

RECORDING REQUESTED BY

DOC # 2002-333139

06/18/2002 08:00A Fee:25.00

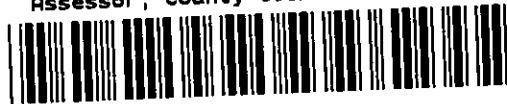
Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside California 92522
Project: LL-022-001

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COVENANT AND AGREEMENT AND DECLARATION OF USE RESTRICTIONS

(LAND USE RESTRICTION)

THIS COVENEANT AND AGREEMENT AND DECLARATION OF USE RESTRICTIONS is made and entered into this 16th day of April, 2002, by PAMELA PATRICIA GROTENHUIS, TRUSTEE OF THE PAMELA P. GROTENHUIS TRUST DATED NOVEMBER 14, 1984, ("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 in the Exhibit "A" attached hereto and incorporated herein by reference;
- B. The Property consists of approximately 1.31 acres of vacant, undeveloped land located on Arlington Avenue between Norwood and Chadbourne Avenues. The Property is in the Rural Residential ("RR") zone and will eventually be developed with single family residences.
- C. Declarant has applied to the City of Riverside for an administrative lot line consolidation / adjustment to facilitate development of the Property.
- D. As a condition of approval for said administrative lot line consolidation / adjustment, the City of Riverside is requiring the Declarant to execute and record a covenant and restriction which prohibits the keeping of those animals, including but not limited to, poultry, horses, mules, cows, goats, and sheep, as set forth in Subsections 19.18.030 D and G of Title 19 of the Riverside Municipal Code the ("Zoning Code") on the Property.
- E. Declarant is willing to record a covenant and agreement and declaration of use restrictions prohibiting the keeping of the animals listed above and in Subsections 19.18.030 D and G of the Zoning Code on the Property, and putting future owners on notice of said prohibition.

FOR NOTARY STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CIA 783

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside for approval of the administrative lot line consolidation / adjustment, and restricting the keeping of livestock, Declarant hereby covenants and agrees with the City of Riverside that the following restriction shall apply to the Property:

1. The keeping of those animals, including, but not limited to, poultry, horses, mules, cows, goats, and sheep, as noted in Subsections 19.18.030 D and G of the Zoning Code shall not be permitted on the Property.
2. The terms of this Covenant and Agreement and Declaration of Use 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 Use 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 Use Restrictions shall run with the land and each and all of its terms shall be binding upon the Declarant, her 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.

Further, Declarant hereby represents and warrants that she has the legal power, right and actual authority to subject the Property to the restrictions, terms and conditions stated herein

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

Pamela Patricia Grotenhuis Trustee
Pamela Patricia Grotenhuis, Trustee
Of the Pamela P. Grotenhuis Trust dated
November 14, 1984

APPROVED AS TO FORM:

[Signature]
Deputy City Attorney

APPROVED AS TO CONTENT:

[Signature]
Planning Department

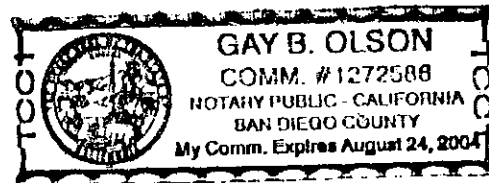


STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) S.S.

On 4-16-02 before me, GAY B. OLSON, personally
appeared Pamela Patricia GROTHUIS 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.

Signature Gay B Olson



FOR NOTARY STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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PARCEL A:

That portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

The Northeasterly 90 feet of the Northwesterly 210 feet of said land;

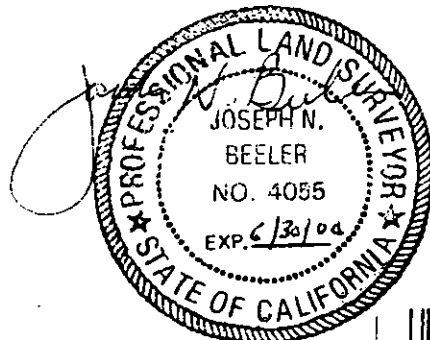
Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for road purposes.

PARCEL A1:

A non-exclusive easement for driveway purposes over that portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

Beginning at a point on the Northwesterly line of said lot, 90 feet Southwesterly from the North corner of said lot; thence Southeasterly, parallel with the Northeasterly line of said lot, 210 feet; thence Southwesterly, parallel with the Northwesterly line of said lot, 20 feet; thence Northwesterly, parallel with the Southwesterly line of said lot, 210 feet to a point on the Northwesterly line of said lot, said point being 110 feet Southwesterly from the North corner of said lot; thence Northeasterly along said Northwesterly line of said lot, 20 feet to the point of beginning;

Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for road purposes.



DESCRIPTION APPROVAL 32602

SURVEYOR, CITY OF RIVERSIDE



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PARCEL B:

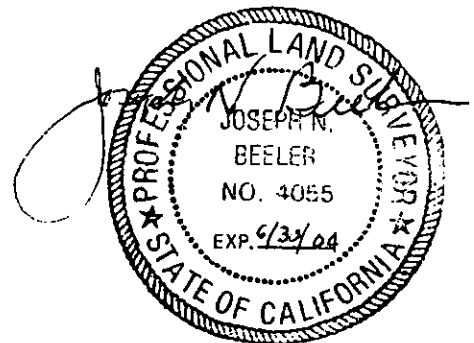
That portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

Beginning at a point on the Northwestern line of said lot, 90 feet Southwesterly from the north corner of said lot; thence Southeasterly, parallel with the Northeasterly line of said lot, 210 feet; thence Northeasterly, parallel with the Northwestern line of said lot, a distance of 90 feet to a point on the Northeasterly line of said lot; thence Southeasterly along the Northeasterly line of said lot, a distance of 90 feet to the East corner of said lot; thence Southwesterly along the Southeasterly line of said lot, a distance of 200 feet to the South corner of said lot; thence Northwesterly along the Southwesterly line of said lot, a distance of 90 feet to a point 210 feet from the northwest corner of said lot 3; thence Northeasterly, parallel with the Northwestern line of said lot, a distance of 90 feet; thence Northwesterly, parallel with the Northeasterly line of said lot, a distance of 210 feet to a point on the Northwestern line of said lot; thence Northeasterly along said Northwestern line of said lot, a distance of 20 feet to the Point of Beginning.

Excepting therefrom the Northwestern 25 feet of said land, as conveyed to the City of Riverside for road purposes.

DESCRIPTION APPROVAL

3/26/02
[Signature]
SUPERVISOR, CITY OF RIVERSIDE



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PARCEL C:

That portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

The Southwesterly 90 feet of the Northwesterly 210 feet of said land;

Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for Road purposes.

PARCEL C1:

A non-exclusive easement for driveway purposes over that portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

Beginning at a point on the Northwesterly line of said lot, 90 feet Southwesterly from the North corner of said lot; thence Southeasterly, parallel with the Northeasterly line of said lot, 210 feet; thence Southwesterly, parallel with the Northwesterly line of said lot, 20 feet; thence Northwesterly, parallel with the Southwesterly line of said lot, 210 feet to a point on the Northwesterly line of said lot, said point being 110 feet Southwesterly from the North corner of said lot; thence Northeasterly along said Northwesterly line of said lot, 20 feet to the point of beginning;

Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for road purposes.



DESCRIPTION APPROVAL:

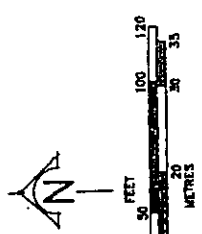
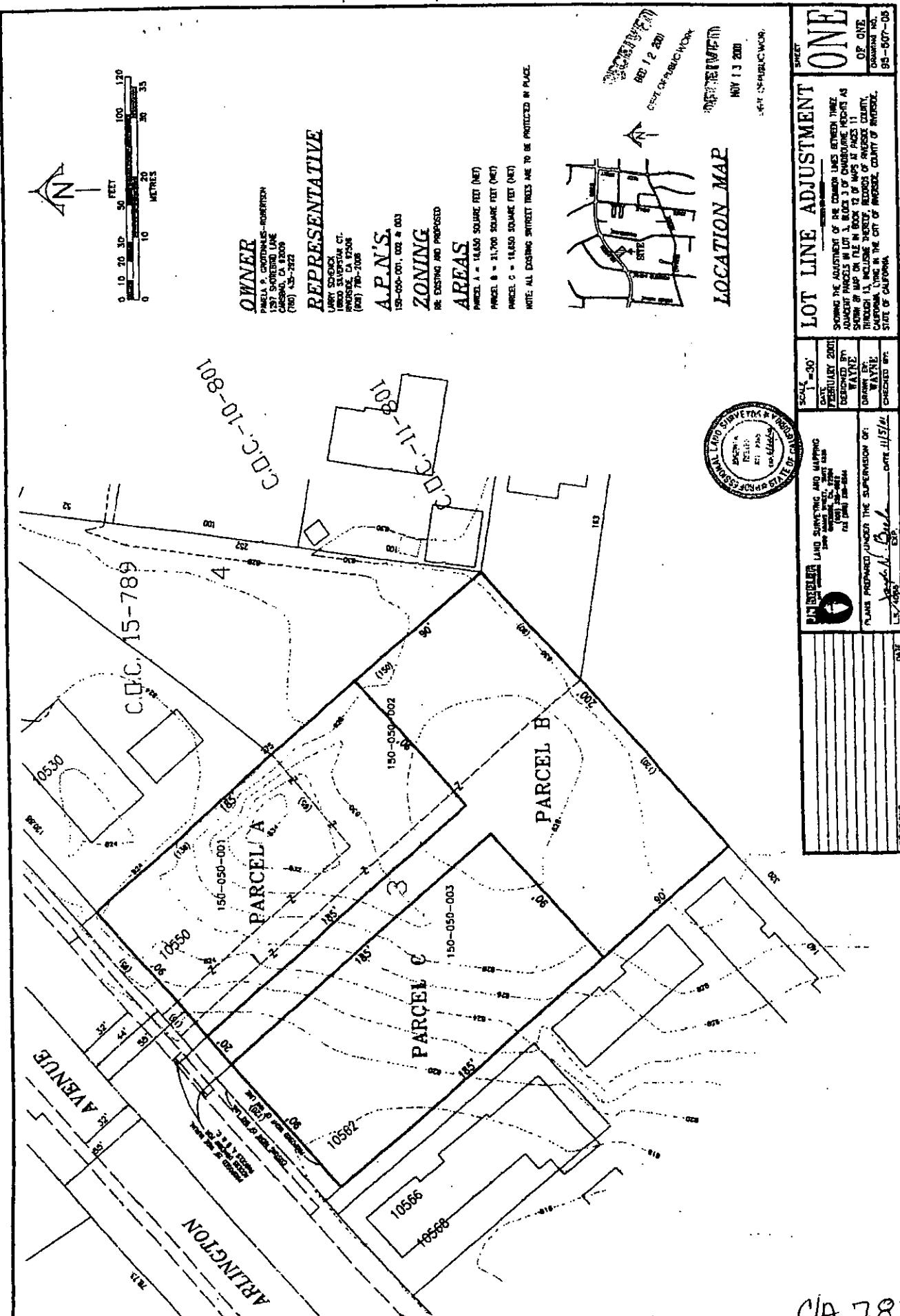
3.26.02

[Signature]
SURVEYOR CITY OF RIVERSIDE



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OWNER
MABELA INVESTMENTS-ROBERTSON
1700 WILSON AVENUE
CARMEL, CA 93906
(408) 433-7823

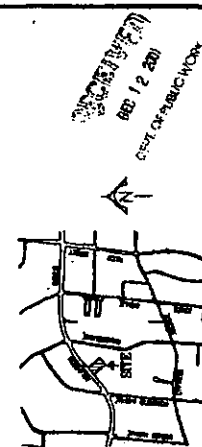
REPRESENTATIVE
LARRY SCHROEDER
1000 WILSON AVENUE, CT.
CARMEL, CA 93906
(408) 788-2008

A.P.N.'S
150-050-001, 002 & 003

ZONING
RE: EXISTING AND PROPOSED

AREAS
PARCEL A = 18,650 SQUARE FEET (NET)
PARCEL B = 21,700 SQUARE FEET (NET)
PARCEL C = 18,650 SQUARE FEET (NET)

NOTE: ALL EXISTING STREET TIES ARE TO BE PROTECTED IN PLACE.



LOCATION MAP

NOV 13 2001
CITY OF SAN JOSE, CALIF.



LOT LINE ADJUSTMENT

SHOWING THE ADJUSTMENT OF THE COMMON LINES BETWEEN THREE ADJACENT PARCELS IN LOT 1, BLOCK 3 OF CHANDLER HEIGHTS AS SHOWN ON MAP ON FILE IN BOOK 12 OF MAPS IN PAGES 11 THROUGH 13, INCLUDING THEREBY, RECORDS OF SAN JOSE COUNTY, CALIFORNIA, LINDA IN THE CITY OF SAN JOSE, COUNTY OF SAN JOSE, STATE OF CALIFORNIA.

ONE

OP. ONE
DRAWING NO.
98-007-08

SCALE: 1"=30'	DATE: FEBRUARY 2001
DESIGNED BY: WAYNE	DRAWN BY: WAYNE
CHECKED BY:	DATE: 11/15/01
P.J. BIEDLER LAND SURVEYING AND MAPPING 1000 WILSON AVENUE, SUITE 100 CARMEL, CA 93906 (408) 788-2008 FAX: (408) 788-2008	
PLANS PREPARED UNDER THE SUPERVISION OF: Paul J. Biedler, P.E. License No. 10044	

CIA 783

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