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WHEN RECORDED MAIL TO:

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

Project: Building Permit for
            5560 Crest Avenue
            Riverside, California

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 23RD day of MAY , 1994, by SATGUR S. ATHWAL and PARMJIT K. ATHWAL, husband and wife as joint tenants, hereinafter collectively referred to as "Declarants", with reference to the following facts:

A.   Declarants are the fee owners of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

All that portion of Lot 7 in Block 17 of La Granada as shown by map recorded in Book 12 of Maps, at pages 42 through 51 thereof, records of Riverside County, California, described as follows:

Beginning at the intersection of the Southerly line of Campbell Avenue, 50.00 feet in width, with the Westerly line of Crest Avenue, 50.00 feet in width;
Thence South 10° 15' 28" East, along the Westerly line of Crest Avenue 135.35 feet, to the true point of beginning;
Thence continuing South 10° 15' 28" East, along said last mentioned Westerly line 100.00 feet;
Thence South 63° 08' 18" West, 130.46 feet;
Thence North 14° 68' 00" West, 126.55 feet;
Thence North 75° 02' 00" East, 135.87 feet, to the point of beginning.

Said property is also shown as Parcel 1 in Book 41, page 53 of Records of Survey, in the office of the County Recorder of Riverside County, California. Except that portion deeded to the City of Riverside by deed recorded July 22, 1977 as Instrument No. 140153.

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DESCRIPTION APPROVAL 5/20/94
by
SURVEYOR, CITY OF RIVERSIDE

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B.   The Property, known as 5560 Crest Avenue, Riverside, California, is developed with a single-family residence with attached garage.   Declarants desire to obtain a building permit to construct an accessory building to be used as a guest house consisting of a living room, a bedroom, closet and a bathroom.

C.   "Guest house" is defined by Section 19.04.165 of the Riverside Municipal Code to mean living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises, having no kitchen, and not rented or otherwise used as a separate dwelling.

D.   As a condition for the issuance of the building permit for the construction of the guest house, the City of Riverside is requiring Declarants to record a covenant and agreement acceptable to the Planning and Legal Departments of the City which restricts the use of the Property for single-family residential so that the Property will not mistakenly be used as two dwelling units, as one primary dwelling unit and one auxiliary dwelling unit or for commercial or business activity.

E.   Declarants desire to restrict the use of the Property to single-family residential and to comply with a condition imposed by the City of Riverside for the issuance of the building permit.

NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

1.   The single-family house and the guest house shall be used as one dwelling unit.

2.   Neither the single-family house nor the guest house shall be used as a separate dwelling unit or separate living quarters from the other.

3.   Neither the existing house nor the guest house shall be sold, rented or leased separately from the other.

4.   No kitchen shall be permitted, maintained or installed in the guest house.

5.   Except as otherwise permitted by Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.

6.   The required on-site covered parking shall be maintained at

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all times.

7. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside 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 court costs, including reasonable attorneys' fees.

8. This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California.

IN WITNESS WHEREOF Declarants have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.
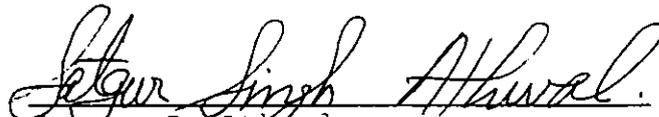
_____
Satgur S. Athwal
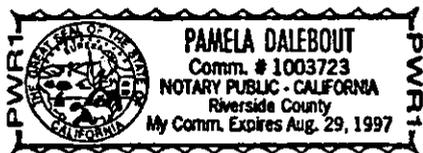
_____
Parmjit K. Athwal

APPROVED AS TO CONTENT:

_____
Planning Department

APPROVED AS TO FORM:

_____
Assistant City Attorney

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State of California   )
)ss

County of **RIVERSIDE**   )

On _____ MAY 23, 1994 _____, before me, a notary public in and for said

State, personally appeared   SATGUR S. ATHWAL AND PARMJIT K. ATHWAL,

HUSBAND AND WIFE AS JOINT TENANTS.

personally known to me (or proved to me on the basis of satisfactory

evidence) to be the person(s) whose name(s) is/are subscribed to the

within instrument and acknowledged to me that he/she/they executed

the same in his/her/their authorized capacity(ies), and that by

his/her/their signature(s) on the instrument the person(s), or the

entity upon behalf of which the person(s) acted, executed the

instrument.

WITNESS my hand and official seal.

PAMELA DALEBOUT
Comm. # 1003723
NOTARY PUBLIC - CALIFORNIA
Riverside County
My Comm. Expires Aug. 29, 1997

Signature

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact
( ) Corporate Officer(s)
       Title _____   Title _____
( ) Guardian /Conservator
( ) Individual(s)
( ) Partner(s)
       ( ) General   ( ) Limited
( ) Trustee(s)
( ) Other _____

The party(ies) executing this document is/are representing:

_____

_____

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