

A. Declarant is the fee owner of that certain real property, hereinafter referred to as the "Property" situated in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel No. 1 as shown by Parcel Map on file in Book 5, pages 37 and 38 of Parcel Maps, records of Riverside County, California.

B. The Property is developed with an existing commercial complex known as the "La Sierra Place Shopping Center" containing approximately 2.89 acres at the southeast corner of La Sierra and Minier Avenues. Declarant in Variance Case V-22-867 (Revised) requested a variance from the City of Riverside to install an approximately 40-square-foot monument sign identifying the name of the center and two tenants in addition to the already existing approximately 40-square foot monument sign. The Zoning Code of the City of Riverside permits only one maximum 40-square-foot, 8-foot-high monument sign identifying either the name of the center or one tenant.

C. The City of Riverside in Variance Case V-22-867 (Revised) granted a variance to allow a new 24-square-foot, 6 foot high monument sign identifying the name of the center and one tenant subject to certain conditions. One of the conditions of approval provided that the existing monument sign shall be permitted for the existing tenant/business only; and that if the current tenant/business (Los Amigos) changes or otherwise ceases to utilize the sign, or when the current lease with Los Amigos expires, the entire sign shall be removed. The condition further required that a covenant to this effect to the approval of the Planning and Legal Departments shall be recorded prior to the issuance of sign permits.

RECORDED IN OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
DATE 2/25/93
BY *Walter R. Jone*
RECORDER
CITY OF RIVERSIDE

D. The tenant identified on the existing monument sign located on the southwesterly portion of the Property is Los Amigos II Authentic Mexican Restaurant. The Shopping Center Lease dated October 27, 1987 with the tenant if for a period of fifteen (15) years from the date of delivery of the leased premises to the tenant. In addition, in said Shopping Center Lease the tenant has the right to further extend the lease for two terms of five years each.



NOW, THEREFORE, in consideration of granting of a variance for the second monument sign identifying the name of the center and one tenant in Variance Case V-22-867 (Revised) and to meet a condition of approval in said case, Declarant hereby covenants and agrees with the City of Riverside and hereby declares that the Property above described shall be developed, improved, held sold, conveyed, leased, used and occupied subject to the restriction that the existing monument sign located on the southwesterly portion of the Property identifying Los Amigos II Authentic Mexican Restaurant shall be removed at such time as the current lease with said tenant expires or if said tenant changes or otherwise ceases to utilize the sign, whichever shall first occur.

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

This Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon Declarant and the heirs, successors and assigns of Declarant and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

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

Loudes Hsueh
[Signature]
LOUDES HSUEH HER BY attorney-in-fact.

APPROVED AS TO CONTENT:

[Signature]
Planning Department

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney