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JAN 11 1999

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$ 18

*Per WF  
OK 2/10  
Ugait  
signature*

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WHEN RECORDED MAIL TO:

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

FOR RECORDER'S OFFICE USE ONLY

Project: PC# 98-4358  
5366 Crest Avenue  
Riverside, California

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COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 11th day of JANUARY, 1999, by NAYEF ABDEL NABI SHUKOUKANI, a single man (hereinafter referred to as "Declarant"), 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:

That portion of Lot 5, Block 16, La Granada, as shown by Map on file in Book 12, pages 42 through 51 inclusive of Maps. Records of Riverside County, California described as follows:

Commencing at the most Northerly corner of said Lot 5, Thence South 29 degrees 17' 29" East, 244.32 feet along the Northeasterly line of said Lot 5, to the point of the beginning of the parcel to be described; Thence continuing South 29 degrees 17' 29" East, 90.68 feet along the Northeasterly line of said Lot 5, to the most Easterly corner thereof; Thence South 76 degrees 52' 39" West, 204.11 feet along the Southeasterly line of said Lot 5, to a point distant 10 feet, measured at right angles, from the Southwesterly line thereof; Thence North 26 degrees 51' 42" West 82.07 feet parallel with the Southwesterly line of said Lot 5; Thence North 74 degrees 45' 48" East 198.40 feet parallel with the Northwesterly line of said Lot 5: to the point of beginning.

DESCRIPTION APPROVAL:  
*[Signature]*  
CITY OF RIVERSIDE

Except that portion as conveyed to the City of Riverside, by Deed dated October 3, 1969 and recorded October 10, 1969 as Instrument No. 104154.

B. The Property, known as 5366 Crest Avenue, Riverside, California, is zoned for Single Family Residential use (R-1-65), and is currently developed with a single-family residence, attached garage and two detached storage buildings. Declarant desires to construct an approximately 1,481 square foot addition to the existing residence. The addition will include an approximately 205 square foot balcony and four bedrooms. A bedroom and bathroom will be located on the first floor, and three new bedrooms and three bathrooms will be on the second floor. The four proposed bedrooms do not have any interior access from the main residence. The second floor bedrooms will be accessed from an exterior staircase and exterior doors. The first floor bedroom will be accessed from an outside entrance.

C. The City of Riverside has required, as a condition of the approval of Plan Check # 98-4358 for issuance of building permits that certain restrictions be placed upon the Property with regard to the use of the addition so that it shall only be occupied in accordance with Title 19 of the Riverside Municipal Code and certain other conditions of approval for issuance of building permits.

NOW, THEREFORE, for the purpose of complying with certain conditions imposed by the City of Riverside for the approval of Plan Check #98-4358, and issuance of building permits, Declarant hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

1. The four bedrooms within the addition shall be occupied solely in accordance with Title 19 of the Riverside Municipal Code and the conditions of approval for Plan Check #98-4358 for issuance of building permits, including but not limited to the following provisions:

a. The main residence on the Property, which includes the addition, shall be occupied by the legal owner of the Property.

b. The addition shall have no kitchen facilities, and no individual bedroom of said addition will be used as a separate dwelling.

c. The addition shall have no separate address or house number.

d. The addition shall have full utility and sanitary hookups in conjunction with the main residence; separate utility meters and laterals shall not be installed.

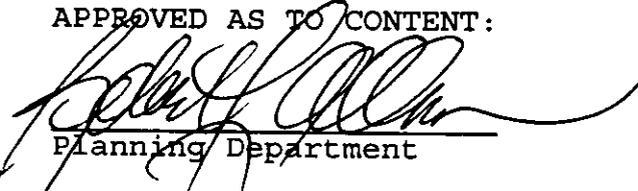
2. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors or assigns. Should the City of Riverside bring an action to enforce the terms of the Covenant and Agreement and Declaration of Restrictions, the prevailing party shall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

3. This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

IN WITNESS WHEREOF, Declarants have caused this Covenant and Agreement to be executed as of the day and year first written above.

  
\_\_\_\_\_  
NAYEF ABDEL NABI SHUKOUKANI

APPROVED AS TO CONTENT:

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

APPROVED AS TO CONTENT:

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

State of CALIFORNIA )  
County of RIVERSIDE ) ss

On JANUARY 11, 1999, before me, the undersigned,

a notary public in and for said State, personally appeared

NAVEF Abdel NABI SHKOUKAWI

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.

*[Handwritten Signature]*  
Signature

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_ Title \_\_\_\_\_
- Individual ()
- ( ) Partner(s)  
( ) General ( ) Limited
- ( ) Trustee(s)
- ( ) Other \_\_\_\_\_

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

\_\_\_\_\_

State of \_\_\_\_\_ )  
 County of \_\_\_\_\_ ) ss  
 )

On \_\_\_\_\_, 1999, before me, the undersigned,  
 a notary public in and for said State, personally appeared

\_\_\_\_\_

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.

\_\_\_\_\_  
 Signature

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- ( ) Corporate Officer(s)  
     Title \_\_\_\_\_ Title \_\_\_\_\_
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- ( ) Partner(s)  
     ( ) General      ( ) Limited
- ( ) Trustee(s)
- ( ) Other \_\_\_\_\_

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