

139802

When recorded, mail to  
City of Riverside, 3900 Main St.  
Riverside, Ca. 92522  
Attn: City Engineer

RECEIVED FOR RECORD  
4:0 Min. Past 11 o'clock  
At Request of  
Autman  
Book 1981, Page 139802  
JUL 23 1981  
Recorded in Official Records  
of Riverside County, California  
D. D. S. Recorder  
FEES \$ 6

COVENANT AND AGREEMENT  
AND  
DECLARATION OF RESTRICTIONS  
9800 Beau Avenue  
Riverside, California

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THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered this 15<sup>th</sup> day of July 1981, by WALTER E. TAYLOR and ELIZABETH B. TAYLOR, husband and wife, the owners of record of the real property situated in the City of Riverside, County of Riverside, State of California, known as 9800 Beau Avenue, and more particulary described as follows:

Legal Description is attached hereto and made a part hereof as EXHIBIT A-

For the purpose of complying with a condition of approval imposed by the City of Riverside for PARCEL MAP 17589, concerning the performance and submittal of a seismic study for the above described property, which property is zoned for manufacturing use (M-1), the undersigned, for themselves, their heirs, successors and assigns, hereby covenant and agree with the City of Riverside that prior to issuance of building permits on the above described property (except for permits for cosmetic renovation of existing buildings, or electrical or plumbing permits for existing buildings, or other permits for existing buildings which do not include structural modifications) they shall submit, for Planning Department review and approval, a seismic study prepared by a competent expert in the field, identifying any potential liquefaction hazards and prescribing specific mitigating construction techniques, and said construction techniques shall be incorporated into the plans for which said permits are issued.

The City of Riverside may enforce this Covenant and Agreement and Declaration of Restrictions in the event that any of its terms are not met. Should the City of Riverside bring suit to enforce the terms of this Covenant and Agreement and Declaration of Restrictions, the undersigned, for themselves, their heirs, successors and assigns, agree to pay the City the City's costs and reasonable attorneys' fees.

This Covenant and Agreement and Declaration of Restrictions shall run with the land and shall be binding upon the under-

139802 signed, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

IN WITNESS WHEREOF the undersigned have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first above written.

Walter E. Taylor  
WALTER E. TAYLOR

Elizabeth B. Taylor  
ELIZABETH B. TAYLOR


APPROVED AS TO FORM:

Clara Loney  
Assistant City Attorney

STATE OF CALIFORNIA,  
COUNTY OF Orange } ss.  
On 15 July 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Walter E. Taylor and Elizabeth B. Taylor

known to me to be the person or whose name are subscribed to the within instrument and acknowledged to me that they executed the same.  
WITNESS my hand and official seal

Signature Marianne Purcell  
MARIANNE PURCELL  
Name (Typed or Printed)

 **MARIANNE PURCELL**  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
ORANGE COUNTY  
My Commission Expires Feb. 21, 1984

(This area for official notarial seal)

139802 Form 3001—(Individual) First American Title Company

139802

EXHIBIT A

Parcel 1 of a Parcel Map Recorded in Book 16, Page 90 of Parcel  
Maps, Records of Riverside County, California.

DESCRIPTION APPROVAL  
by *George Hutchins* 7/24/88 by *WJF*  
Surveyor