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WHEN RECORDED MAIL TO:

City Clerk
 City of Riverside
 City Hall, 3900 Main Street
 Riverside, California 92522

Project: 1244 North Orange Street
 Riverside, CA 92501

DOC # 2003-351903

05/15/2003 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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COVENANT AND AGREEMENT
 AND DECLARATION OF RESTRICTIONS



(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 25 day of April, 2003, by CHAE OK PARK, a married woman as her sole and separate property, ("Declarant"), with reference to the following facts:

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

See Exhibit "A" attached hereto.

B. The Property, known as 1244 North Orange Street, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single family residence.

C. Declarant has applied to the City of Riverside for variances and legalization of an approximately 375 square foot garage conversion and approximately 1,115 square foot living space addition consisting of a living room, kitchen, two (2) bedrooms, and two (2) bathrooms.

D. As a condition for the issuance of a building permit, and for approval of the variances on the Property, the City of Riverside ("City") is requiring Declarant to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on the addition to ensure the single-family residential use of the property. The Declarant desires to restrict the use of the Property to single-family residential and to put future owners on notice of the prohibition on the addition or main house from being rented or considered a separate dwelling unit, prohibiting installation or maintenance of more than one (1) kitchen facility on the Property, and prohibiting the use of the Property for commercial or business activity not authorized by Title 19 of the Riverside Municipal Code.

CIA 835

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City for the granting of building permits and approving the variances, and restricting the use of the Property to single-family residential, Declarant hereby covenants and agrees with the City that the following restrictions shall apply to the Property:

1. The single-family residence and the addition shall be used as one dwelling unit.
2. Neither building shall be used as a separate dwelling unit or separate living quarters from the other.
3. Only one (1) kitchen facility shall be permitted, maintained or installed on the Property at all times.
4. Neither the addition nor the main residence shall be sold, rented or leased separately from the other building.
5. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.
6. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.

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

This Covenant shall run with the land and each and all of its terms shall be binding upon Declarant, her 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.

[Signatures on next page.]



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

Chae O. Park

Chae O. Park

APPROVED AS TO FORM:

[Signature]

Deputy City Attorney

APPROVED AS TO CONTENT:

[Signature]

Planning Department



EXHIBIT "A"

Legal Description of Property

That portion of Lot 80 of Lands of The Southern California Colony Association, in the City of RIVERSIDE, County of RIVERSIDE, State of California, as per map recorded in Book 7, page(s) 3, of Maps, in the office of the County Recorder of San Bernardino County, California, described as follows:

Beginning at the intersection of the Southwesterly line of Santa Ana Street with the Southeasterly line of North Orange Street;

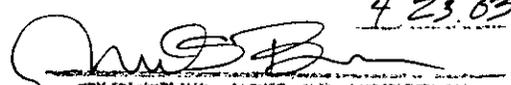
Thence Southwesterly on the Southeasterly line of North Orange Street a distance of 86 feet to the True Point of Beginning;

Thence continuing Southwesterly on the Southeasterly line of North Orange Street, a distance of 86 feet to the most Northerly corner of that certain parcel of land conveyed to Ralph J. C. Mayer, by deed recorded January 23, 1939 Official Records of Riverside County, California;

Thence Southeasterly on the Northeasterly line of said Parcel so conveyed, a distance of 123.67 feet;

Thence Northeasterly and parallel to the Southeasterly line of North Orange Street a distance of 86.0 feet;

Thence Northeasterly and parallel with the Southwesterly line of Santa Ana Street, 123.67 feet to the Point of Beginning.

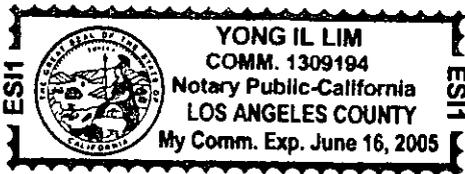
DESCRIPTION RECORDED
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COUNTY RECORDER - RIVERSIDE



STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On April 25, 2003, before me, YONG IL LIM, the undersigned, a notary public in and for said State, personally appeared CHAE OK PARK 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]
Notary Signature

