

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
6860 Leland Avenue
Riverside, California

326505

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

SEP 20 1991

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder,
Fees \$ [Signature]

22/11

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 28 day of August, 1991, by DAVID R. BRANDT as the Executor under the Will of RONALD A. BRANDT, deceased, with reference to the following facts:

A. The undersigned is the fee owner of the following described real property, referred to herein as "the Property", situated in the City of Riverside, County of Riverside, State of California:

The northeasterly 49 feet of Lot 1 in Block 10 of Orange Acres No. 2 as shown by map on file in Book 14 of Maps, at page 2 thereof, records of Riverside County, California.

B. The Property is located at 6860 Leland Avenue, Riverside, California, and is developed with a single-family house with a covered porch and attached garage.

C. The undersigned wishes to build an accessory building consisting of a living room, bedroom, bathroom and patio cover to be used as a "guest house".

D. A "guest house" is defined by Section 19.04.165 of the Riverside Municipal Code to mean living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises, having no kitchen, 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 is requiring the undersigned to execute and record a Covenant and Agreement which places certain restrictions on the accessory building to insure the single-family residential use of the property.

DESCRIPTION APPROVAL 8 20 91
George P. White

F. The undersigned desires to restrict the use of the Property to single-family residential and to comply with the condition imposed by the City of Riverside.

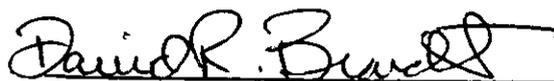
NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

The single-family house and the accessory building used as a guest house shall be used as one dwelling unit. Neither building nor any part of either building shall be used as a separate dwelling unit or separate living quarters from the other building or any part of either building. A kitchen shall not be permitted, maintained or installed in the accessory building. Neither building nor any part of either building shall be sold, rented or leased separately from the other building or any part of either building. The accessory building used as a guest house shall not be rented or otherwise used as a separate dwelling. The accessory building used as a guest house shall only be used by temporary guests of the occupants of the Property. Except as permitted by the applicable zoning regulations of the City of Riverside, no business activity shall be conducted on the Property. The required on-site covered parking shall be maintained at all times.

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

This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon the undersigned, 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 undersigned has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.



DAVID R. BRANDT as the Executor
under the Will of RONALD R.
BRANDT, Deceased

APPROVED AS TO CONTENT:

David T. DDD
Planning Department

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF Alameda) ss.

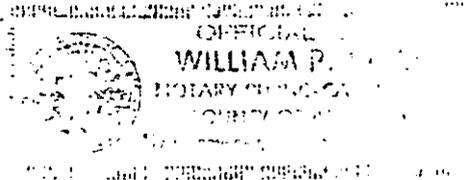
On this 28th day of Aug, 1991, before me,
WILLIAM P. STIER, the undersigned Notary
Public, personally appeared DAVID R. BRANDT,

- personally known to me
- 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 it as the Executor under the Will
of RONALD A. Brandt, deceased.

WITNESS my hand and official seal.

William P. Stier
Notary's Signature



BP/3163A/h/pj
8-19-91