

WHEN RECORDED MAIL TO:

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

DOC # 2002-093777

02/22/2002 08:00A Fee:16.00

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Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



Project: 6995 Mission Grove Parkway
Riverside, California

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COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS
FOR AN ACCESSORY LIVING QUARTERS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 22 day of February, 2002, by George Oldfield, an unmarried man ("Declarant"), with reference to the following facts:

A. Declarant is the fee owner of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 36, Tract 22480, County of Riverside, State of California, as per map recorded in Book 175, Page 56 to 59 of Maps, in the office of the County Recorded of said County.

B. The Property, known as 6995 North Mission Grove Parkway, Riverside, California, is developed with a single-family residence.

C. Declarant proposes to construct an approximately 499 square-foot detached accessory living quarters consisting of a bedroom, bathroom and living room. Access to the accessory quarters will be through an entrance separate from the existing residence.

D. "Accessory living quarters" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code"), Section 19.04.020 to mean living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

DELEGATION APPROVAL
2/22/02
CITY OF RIVERSIDE

E. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring the Declarant to executed and record a Covenant and Agreement which places certain restrictions on the accessory building to ensure the single-family residential use of the property. The Declarant desires to restrict the use of the Property to single-family residential and to comply with the condition imposed by the City.

NOW, THEREFORE, for the purpose of complying with a condition of approval for issuance of a building permit by the City, and restricting the use of the Property to single-family residential, Declarant hereby covenants and agrees with the City that the following restrictions shall apply to the Property:

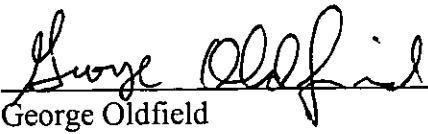
1. The single-family house and the accessory living quarters shall be used as one dwelling unit.
2. Neither building shall be used as a separate dwelling unit or separate living quarters from the other.
3. Neither building shall be sold, rented or leased separately from the other building.
4. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters.
5. No commercial or business activity shall be conducted on the Property.

The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City, its successors or assigns. Should the City 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 reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.

This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon Declarant, his 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.



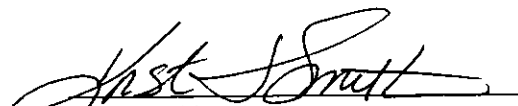
IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement to be executed as of the day and year first written above.


George Oldfield

APPROVED AS TO CONTENT:


Planning Department

APPROVED AS TO FORM:


Deputy City Attorney

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CA 02-0412



State of California)
)ss
County of Riverside)

On 2-22-02, before me, the undersigned, a notary public in and for said State personally appeared George Oldfield 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.

Nancy Jimenez
Signature

