

KBS

RECORDING REQUESTED BY:

249701

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
4953 La Sierra Avenue
Riverside, California

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

JUN 29 1993

Recorded in Official Records
of Riverside County, California

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, 1993, by TOMAS PAEZ, JR., an unmarried man, the fee owner of the real property situated in the City of Riverside, County of Riverside, State of California, and described as follows:

Parcel 1

Lot 24 of CAMPBELL'S LA SIERRA SUBDIVISION, as per Map recorded in Book 13, page 45 of Maps, in the Office of the County Recorder of said County.

Parcel 2

That portion of the Northeasterly 40.00 feet of Lot "P" of LA SIERRA HEIGHTS, as per Map recorded in Book 7, page 66 of Maps, in the Office of the County Recorder of Riverside County, California, lying between the Northerly and Southerly lines of Lot 24 of CAMPBELL'S LA SIERRA SUBDIVISION, as per Map recorded in Book 13, page 45 of Maps, in the Office of the County Recorder of said County.

EXCEPT that portion conveyed to the City of Riverside in Deed recorded July 1, 1977 in Book 1977, page 124052 of Official Records.

WHEREAS the property above described, located at 4953 La Sierra Avenue, Riverside, California, is developed with a single-family house; and

WHEREAS the undersigned desires to convert an existing garage to a guest house on the property; and

WHEREAS the undersigned desires to restrict the use of the property to single-family residential;

NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit for a guest

DESCRIPTION APPROVAL: 4/7/93
George A. Miller
SURVEYOR, CITY OF RIVERSIDE

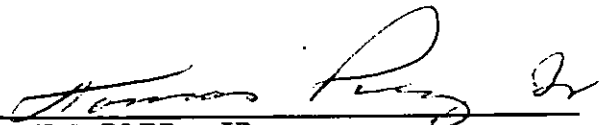
house on the subject property and restricting the use of the property to single-family residential, the undersigned hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

The single-family house and the guest house shall be used as one dwelling unit. Neither building nor any part of either building shall be used as a separate dwelling unit or separate living quarters from the other. Neither building shall be sold, rented or leased separately from the other building. Kitchen facilities shall not be permitted, maintained or installed in the guest house.

The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors or assigns. Should the City 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 reasonable attorneys' fees and expert witnesses' fees and other reasonable costs of suit.

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, 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.

IN WITNESS WHEREOF the undersigned have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.


TOMAS PAEZ, JR.

APPROVED AS TO CONTENT:


Planning Department

APPROVED AS TO FORM:


Assistant City Attorney

KMG/3954A/sb
12/28/92