

116198

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-6-934

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR 21 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

17

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS is made and entered into this 7th day of March, 1994, by MARTIN COMMUNICATIONS, INC., PREMIER PARKING, INC., and LARRY WORCHELL (collectively "Declarant") 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 desires to install and maintain a billboard sign on the Billboard Site. In order to accomplish this purpose, Declarant 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-22-934, as well as an application for a change in the zoning designation as to a sixty by seventy-five foot area of the Billboard Site from M-1 General Manufacturing zone to M-2 General Manufacturing zone.

C. CITY has conditionally approved Zoning Case CU-10-923 and Zoning Case RZ-6-934, subject to the requirement that Declarant execute and record a covenant limiting the use of the Billboard Site to the installation and maintenance of billboard signs.

D. Accordingly, Declarant desires to impose upon the Billboard Site restrictions to limit the use of the Billboard Site as described below.

NOW, THEREFORE, Declarant hereby declares 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-6-934:

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

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EXHIBIT "A"

APN 132-020-038

That portion of Parcel 1 of Parcel Map 23652 as shown by map on file in Book 173 of Parcel Maps at Pages 23 and 24 thereof, records of Riverside County, California, more particularly described as follows:

PARCEL A

COMMENCING at the most westerly corner of said Parcel 1, being on a curve concave southerly and having a radius of 500.00 feet and having a radial line to said corner bearing North 01°01'06" West;

THENCE easterly along said curve, through a central angle of 03°11'14", an arc distance of 27.81 feet;

THENCE South 87°49'52" East, a distance of 192.39 feet to the beginning of a tangent curve, concave northerly and having a radius of 4032.94 feet;

THENCE easterly along said curve, through a central angle of 03°12'18", an arc distance of 225.59 feet to the POINT OF BEGINNING;

THENCE continuing easterly along said curve through a central angle of 00°51'09", an arc distance of 60.00 feet;

THENCE South 01°53'18" East, a distance of 44.97 feet to a southerly line of said Parcel 1;

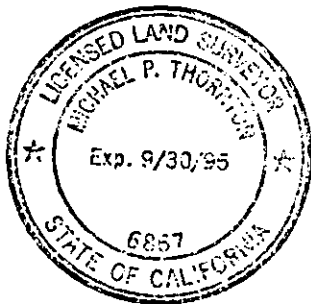
THENCE South 87°39'17" West, along said southerly line a distance of 16.53 feet to the northerly right-of-way line of Sterling Avenue as shown on said map, being a non-tangent curve concave southerly and having a radius of 60.00 feet and having a radial line to said point bearing North 06°23'09" East;

THENCE westerly along said right-of-way, through a central angle of 28°51'55", an arc distance of 30.23 feet;

THENCE South 67°31'14" West, along said right-of-way, a distance of 15.53 feet;

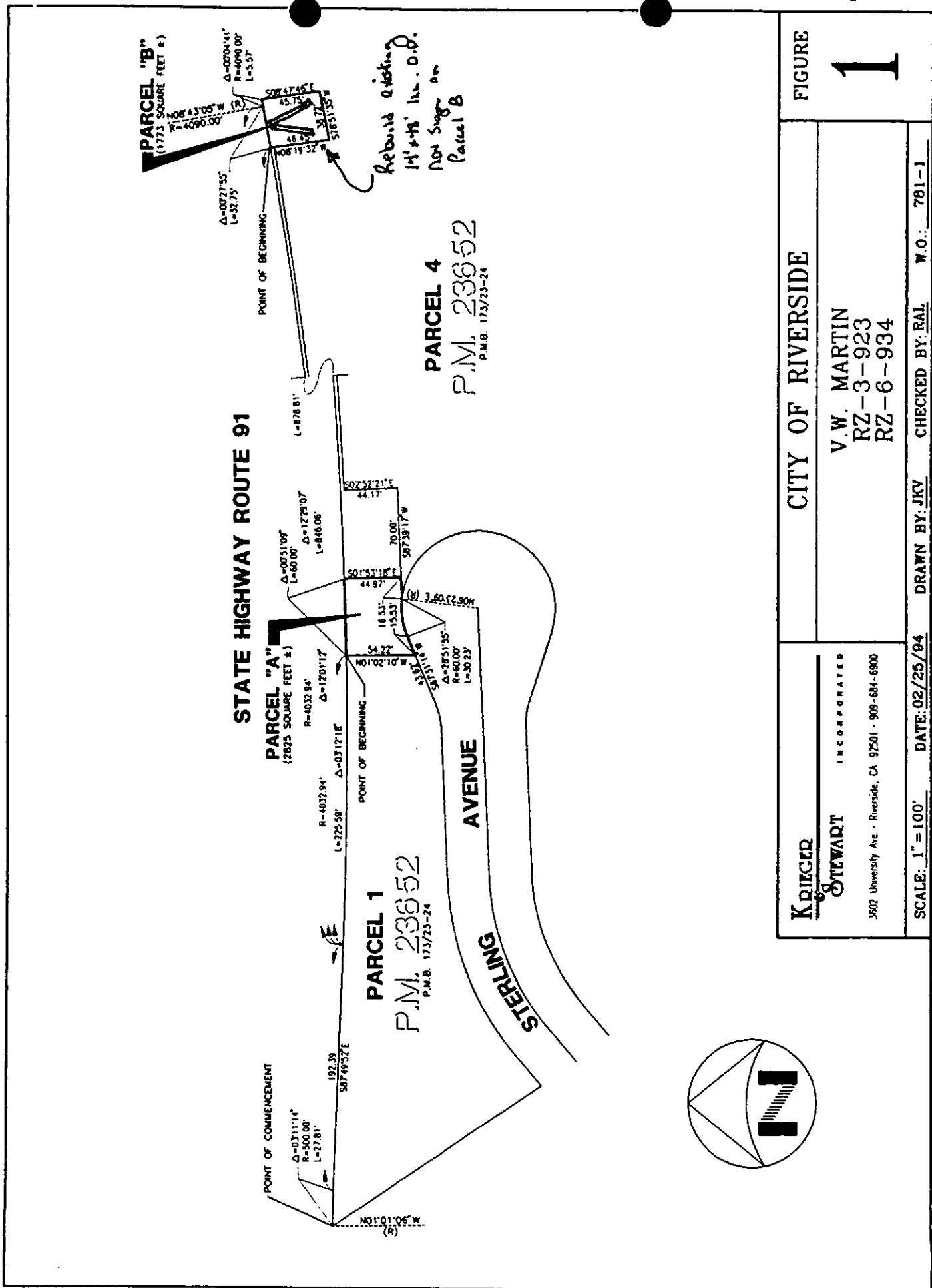
THENCE North 01°02'10" West, a distance of 54.22 feet to the POINT OF BEGINNING.

Contains 2825 square feet, more or less.

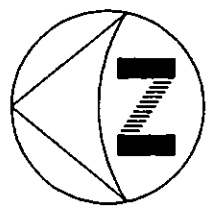


Michael P. Thornton

DESCRIPTION APPROVAL 3/18/94
[Signature] by *[Signature]*
 SURVEYOR, CITY OF RIVERSIDE



KRIEGER STEWART INCORPORATED 3602 University Ave • Riverside, CA 92501 • 909-684-6800	CITY OF RIVERSIDE V.W. MARTIN RZ-3-923 RZ-6-934	FIGURE <h1>1</h1>
	SCALE: 1" = 100' DATE: 02/25/94 DRAWN BY: JKV CHECKED BY: RAL W.O.: 781-1	



X

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, its successors and assigns and shall continue in effect until such time as it is released by the City Council of City.

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

APPROVED AS TO CONTENT:

MARTIN COMMUNICATIONS, INC.

David T. D...
Planning Department

By: *Thomas B. Martin*
Its: CEO

APPROVED AS TO FORM:

PREMIER PARKING, INC.

Kathleen M. G...
Assistant City Attorney

By: *George W. ...*
Its: EX. Vice Pres.

[Signature]
Larry Worchell