

116197

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

Project No.: CU-10-923, RZ-3-923

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS is made and entered into this 7th day of March, 1994, by RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT ("Declarant") and MC PARTNERS with reference to the following facts:

A. Declarant is the owner of that certain real property in the City of Riverside, County of Riverside, State of California, described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Billboard Site"). The Billboard Site is in the M-1 General Manufacturing zone.

B. Declarant and MC Partners entered into that certain lease, dated November 17, 1992 ("Lease"), pursuant to which MC Partners leases the Billboard Site for the purpose of installing and maintaining a billboard thereon.

C. Subject to the Lease, MC Partners desires to install and maintain a billboard sign on the Billboard Site. In order to accomplish this purpose, MC Partners has submitted to the City of Riverside ("City") for design review plans and specifications relating to a proposed billboard sign designated as Design Review No. DR-11-934, as well as an application for a change in the zoning designation as to a fifty by fifty foot area of the Billboard Site from M-1 General Manufacturing zone to M-2 General Manufacturing zone.

D. CITY has conditionally approved Zoning Case CU-10-923 and Zoning Case RZ-3-923, subject to the requirement that Declarant and MC Partners execute and record a covenant limiting the use of the Billboard Site to the installation and maintenance of billboard signs.

E. Accordingly, Declarant and MC Partners desire to impose upon the Billboard Site restrictions to limit the use of the Billboard Site as described below.

NOW, THEREFORE, Declarant and MC Partners hereby declare that the Billboard Site shall be held, sold, conveyed, leased, occupied and used subject to the following restrictions which are for the purpose of complying with a condition imposed by the City for the approval of Zoning Case CU-10-923 and Zoning Case RZ-3-923:

1. The Billboard Site identified on Exhibit "A" shall only be used for the installation and maintenance of billboard signs, notwithstanding that other uses may be permitted in the

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

Orig

MAR 21 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 20

DR 11-934

M-2 General Manufacturing Zone as set forth in Title 19 of the Riverside Municipal Code.

2. Any person, whether an individual, corporation, partnership, association or otherwise, who now or hereafter owns or acquires any right, title or interest in or to any portion of the Billboard Site shall be deemed to have consented and agreed to the provisions of this Declaration of Restrictions and to be subject to the provisions contained herein.

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

4. This Declaration of Restrictions shall run with the land and shall be binding upon Declarant and MC Partners, their successors and assigns and shall continue in effect until such time as it is released by the City Council of City.

5. Should City be compelled to bring an action for abatement/removal of any billboard on Billboard Site, it is expressly agreed that City shall not seek any reimbursement or costs from Declarant, but rather shall limit any compensation/ reimbursement from MC Partners and/or any successors or assigns of MC Partners.

IN WITNESS WHEREOF, Declarant and MC Partners have caused this Declaration of Restrictions to be duly executed the day and year first above written.

APPROVED AS TO FORM:

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Joe S. Rank
County Counsel

By: Joseph H. Edwards
General Manager-Chief Engineer
Its: _____

APPROVED AS TO CONTENT:

MC PARTNERS, a general partnership

D. W. T. D. D.
Planning Department

By: Thomas B. Martin
Thomas B. Martin,
general partner

APPROVED AS TO FORM:

By: Joseph Gubeiro
Joseph Gubeiro,
general partner

Kathleen M. Gomez
Assistant City Attorney

K2-3-923

EXHIBIT "A"

116197

Those portions of Lots 5 and 12 in Block 43 of the Lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1, page 70 of Maps, records of San Bernardino County, California, described as follows:

COMMENCING at the most easterly corner of Parcel 4 of Parcel Map No. 23652, as shown by map on file in Book 173, Pages 23 and 24 of Parcel Maps, records of Riverside County, California, said corner also being the beginning of a non-tangent curve concaving northwesterly having a radius of 4090.00 feet, and to which beginning a radial line bears South 16° 24' 23" East;

THENCE northeasterly along said curve, and along the southeasterly line of State Highway Route 91, as shown on said Parcel Map, through a central angle of 1° 03' 02" an arc distance of 75.00 feet to the POINT OF BEGINNING;

THENCE continuing northeasterly along said curve, and along said southeasterly line, through a central angle of 0° 42' 02" an arc distance of 50.00 feet;

THENCE South 17° 48' 26" East, a distance of 50.08 feet;

THENCE South 72° 11' 34" West, a distance of 50.00 feet;

THENCE North 17° 48' 26" West, a distance of 50.08 feet to the POINT OF BEGINNING.

LAND&IRR. EXA/a

DESCRIPTION APPROVAL 3/18/90
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE



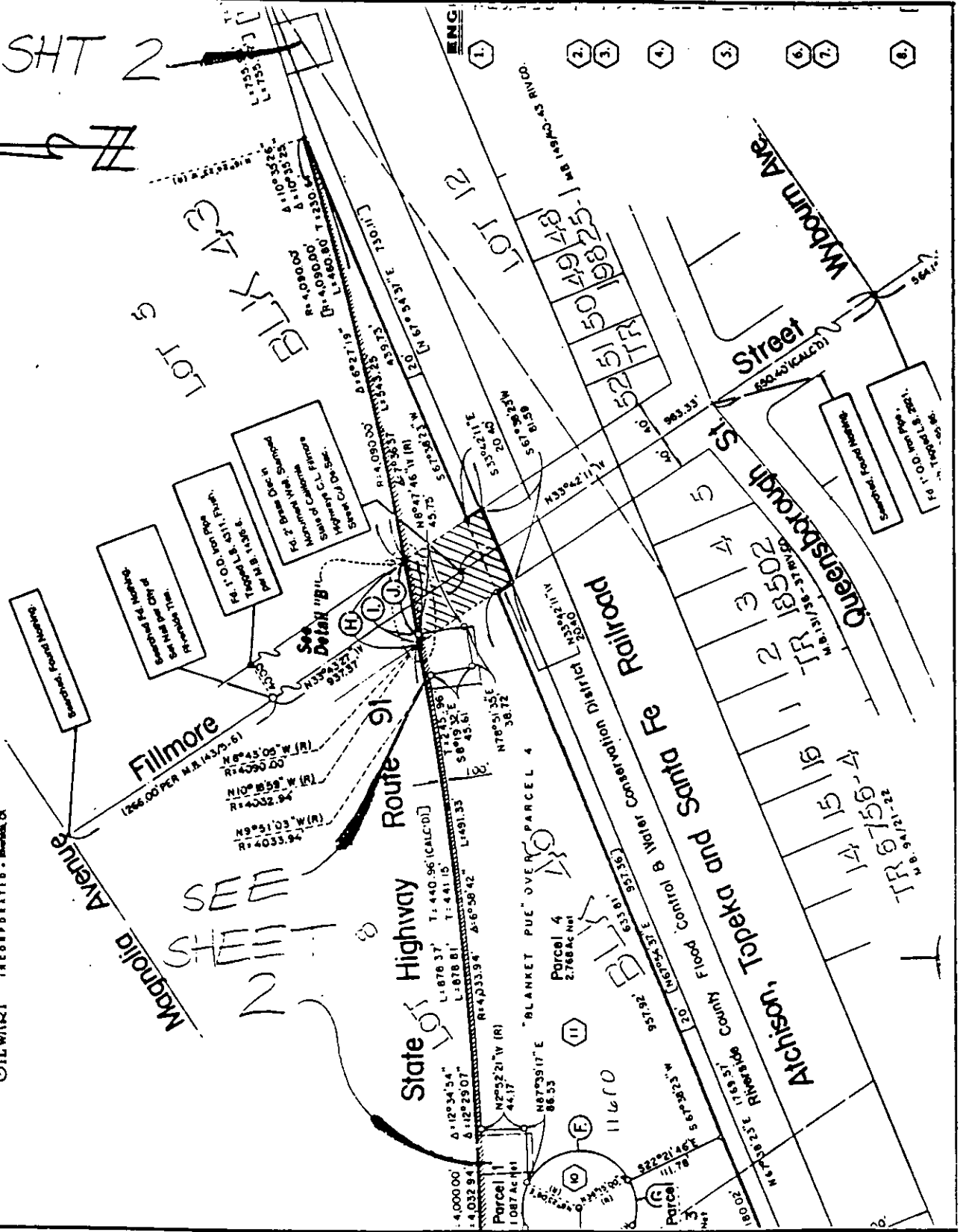
ARCEL MAP NO. 23652

BEING A SUBDIVISION OF PORTIONS OF LOTS 2, 7 & 8, BLOCK 46 AND PORTIONS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SEE SHT 2

JULY 1989

KRIEGER STEWART INCORPORATED - Riverside, CA



CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

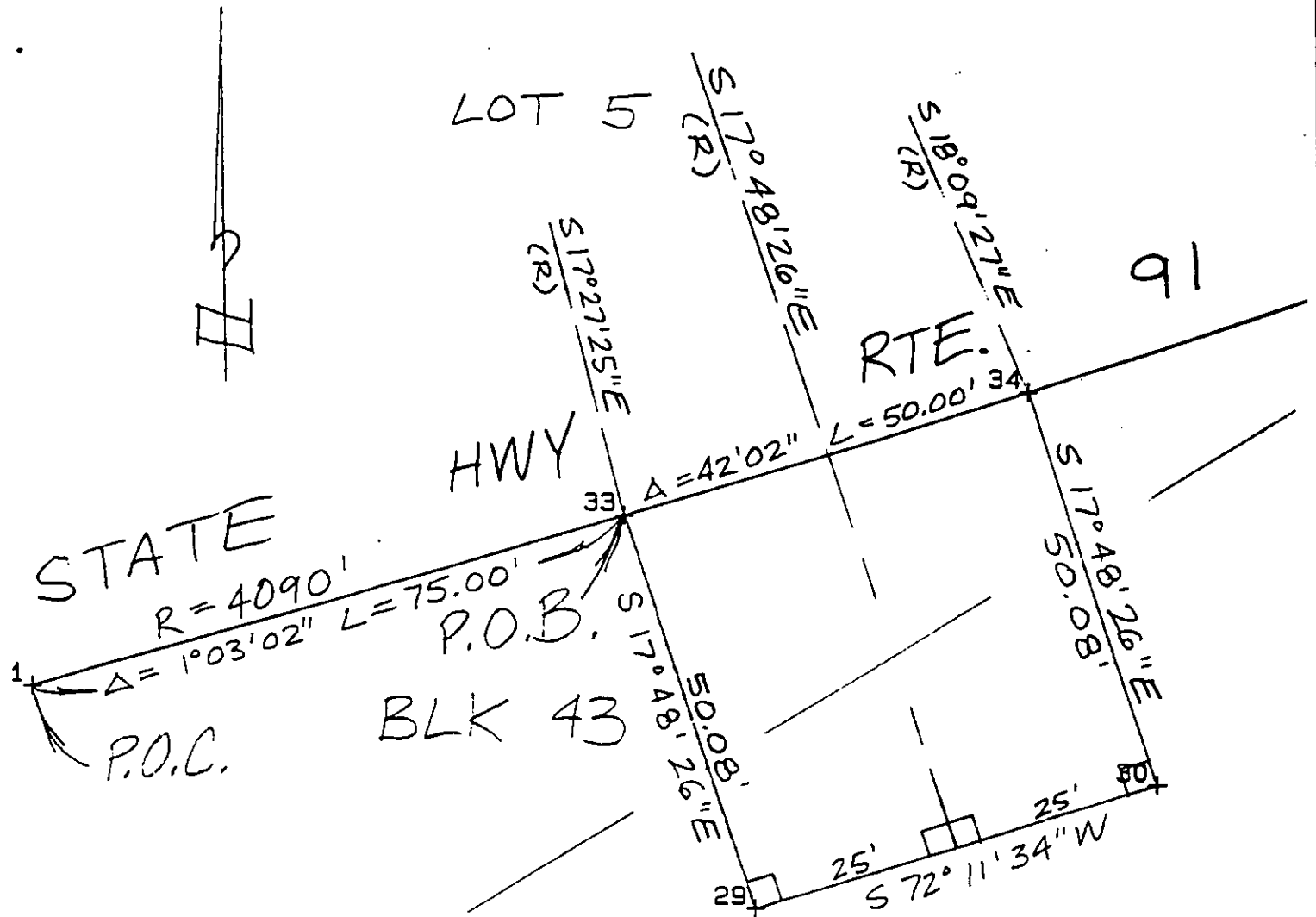
SHEET 1 OF 2

6/50

SCALE: 1" = 40 FT

DRAWN BY AUS DATE 8/13/92

SUBJECT 2-3-923



R.L. + I. Co.
 MB 1/70 S.B. Co.

LOT 12

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

6/50

SCALE: 1" = 20'

DRAWN BY LL DATE 8/3/92

SUBJECT R-3-923