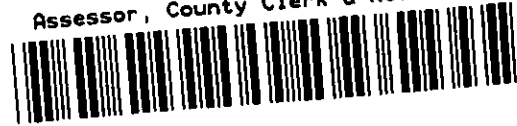


Recording requested by  
 And when recorded mail to:  
 City Clerk's Office  
 City of Riverside  
 City Hall, 3900 Main Street  
 Riverside, CA 92522

**DOC # 2002-270301**  
 05/22/2002 08:00A Fee:NC  
 Page 1 of 6  
 Recorded in Official Records  
 County of Riverside  
 Gary L. Orso  
 Assessor, County Clerk & Recorder



Document is being recorded for the benefit  
 of the City of Riverside and is therefore  
 exempt from recording fees pursuant to  
 Government Section 6103

Project: Zoning Case RZ-007-001  
 Adams Street, westerly side  
 Riverside, CA  
 A.P.N. 231-210-022

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14

FOR RECORDER'S OFFICE USE ONLY

**COVENANT AND AGREEMENT AND  
 DECLARATION OF RESTRICTIONS ON  
 FUTURE USES OF THE PROPERTY**



THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is  
 made and entered into this 28TH day of MARCH, 2002, by ALEX K.  
 COMPANY LLC, a California Limited Liability Company, ("Declarant"), with reference to  
 the following facts:

A. Declarant is fee owner of the certain real property ("the Property") situated on the  
 westerly side of Adams Street, southerly of Autobahn Court, in the City of Riverside,  
 County of Riverside, State of California, described as follows:

Parcel 2 of Parcel Map 28938 as shown by Parcel Map on file in Book 193, pages 90  
 and 91 of Parcel Maps, Official Records of Riverside County, California.

B. Declarant has submitted an application with the City of Riverside ("City") in Zoning  
 Case RZ-007-001 to rezone the Property from the Manufacturing Park ("MP") Zone to  
 the General Commercial ("C-3") and Specific Plan ("SP") Combining Zones as follows:

The rear 200 feet of Parcel 2 of Parcel Map 28938 shall be placed in the General  
 Commercial, Single Story, Fifty-foot Building Setback and Specific Plan Combining  
 Zones ("C-3-S-1-X-50-SP") with the remainder of said Parcel 2 to be placed in the  
 General Commercial Two Story and Specific Plan Combining Zones ("C-3-S-2-SP").

DESCRIPTION APPROVAL:  
 4/26/02  
 CITY OF RIVERSIDE

- C. The Zoning Code of City permits a wide range of uses in the C-3 Zone, including certain uses which would not be compatible with the character and appearance of the surrounding single family residential neighborhood adjacent to the Property.
- D. As a condition of approval of Zoning Case RZ-007-001, rezoning of the Property to the C-3-S-1-X-50-SP and C-3-S-2-SP, Declarant is required to execute and record a covenant that restricts the Property as follows:
- (1) Future development of this site shall be subject to Planning Commission review and approval of a plot plan at an advertised public hearing. Plans submitted for Planning Commission review shall include the following:
    - a. A minimum six (6) foot high masonry wall and ten (10) foot wide landscaped planter adjacent to residential property; and
    - b. A comprehensive lighting plan prepared by a qualified lighting consultant and designed in accordance with the Riverside Auto Center Specific Plan.
  - (2) Commercial development of the site is limited to new and used vehicle sales and accessory (not to include body shop or paint booths) uses only, as specified in the Riverside Auto Center Specific Plan.
  - (3) Outdoor telephone system or public address system amplification are prohibited.
- E. Declarant desires to record a covenant and agreement and declaration of restrictions acceptable to the Planning and Legal Departments of City which meets the above-referenced condition and restricts the Use of the Property to the uses listed above to ensure its compatibility with the surrounding neighborhood.

NOW, THEREFORE, for the purpose of complying with a condition imposed by the City for the rezoning of the Property from the MP to the C-3-S-1-X-50-SP and C-3-S-2-SP Zones, and in consideration of such rezoning in Rezoning Case RZ-007-001, Declarant hereby covenants and agrees with the City of Riverside that the Property is, and shall hereafter be held, transferred, sold, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the following covenants, conditions and restrictions:

1. The Property is subject to the following restrictions on any future use:
  - (1) Future development of this site shall be subject to Planning Commission review and approval of a plot plan at an advertised public hearing. Plans submitted for Planning Commission review shall include the following:
    - a. A minimum six (6) foot high masonry wall and ten (10) foot wide landscaped planter adjacent to residential property; and



- b. A comprehensive lighting plan prepared by a qualified lighting consultant and designed in accordance with the Riverside Auto Center Specific Plan.
- (2) Commercial development of the site is limited to new and used vehicle sales and accessory (not to include body shop or paint booths) uses only, as specified in the Riverside Auto Center Specific Plan.
- (3) Outdoor telephone system or public address system amplification are prohibited.
- 2. Any person, whether an individual, corporation, association, partnership or otherwise, who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property shall be deemed to have consented and agreed to the restrictions on the use of the property as set forth hereinabove.
- 3. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by City, and its successors and assigns. Should 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 court costs, including reasonable attorney's fees.
- 4. 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, its heirs, successors and assigns, and shall continue in effect until; such time as released by the City Council of the City of Riverside, California, by a writing duly recorded.

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

ALEX K. COMPANY LLC, a California Limited Liability Company

By: *Vik Keuylian*

VIK KEUYLIAN  
(Printed Name)

MANAGER  
(Title)

APPROVED AS TO FORM:

*[Signature]*  
Assistant City Attorney

APPROVED AS TO CONTENT:

*Diane Jenkins*  
Planning Department



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Orange } ss.

On 3/28/2002, before me, Christina Fox Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Vik Keuylian  
Name(s) of Signer(s)

personally known to me  
 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.



Place Notary Seal Above

WITNESS my hand and official seal.

*[Handwritten Signature]*  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

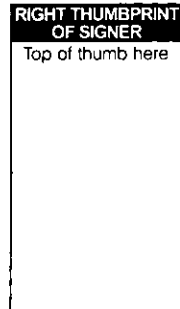
**Description of Attached Document**

Title or Type of Document: Covenant/Agreement/Declaration of Restriction  
on future use of the property  
Document Date: 3/28/02 Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: Vik Keuylian  
 Individual  
 Corporate Officer — Title(s): manager  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_



Signer Is Representing: Alex K. Company LLC



PAR. 1

P.M.W. - 63 - 867

R/S 89/15

PAR. 1

231210023

P.M.

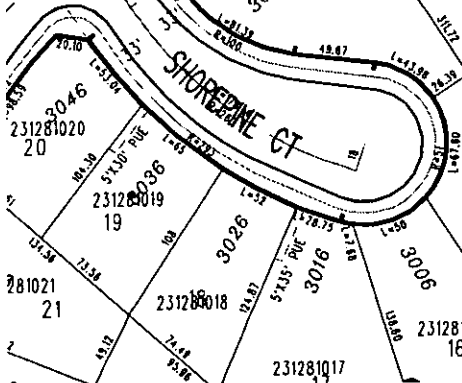
28938

C/A-651

P.M.B. 193/90-91 231210024

PAR. 2

LANDS OF SAYWARD & EVANS  
M.B. 3/2 S.B. CO.



Symbology

- Curb face
- - - Edge of Pavement
- - - Unpaved Roadway
- - - Edge of Pavement / Berm
- - - Edge of Sidewalk
- Railroads
- ROW Line
- Parcel Line
- Assessor Parcel Line
- - - Project Limits Boundary
- Street Centerline
- Private Street Centerline
- - - Proposed Street Centerline
- - - Lot Line
- - - Misc. Cadastral Line
- - - Vacated Street
- - - ILS Clear Zone
- - - Adjusted ROW
- - - Easement Line
- Restricted Access
- - - Easement Line

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Map Produced on:  
April 24, 2002



1 inch = 120 feet

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