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WHEN RECORDED MAIL TO:

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

Project: Zoning Case R-27-901

RECEIVED FOR RECORD
AT 11:00 O'CLOCK

JAN 20 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

William J. [Signature]

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DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS is made and entered into this 29th day of December, 1993, by SAMUEL L. HALLER, JACKIE L. HALLER and TODD A. HALLER ("Declarants") with reference to the following facts:

A. Declarants are the fee owners of that certain real property (the "Property") described as follows:

Lot 31 of Crowell Gardens as shown by map on file in Book 22 of Maps, at page 59 thereof, records of Riverside County, California.

B. The Property is an approximately 9,000-square-foot corner lot with about 72 feet of frontage on Crowell Avenue and 110 feet of frontage on Indiana Avenue. The Property currently contains a single family residence fronting on Crowell Avenue with an address of 3406 Crowell Avenue.

C. The Property is situated between Indiana Avenue and the Riverside 91 Freeway in an area included with the adopted Auto Center Specific Plan. The area is in transition from residential to automotive related commercial uses. Declarants wish to facilitate the legalization and expansion of a used car lot located on the adjacent property to the southwest and a portion of this Property in accordance with the requirements of the Auto Center Specific Plan by developing the Property as an expansion of the existing car lot at 8205 Indiana Avenue at such time as the residence on the Property is removed.

D. Declarants have filed an application with the City of Riverside to rezone the Property from the Residential-1 (R-1-65) Zone to the General Commercial (C-3) Zone in Zoning Case R-27-901. As one of the conditions for the approval of Zoning Case R-27-901, a covenant is to be recorded stipulating that the Property, including the dwelling, except for the rear 20-feet will not be converted to commercial use and only the aforementioned rear 20-feet of

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DESCRIPTION APPROVAL

K. G. Strait

12/10/93

for SURVEYOR, CITY OF RIVERSIDE

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the Property may be utilized until such time as the dwelling is removed.

E. Declarants seek to comply with the above-noted condition imposed by the City of Riverside for the rezoning of the Property in Zoning Case R-27-901.

NOW, THEREFORE, Declarants hereby declare that the Property described hereinabove shall be developed, improved, held, sold conveyed, leased, used and occupied subject to the following restrictions, covenants and conditions which are for the purpose of complying with a condition of approval imposed by the City of Riverside in Zoning Case R-27-901:

1. Excluding the rear 20-feet, the Property as described above including the dwelling thereon, will not be converted to commercial use until such time as said dwelling unit is removed from the Property. It is understood that the Property is considered to be fronting on Crowell Avenue and that the rear 20-feet shall be the 20-foot strip parallel to Crowell Avenue and the greatest distance therefrom.

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

3. This Declaration of Restrictions shall run with the land and the terms thereof shall be binding upon Declarants and the heirs, successors and assigns of Declarants and shall continue in effect until released by the City Council of the City of Riverside or upon the removal of the existing dwelling from the Property, whichever shall first occur.

IN WITNESS WHEREOF, Declarants have executed this Declaration of Restrictions the day and year first above written.

Approved as to Content:

John A. Bel
Planning Department

Approved as to Form:

[Signature]
Assistant City Attorney

[Signature]
Samuel L. Haller

[Signature]
Jackie L. Haller

[Signature]
Todd A. Haller