

020915

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
3995 Dwight Avenue
Riverside, California

RECEIVED FOR RECORD
AT 1:00 O'CLOCK

JAN 18 1994

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 14

TERMINATION AND RELEASE OF
COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS TERMINATION AND RELEASE OF COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS is made and entered into this 14th day of
January, 1994, by CLEMENTE BERNAL AHUMADA
("Declarant") and the CITY OF RIVERSIDE, a municipal corporation,
acting by and through its Planning Director ("City") with reference
to the following facts:

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

Lot 65 of University Square as shown by map on file in Book
20, Pages 18 and 19 of Maps, records of Riverside County,
California.

Said Property was conveyed to Declarant, a married man, as his
separate property.

B. The Property, known as 3995 Dwight Street, Riverside,
California, was being developed with a single-family residence
and an accessory building. Declarant filed an application with
City for a building permit for the construction of a carport and
the conversion of the accessory building so that it contained a
work room, game room and bathroom.

C. As a condition for the issuance of the building permit
sought by Declarant, City required Declarant to execute and
record a Covenant and Agreement which placed certain
restrictions on the Property to ensure the single-family
residential use of the Property so that the single-family
residence and accessory building would not mistakenly be used as
two dwelling units, as one primary dwelling unit and one
auxiliary dwelling unit or for commercial or business activity.

D. The Covenant and Agreement and Declaration of

DESCRIPTION APPROVAL 12/21/93
Walter R. Hys
CITY SURVEYOR, CITY OF RIVERSIDE

Restrictions meeting the condition imposed by City for the building permit was executed by Declarant on December 2, 1993, and recorded on December 6, 1993, as Instrument No. 483457, Official Records of Riverside County, California.

E. Paragraph 8 of the recorded Covenant and Agreement and Declaration of Restrictions provides that it shall run with the land and each and all of its terms shall be binding upon Declarant, his heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California.

F. Declarant is unable to proceed with the proposal for the conversion of the accessory building from a garage to the work room, game room and bathroom, and desires to terminate the Covenant and Agreement and Declaration of Restrictions with the consent and approval of the Planning Director of City.

NOW, THEREFORE, incorporating the above recitals and in consideration thereof, Declarant and City hereby agree as follows:

1. Subject to the consent of City, Declarant hereby terminates the Covenant and Agreement and Declaration of Restrictions dated December 2, 1993, and recorded December 6, 1993, as Instrument No. 483457, Official Records of Riverside County, California, as the accessory building on the Property will be used only as a garage.

2. City, acting by and through its Planning Director, hereby consents to the termination by Declarant of the above-referenced Covenant and Agreement and Declaration of Restrictions and hereby releases the Property from said Covenant and Agreement and Declaration of Restrictions executed on December 2, 1993, and recorded December 6, 1993, as Instrument No. 483457, Official Records of Riverside County, California.

IN WITNESS WHEREOF Declarant and City, acting by and through its Planning Director, have caused this Termination and Release of Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

DECLARANT

Clemente Bernal Ahumada
Clemente Bernal Ahumada

CITY OF RIVERSIDE, a
municipal corporation

By [Signature]
Planning Director

APPROVED AS TO FORM

[Signature]
Assistant City Attorney

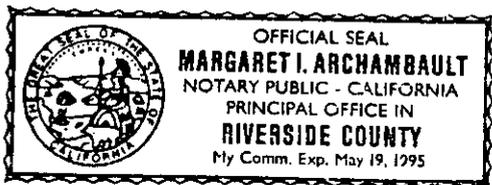
State of California)
) ss
County of Riverside)

On December 29, 1993, before me, the undersigned, a notary public in and for said State personally appeared _____

Stephen J. Whyld

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.



Margaret I. Archambault
Signature

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____ Title _____
- () Guardian /Conservator
- () Individual ()
- () Partner(s)
() General () Limited
- () Trustee(s)
- () Other _____

The party(ies) executing this document is/are representing:

State of California)
County of RIVERSIDE) ss

On JAN. 14, 1994, before me, the undersigned, a notary public in and for said State personally appeared CLEMENTE BERNAL ANUNADA

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.



Rosa I. Robles
Signature

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____ Title _____
- () Guardian /Conservator
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