

468656

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
2424 Jefferson Street  
Riverside, California

RECEIVED FOR RECORD  
AT 3:00 O'CLOCK

DEC - 9 1992

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$

*[Signature]*

COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTION

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS  
is made and entered into this *8<sup>th</sup>* day of *December*,  
1992, by V. A. KIRSINAS, an unmarried man, with reference to the  
following facts:

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

Parcel 2 of Parcel Map 10457 as shown by  
map on file in Book 9, Pages 51 and 52 of  
Parcel Maps, Records of Riverside County,  
California.

B. The Property, known as 2424 Jefferson Street, Riverside,  
California, is developed with a single-family house and an accessory  
building used as a four-car garage and basement storage area.

C. The undersigned desires to construct accessory living  
quarters consisting of two bedrooms, a bathroom, a living room and  
storage area in the basement of the detached garage.

D. "Accessory living quarters" is defined by Section  
19.04.020 of the Riverside Municipal Code 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 is requiring the undersigned to  
execute and record a Covenant and Agreement which places certain  
restrictions on the accessory building to be used for accessory  
living quarters to ensure the residential use of the property in  
accordance with the zoning requirements of Title 19 of the Riverside  
Municipal Code.

DESCRIPTION APPROVAL: *12, 2, 92*  
*[Signature]*

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

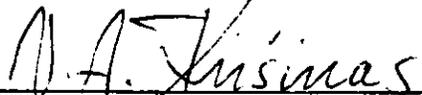
NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenants and agrees with the City of Riverside that the following restrictions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

The single-family house and the accessory building containing the accessory living quarters shall be used as one dwelling unit. Neither building shall be used as a separate dwelling unit or separate living quarters from the other. Neither building shall be sold, rented or leased separately from the other building. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters. No commercial or business activity shall be conducted on the Property except that permitted by Title 19 of the Riverside Municipal Code for the subject zone. The required on-site covered parking shall be maintained at all times.

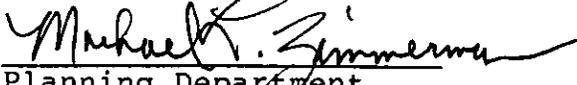
The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party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

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, and 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.

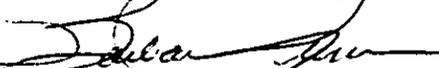
IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

  
 \_\_\_\_\_  
 V. A. KIRSINAS

APPROVED AS TO CONTENT:

  
 \_\_\_\_\_  
 Planning Department

APPROVED AS TO FORM:

  
 \_\_\_\_\_  
 Assistant City Attorney

STATE OF CALIFORNIA)  
COUNTY OF Riverside ss.

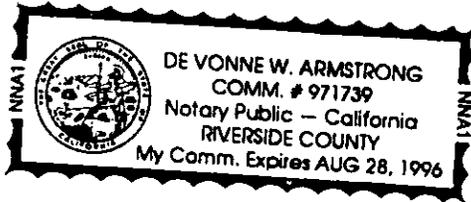
On this 7th day of December, 1992, before me,  
DeVonne W. Armstrong, the undersigned Notary Public,  
personally appeared V. A. Kirsinas,

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.

WITNESS my hand and official seal.



DeVonne W. Armstrong  
Notary's Signature