



WHEN RECORDED MAIL TO:

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

Project: 5919 Noble Street
Riverside, CA 92503

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FOR RECORDER'S OFFICE USE ONLY

COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS



(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 1st day of August, 2003, by **GONZALO BRISENO CARDENAS** and **ALMA ROSA BRISENO**, husband and wife, (collectively, "Declarants"), with reference to the following facts:

A. Declarants are the fee owners of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 38 of Anza Sierra, of Tract 2, in the City of Riverside, as per Map recorded in Book 25, Page 63 of Maps, in the office of the County Recorder of said County.

B. The Property, known as 5919 Noble Street, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single family residence.

C. Declarants propose to construct an approximately 624 square-foot detached structure to be used as accessory living quarters consisting of two (2) bedrooms, a living room (including a wetbar) and bathroom with separate access.

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.

E. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarants to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on the accessory living quarters to ensure

DESCRIPTION APPROVAL 7/28/2003
X [Signature]
for SURVEYOR, CITY OF RIVERSIDE by

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

Gonzalo Briseno Cardenas
Gonzalo Briseno Cardenas

Alma Rosa Briseno
Alma Rosa Briseno

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

[Signature]
Deputy City Attorney

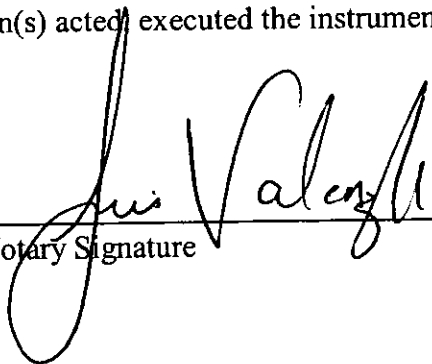
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Planning Department



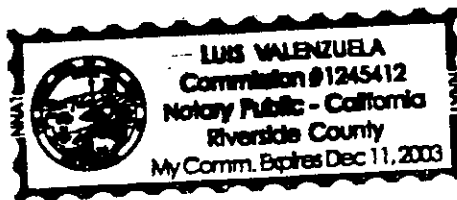
STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On 08-01-03, before me, Luis Valenzuela, the undersigned, a notary public in and for said State, personally appeared Alma Rosca Briseño and Gonzalo Briseño 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.



Notary Signature



STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On 08-01-03, before me, Luis Valenzuela, the undersigned, a notary public in and for said State, personally appeared Alvaro Rosa Briseño & Gonzalo Briseño 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.



Luis Valenzuela
Notary Signature

