

SCANNED

MAR 15 2005

DOC # 2005-0146573

02/24/2005 08:00A Fee: 16.00

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

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

Project: P03-1327
APN: 149-210-007

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**COVENANT AND AGREEMENT AND DECLARATION
OF RESTRICTIONS ON FUTURE USES OF THE PROPERTY**



This Covenant and Agreement and Declaration of Restrictions on Future Uses of the Property is made and entered into this 23rd day of February 2005, by **ROSA ELENA DE HARO FELIX**, also known as **ROSA ELENA DE HARO**, a single woman ("Declarant") with reference to the following facts:

A. Declarant is the fee owner of that certain real property (the "Property") located in the City of Riverside, County of Riverside, State of California, described in Exhibit "A," which is attached hereto and incorporated herein.

B. The Property consists of an approximately 0.55 acre vacant parcel located westerly of Mitchell Avenue, northerly of Cambell Avenue, in the RR - Rural Residential Zone. An application for a Certificate of Compliance has been filed with the City of Riverside ("City") to legalize the creation of this parcel.

C. As a condition to the approval of P03-1327, the City is requiring Declarant to execute and record a covenant and agreement, acceptable to the Planning and Legal Departments of the City, which prohibits the keeping of livestock on the vacant parcel.

D. Declarant desires to record a covenant and agreement acceptable to the Planning and Legal Departments of the City which prohibits the keeping of livestock on the vacant parcel and to put future owners on notice of these conditions and restrictions.

NOW, THEREFORE, for the purpose of complying with the conditions imposed by the City for the approval of P03-1327, Declarant hereby covenants and agrees with the City that the Property shall hereafter be held, transferred, sold, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the following covenants, conditions and restrictions:

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1. The Property is hereby prohibited from grazing, raising, training, keeping, maintaining and/or housing large animals, including, but not limited to, those animals set forth in Section 19.10.020(E) of the Riverside Municipal Code.

2. The Property will be subject to all applicable development standards of the RR zone, including all setbacks, building height and maximum lot coverage.

Any person, whether an individual, corporation, association, partnership, or otherwise, who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property shall be deemed to have consented and agreed to the restrictions on the use of the Property as set forth herein above.

The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City, and its successors and assigns. Should the City 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 Declarant, it's heirs, successors, and assigns, and shall continue in effect until such time as released by the Planning Director of the City, or his/her designee, by a writing duly recorded.

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

By: Rosa Elena De Haro Felix.
Rosa Elena De Haro Felix

APPROVED AS TO CONTENT:

By: Mike Capps
Planning Department

APPROVED AS TO FORM:

By: Krista Smith
Deputy City Attorney

O:\Cycrom\WPDocs\0015\003\00040414 WPD
CA 04-2814 Rev 02/17/04



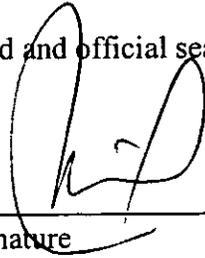
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STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On 2-23-05, before me, MARIA C. PALACIOS, the undersigned, a notary public in and for said State, personally appeared Rosa Elena De Haro Felix 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.



Notary Signature



EXHIBIT "A"

PARCEL 1:

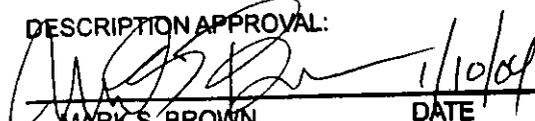
ALL THAT PORTION OF THE SOUTHEASTERLY RECTANGULAR 185 FEET OF LOT 3 IN BLOCK 74 OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 7, PAGES 66 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 3 THAT LIES 120 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT; THENCE NORTH 12° 05' WEST, 185 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 185 FEET OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 185 FEET OF SAID LOT 150.13 FEET; THENCE SOUTH 21° 27' 15" EAST, 182.53 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 120 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE NORTHEASTERLY 120 FEET OF THE SOUTHEASTERLY 25 FEET OF LOT 3 IN BLOCK 74 OF LA SIERRA HEIGHTS TRACT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 66 OF MAPS, RIVERSIDE COUNTY RECORDS.

DESCRIPTION APPROVAL:


MARK S. BROWN
CITY SURVEYOR

DATE 1/10/09



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