

467654

467654

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

Project: Zoning Case R-19-912

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

NOV 23 1993

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$ 14.00

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 17th day of May, 1993, by the RIVERSIDE AUTO CENTER ASSOCIATION, an unincorporated association, hereinafter referred to as "Declarant", with reference to the following facts:

14
38

A. Declarant is the fee owner of that certain real property, hereinafter referred to as "Property", located within the City of Riverside, County of Riverside, State of California, and described in Exhibit A, attached hereto and incorporated herein by this reference. The Property consists of approximately 6832 square feet developed with a single family residence at 3415 Susan Street, situated on the east side of Susan Street and the south side of the Riverside Freeway.

B. In City of Riverside Zoning Case R-19-912, Declarant proposes to rezone the Property from the Single Family Residential (R-1-65) Zone to the General Commercial with Specific Plan Overlay (C-3-SP) Zone to permit the installation of the Riverside Auto Center's electronic message center sign. A condition of approval of Zoning Case R-19-912 by the City of Riverside requires the Declarant to execute and record a covenant should Declarant wish to retain the existing single family residence as a non-conforming use.

C. Declarant wishes to allow the current occupants of the single-family residence to remain on the Property and to comply with a condition imposed by the City of Riverside for the approval of the rezoning of the Property in Zoning Case R-19-912.

NOW, THEREFORE, in consideration of the rezoning of the Property in Zoning Case R-19-912, Declarant here covenants and agrees with the City of Riverside as follows:

1. The current residents of the Property are LOREN and CAROL PRICE.

Lot 16 of Jones Tract as shown by map on file in Book 24, page 35 of Maps, records of Riverside County, California, and a portion of Lot 30, and of the Northeasterly one-half of Lot "A" (Susan Street) as said lots are shown on map of Jones Tract No. 2, recorded in Book 25 of Maps, at page 6 thereof, and more particularly described as follows:

PARCEL 1:

Lot 16 of Jones Tract, in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 24, Page 35 of Maps, in the office of the County Recorder of said County.

PARCEL 2:

That portion of Lot 30, and of the Northeasterly one-half of Lot "A" (Susan Street), as said Lots are shown on Map of Jones Tract No. 2, recorded in Book 25 of Maps, at Page 6 thereof, in the office of the County Recorder of said County, described as a whole as follows:

Beginning at the most Southerly corner of said Lot 30;

Thence along the Southeasterly line thereof, North 56° 23' 27" East 112.29 feet to the most Easterly corner of said Lot;

Thence along the Northeasterly line thereof, North 33° 38' 12" West 7.97 feet;

Thence South 55° 53' 04" West 112.29 feet to a point in the Southwesterly line of said Lot 30, distant thereon 6.98 feet Northwesterly from said most southerly corner;

Thence, continuing South 55° 53' 04" West 33.00 feet to the Southwesterly line of said Northeasterly one-half of Lot "A";

Thence along said Southwesterly line South 33° 38' 18" East to the Southwesterly prolongation of said Southeasterly line of Lot 30;

Thence along said prolongation North 56° 23' 27" East 33.00 feet to the Point of Beginning.

DESCRIPTION APPROVAL 11/22/93
Walter R. Inc
 SURVEYOR, CITY OF RIVERSIDE by _____

EXHIBIT A

