

230720

RIVERSIDE CALIFORNIA

When recorded, mailed to:  
City of Riverside, 100 Main Street  
Riverside, CA 92522  
Attn: City Engineer

FREE RECORDING  
This instrument is for the benefit of the  
City of Riverside and is entitled to be  
recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD

25 Min. Past 2 o'clock P.M.

At Request of

City of Riverside

Book 1979/Pages 230720

OCT 29 1979

Recorded in Official Records  
of Riverside County, California

Donald D. Salzman, Recorder

FEES \$

FOR RECORDERS USE ONLY

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COVENANT AND AGREEMENT

(City of Riverside Zoning Case R-24-789)

THIS COVENANT AND AGREEMENT is made and entered into  
this 3rd day of January, 1979, by DAVID A. PICK REALTORS,  
INC., a California corporation, as to an undivided 1/3 interest,  
THOMAS L. MAZZETTI and BARBARA S. MAZZETTI, husband and wife,  
as to an undivided 1/3 interest, and RAYMOND A. WIEST and JANET L.  
WIEST, husband and wife, as to an undivided 1/3 interest, the  
owners of record of the real property located in the City of  
Riverside, County of Riverside, State of California, described  
as follows:

Parcels 1 and 2 of Parcel Map 13630 recorded  
in Book 68 of Parcel Maps at Pages 243 thereof,  
Records of Riverside County, California.

For the purpose of complying with the conditions imposed  
by the City of Riverside, California, for the approval of Zoning  
Case R-24-789, the undersigned, for themselves, and their heirs,  
successors and assigns, hereby covenants and agrees with the City  
of Riverside as follows:

1. Prior to any development of Parcels 1 and 2 of  
Parcel Map 13630, the undersigned shall submit  
plot plans of the proposed development of said  
parcel to the Planning Department of the City of  
Riverside in such detail as may be reasonably  
required by said Department for review by the Plan-  
ning Commission and City Council of said City. The  
undersigned shall not commence development of said  
Parcels 1 and 2 without the prior approval of said  
plot plans by the Planning Commission and the City  
Council of the City of Riverside.
2. The undersigned shall develop said Parcels 1 and 2  
of Parcel Map 13630 only in accordance with and

DESCRIPTION APPROVAL  
George J. Salzman  
Director

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conformance to the plot plans for each said parcel as may be approved by the Planning Commission and the City Council of the City of Riverside.

3. Upon application for a building permit for Parcel 1 of Parcel Map 13630 or in the event said parcel is otherwise developed, the undersigned shall forthwith at their own cost and expense provide and install such street improvements adjacent to said Parcel 1 on McMahon Street as may be required by the Public Works Department of the City of Riverside in accordance with the then existing standards and specifications, including curb, gutter, sidewalk and street paving, installation or relocation of street lights and street trees, and additional dedication of street right-of-way as may reasonably be necessary for the extension or termination of McMahon Street to City specifications.

In the event the above-described work of improvement is not timely initiated and carried through to completion, after demand therefor has been made by the Director of Public Works of the City of Riverside, said City may do any or all of the necessary work at the cost and expense of the undersigned, their heirs, successors or assigns.

The City of Riverside may enforce this Covenant and Agreement in the event the undersigned, their heirs, successors or assigns fail to comply with any of the terms and conditions set forth above. Should said City bring suit in court to enforce any terms of this Covenant and Agreement, the undersigned, their heirs, successors or assigns agree to pay to the City, said City's court costs and reasonable attorneys' fees.

This Covenant and Agreement shall run with the land and

1 shall be binding upon the undersigned, their heirs, successors  
2 and assigns.

3 IN WITNESS WHEREOF the undersigned have caused this  
4 Covenant and Agreement to be executed the day and year first  
5 above written.

230720

7 DAVID A. PICK REALTORS, INC.,  
8 a California corporation

9 By David A. Pick  
President

10  
11 By Lani O. Pick  
Secretary

Thomas L. Mazzetti  
THOMAS L. MAZZETTI

Barbara S. Mazzetti  
BARBARA S. MAZZETTI

Raymond A. Wiest  
RAYMOND A. WIEST

Janet L. Wiest  
JANET L. WIEST

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APPROVED AS TO FORM:

Barbara [Signature]  
Assistant City Attorney

12/79  
2/jm

ATTORNEY  
VERBIDE  
CALIFORNIA

CA-14