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09/13/2004 08:00A Fee:19.00

Page 1 of 5

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: 10912 Arizona Avenue
Riverside, CA 92503
APN: 138-170-013

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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 20 day of August, 2004, by **JAVIER M. SOLIS** and **MARTHA E. SOLIS**, 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:

The Southwesterly 147.25 feet of the following: That portion of Lot 3, Block 68 of Lands of the Riverside Land and Irrigation Company, in the City of Riverside, County of Riverside, State of California, as shown by Map on file in Book 1 Page 70 of Maps, in the Office of the County Recorder of San Bernardino County, California, which lies North and East of a line drawn parallel with and distant 1190 feet from the center line of Taylor street (now La Sierra Avenue) measured at a right angle thereto.

B. The Property, known as 10912 Arizona Avenue, 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 600 square-foot structure to be used as an accessory living quarters consisting of a living room, two bedrooms, and bathroom.

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.

DESCRIPTION APPROVED: [Signature]

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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 the single-family residential use of the property. The Declarants desire to restrict the use of the Property to single-family residential and to put future owners on notice of the prohibition on the attached accessory living quarters from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the accessory living quarters, and prohibiting the use of the accessory living quarters for commercial or business activity not authorized by Title 19 of the Riverside Municipal Code.

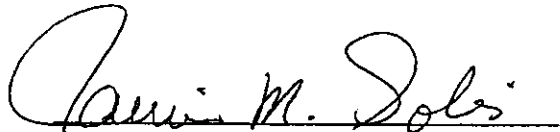
NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City for the issuance of a building permit, and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree with the City that the following restrictions shall apply to the Property:

1. The single-family residence 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. No kitchen facilities shall be permitted, maintained or installed in the accessory living quarters.
4. Neither the attached accessory living quarters nor the main residence shall be sold, rented or leased separately from the other building.
5. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.
6. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.

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

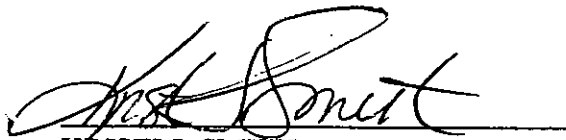
This Covenant shall run with the land and each and all of its terms shall be binding upon Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

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


JAVIER M. SOLIS


MARTHA E. SOLIS

APPROVED AS TO FORM:


KRISTI J. SMITH
Deputy City Attorney

APPROVED AS TO CONTENT:

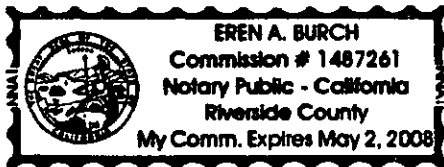

Planning Department

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CA: 04-1412
04/23/04

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On August 20, 2004 before me, Eren A. Burch, the undersigned, a notary public in and for said State, personally appeared Javier M. Solis & Martina E. Solis 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.



A handwritten signature in cursive script, appearing to read "Eren A. Burch", written over a horizontal line.

Notary Signature



GARY L. ORSO
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(909) 486-7000
<http://riverside.asrcikrec.com>

CERTIFICATION of stamp

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

Description Approval
Surveyor City of Riverside

Date:

9/30/04

Signature:

Javier M. Solis

Print Name:

JAVIER M. SOLIS