

Recording Requested By  
CHICAGO TITLE COMPANY

DOC # 2002-077905

02/13/2002 08:00A Fee:NC

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Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder

WHEN RECORDED MAIL TO:

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



Project: OZ-001-001  
Casa Blanca Public Library  
12035719 ADU

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FOR RECORDER'S USE ONLY



### COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 4th day of February, 2002, 2001, by THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE ("Declarant") with reference to the following facts:

A. Declarant is the fee owner of the real property situated in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated by reference ("the Property").

B. Declarant has applied to the City of Riverside for the approval of a plot plan to develop the Property in connection with Zoning Case OZ-001-001 for the construction of an 11,000 square foot library on approximately 4.17 acres.

C. As a condition of approval of the plot plan and prior to the issuance of building permits, the City of Riverside is requiring Declarant to execute and record a covenant restricting outdoor plaza events between the hours of 8:00 a.m. and 8:00 p.m., Sunday through Thursday, and from 7:00 a.m. to 11:00 p.m., Friday and Saturday.

D. The parties are willing to record a covenant and agreement establishing restrictions on the hours of outdoor plaza events.

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside for the approval of the plot plan in case number OZ-001-001, and restricting the hours of outdoor plaza events, Declarant hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

1. Declarant hereby restricts the use of the Property by restricting outdoor plaza events between the hours of 8:00 a.m. and 8:00 p.m., Sunday through Thursday, and from 7:00 a.m. to 11:00 p.m., Friday and Saturday.

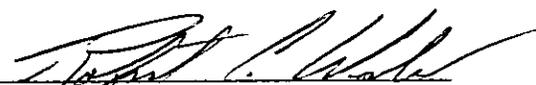
CLA 755

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.

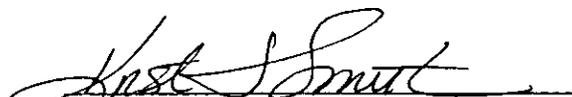
3. This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon Declarant, its heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California,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

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

REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE

  
Executive Director  
Attest:   
Agency Secretary

APPROVED AS TO FORM:

  
Deputy City Attorney

APPROVED AS TO CONTENT:

  
Planning Department

  
Redevelopment Agency of the City  
of Riverside, General Counsel

[COV/01195602.RD]



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# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
 County of Riverside } ss.

On February 4, 2002, before me, Janis Lowry, Notary Public,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Robert C. Wales and Colleen J. Nicol,  
Name(s) of Signer(s)

- personally known to me
- 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.



Place Notary Seal Above

WITNESS my hand and official seal.

*Janis Lowry*  
 Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

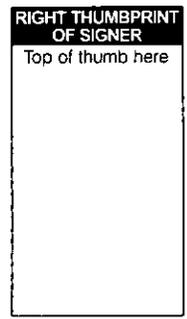
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



CIA 755

EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the southwesterly rectangular one-half of Lot 4 in Block 66 of the lands of W.T. Sayward and S.C. Evans, as shown by map on file in Book 3, Page 2 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING in the northeasterly line of Madison Street at a point 386 feet northwesterly from the most southerly corner of said Lot 4;

THENCE northerly, along said northeasterly line of Madison Street, 274.75 feet, more or less, to the most westerly corner of said Lot 4;

THENCE northeasterly, along the northwesterly line of said Lot 4, a distance of 661.25 feet, more or less, to the northeasterly line of the southwesterly rectangular one-half of said Lot 4;

THENCE southerly, along the northeasterly line of the southwesterly rectangular one-half of said Lot 4, a distance of 274.75 feet, more or less, to a point 386 feet northwesterly from the southeasterly line of said Lot 4 measured on a line drawn at right angles thereto;

THENCE southwesterly and parallel with the southeasterly line of said Lot 4, a distance of 661.25 feet, more or less, to said POINT OF BEGINNING;

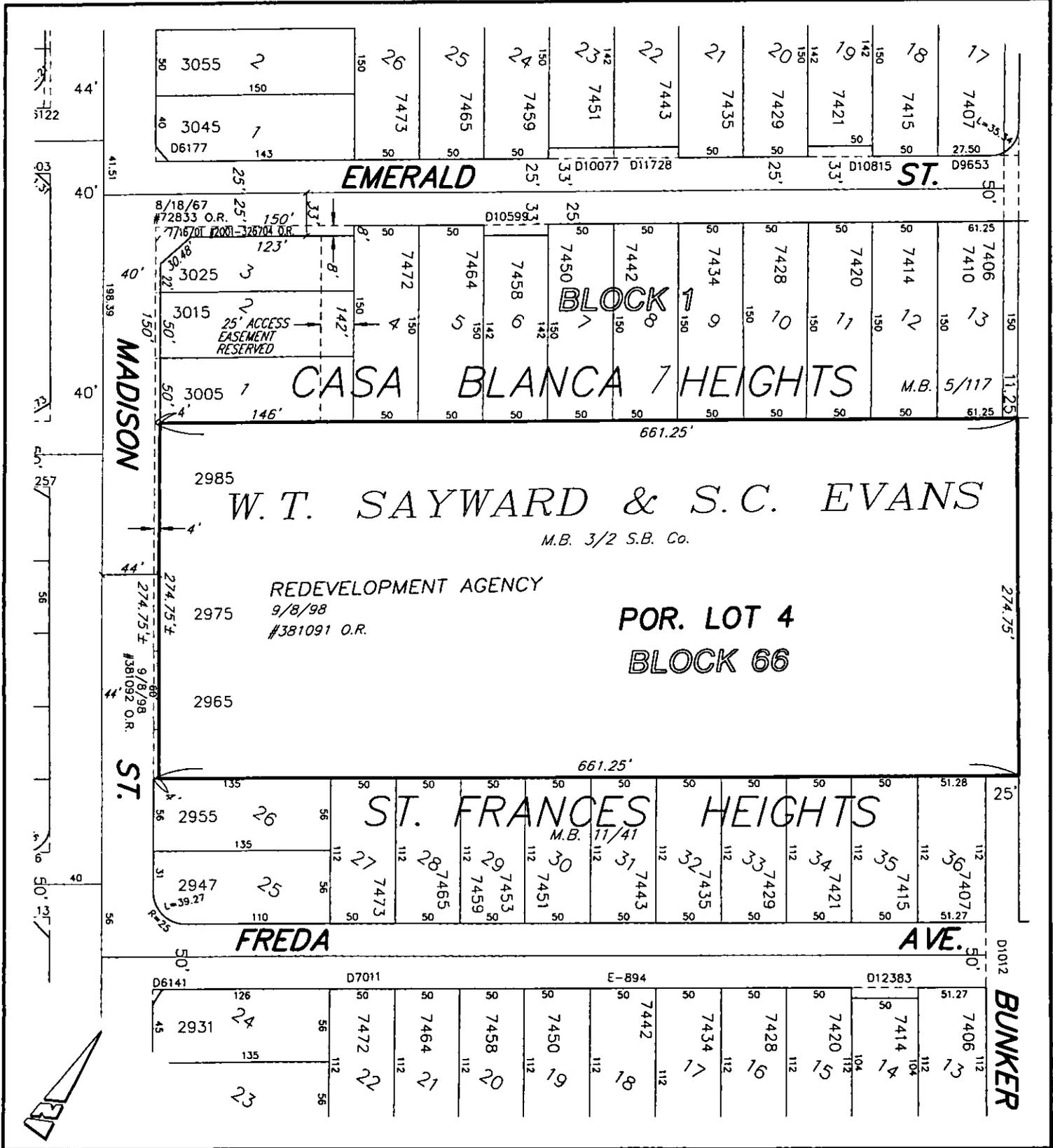
EXCEPTING THEREFROM that portion of said Lot 4, lying southwesterly of a line that is parallel with and distant 44.00 feet northeasterly, as measured at right angles, from the centerline of Madison Street.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 9/25/01 Date  
Prep.   
Mark S. Brown, L.S. 5655  
License Expires 9/30/03



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**• CITY OF RIVERSIDE, CALIFORNIA •**

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

68-1

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 9/24/01

SUBJECT: CASA BLANCA LIBRARY SITE

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