

5/72

303890

RECORDING REQUESTER:

WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: PMW-2-901

RECEIVED FOR RECORD

Min. Post. 2 o'clock P.M.

AUG 15 1990

Recorded in Official Records
of Riverside County, California

William J. Bonny
Recorder

Fees \$

X

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS is made and entered into this 15th day of August, 1990 by JAMES R. HILDEBRANDT (hereinafter referred to as the "Declarant") with respect to the following facts:

A. Declarant is the fee owner of certain real property (hereinafter referred to as "Property") located in the City of Riverside, County of Riverside, State of California, more particularly described as follows:

THE PROPERTY:

The Easterly 330 feet of the Southerly 30 feet of the Easterly 793 feet more or less, of the North half of the Southeast one quarter of Section 14, Township 3 South, Range 5 West, San Bernardino Base and Meridian.

B. Declarant has submitted to the City of Riverside a request for a parcel map waiver, Case Number PMW-2-901, to adjust parcel lines between three vacant parcels situated on the north side of Highridge Street (extended), easterly of Golden Star Avenue in the R-1-130 - Residential-1 Zone.

C. As a condition of approval of PMW-2-901, the city of Riverside has required that prior to finalization of the parcel map waiver, the Declarant shall consolidate the Property to the property adjoining it to the north or to the west;

NOW, THEREFORE, for the purpose of placing a restriction on the property which will give notice to all future owners of the Property that the City of Riverside has required that a Certificate of Compliance shall be recorded on the Property before the Property may be sold, conveyed or developed, the Declarant hereby covenants and agrees with the City of Riverside that the following restrictions shall be applied to the Property:

1. The Property is not recognized by the City of Riverside as a legal parcel; and

DESCRIPTION APPROVAL: 8/15/90
George P. Hutchinson
CITY CLERK, CITY OF RIVERSIDE

2. The Property may not be sold, conveyed or developed without the concurrent recordation of a Certificate of Compliance in the Office of the County Recorder of Riverside County, California, finalizing Parcel Map Waiver Case Number PMW-2-901.

The terms of this Declaration of Restrictions may be enforced by the City of Riverside. Should the City of Riverside bring an action to enforce any of the terms of this Declaration, the prevailing party shall be entitled to court costs, including reasonable attorneys' fees.

This Declaration shall run with the land and shall be binding upon the Declarant, his heirs, successors and assigns and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

IN WITNESS WHEREOF the Declarant has caused this Declaration to be executed the day and year first written above.

James R. Hildebrandt

JAMES R. HILDEBRANDT

APPROVED AS TO FORM
H. G. Murray

CHIEF ASSISTANT CITY ATTORNEY

CAT. NO. NN00627
TO 1944 CA (7-82)



303890

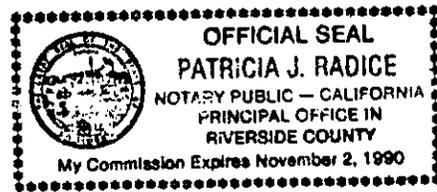
(Individual)

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.

On August 15, 1990 before me, the undersigned, a Notary Public in and for said State, personally appeared James R. Hildebrandt

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature *Patricia J. Radice*



(This area for official notarial seal)