

SB OK DOC

WHEN RECORDED MAIL TO:

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

DOC # 2001-493568

10/11/2001 08:00A Fee:15 00

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Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



Project: 3832 Jurupa Avenue
Riverside, CA 95204

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**COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS**

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THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 2 day of October, 2001, by **CHRISTIAN E. SINGLETARY and RU ANNA SINGLETARY**, husband and wife as Joint Tenants ("Declarants") with reference to the following facts:

A. Declarants are the fee owners of the real property situated in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated by reference ("the Property").

B. Prior to the issuance of building permits, the City of Riverside is requiring Declarants to execute and record a covenant agreeing to bring the building located on the subject real property up to current Building Code requirements in the event that a building is constructed on the adjacent property to the west of the subject real property, within 20 feet of the common property line.

C. Declarants are willing to record such a covenant and agreement.

NOW, THEREFORE, for the purposes of complying with a condition imposed by the City of Riverside for the issuance of building permits, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

1. Declarants hereby agree to bring the building located on the subject real property up to current Building Code requirements in the event that a building is constructed on the adjacent property to the west of the subject real property, within 20 feet of the common property line.

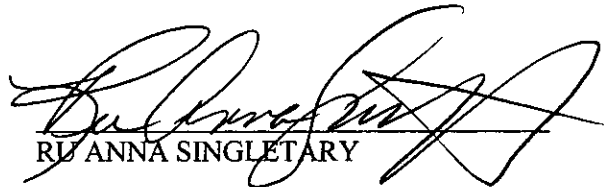
2. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors or assigns. Should the City of Riverside bring an action to enforce the terms of the Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.

3. 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, by a writing duly recorded.

IN WITNESS WHEREOF, Declarants have caused this Covenant and Agreement to be executed as of the day and year first written above.

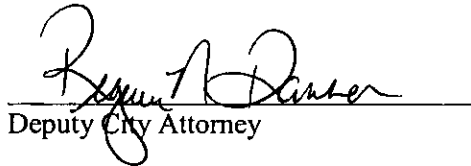


CHRISTIAN E. SINGLETARY



RU ANNA SINGLETARY

APPROVED AS TO FORM:



Deputy City Attorney

APPROVED AS TO CONTENT:



Planning Department

[COV/01228101 RD]

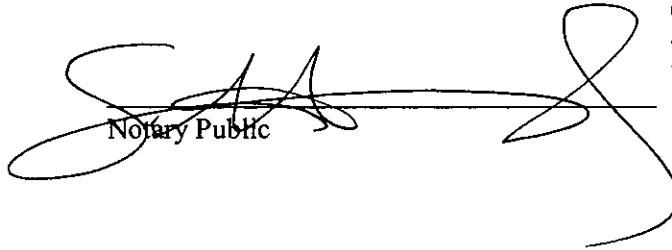


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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On Oct 02, 2001, before me, SUSAN B. HERNANDEZ the undersigned, a notary public in and for said State, personally appeared Christian E Singletary and RuAnna Singletary personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public



STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On _____, 2001, before me, _____, the undersigned, a notary public in and for said State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public



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EXHIBIT "A"

THAT PORTION OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 34 TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH THAT PORTION OF LOT 249 OF THE LANDS OF THE S.C.C.A. AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE(S) 3 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, 66 FEET WIDE, WHICH BEARS SOUTH 89° 13' 28" WEST A DISTANCE OF 30.26 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 AND THE NORTHERLY EXTENSION THEREOF AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF JURUPA AVENUE, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952 IN BOOK 1406, PAGE 356 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 89° 13' 28" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND 20.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952, IN BOOK 1406, PAGE 356 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00° 01' 58" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 72.19 FEET TO A LINE PARALLEL WITH AND 0.67 FEET SOUTHWESTERLY FROM, MEASURED AT RIGHT ANGLES, THE NORTHWESTERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED DECEMBER 12, 1941, IN BOOK 525, PAGE 326 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 62° 19' 53" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 22.58 FEET TO THE EASTERLY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 8, 1952, IN BOOK 1406, PAGE 356 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA,

THENCE NORTH 00° 01' 58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 82.94 FEET TO THE TRUE POINT OF BEGINNING.



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DESCRIPTION APPROVED 10.3.01
Arvid S. Brown
CITY OF RIVERSIDE

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C/A 735