



WHEN RECORDED MAIL TO:

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

Project: P05-0655
Norwood Avenue
Riverside, California

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**COVENANT AND AGREEMENT AND DECLARATION
OF RESTRICTIONS FOR STREET IMPROVEMENTS**

This Covenant and Agreement and Declaration of Restrictions for Street Improvements is made and entered into this 28th day of September 2005, by Kahled Shkoukani and Suzan Shkoukani, husband and wife; Ahmad Shkoukani and Mali Shkoukani, husband and wife; Samer Shkoukani and Rham Shkoukani, husband and wife; Mahmoud Shkoukani and Dayla Shkoukani, husband and wife; Walid Shkoukani and Maibritt Shkoukani, husband and wife; Mahamad Shkoukani and Enas Shkoukani, husband and wife; Nabil Chakoukani and Iman Chakoukani, husband and wife; (collectively "Declarants") with reference to the following facts:



A. Declarants are the fee owners of that certain real property (the "Declarants Property") located in the City of Riverside, County of Riverside, State of California, described as follows:

Attached as Exhibit "A" and depicted on Exhibit "B."

B. Declarants are currently processing a lot line adjustment with the property owners located at 5264 Norwood Avenue, Riverside, California, which property is legally described, after the lot line adjustment, as shown on Exhibit "B" attached hereto and incorporated herein by reference. ("Adjacent Property").

C. As a condition to the approval of the lot line adjustment, the City of Riverside ("City") is requiring Declarants to execute and record a covenant and agreement which places restrictions on the development of the Declarants Property in regard to street improvements.

NOW, THEREFORE, for the purpose of complying with the conditions imposed by the City for the approval of the lot line adjustment Case P05-0655, Declarants hereby covenant and agree with the City that the Declarants Property is, and shall hereafter be held, transferred, sold, conveyed, hypothecated, encumbered, leased, rented, used and occupied subject to the following covenants, conditions and restrictions:

1. Concurrently with the development of the Declarants Property, Declarants, their heirs, successors and assigns shall provide for, construct and complete all the street improvements required by the City's Public Works Department and that said improvements shall extend across the entire length of the Declarants Property and the Adjacent Property. Said street improvements shall be completed prior to issuance of a certificate of occupancy.

2. 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 Declarants Property shall be deemed to have consented and agreed to the restrictions on the use of the Property as set forth herein above.

3. 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.

4. 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 Public Works Director of the City, or his/her designee, by a writing duly recorded.

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

By: [Signature]
Printed Name: Khalid ShKauKani

By: [Signature]
Printed Name: Suzan ShKauKani

By: [Signature]
Printed Name: Ahmad ShKauKani

By: [Signature]
Printed Name: mali ShKauKani

By: [Signature]
Printed Name: Samia ShKauKani

By: [Signature]
Printed Name: Rham ShKauKani

By: Mahmud
Printed Name: Mahmud Shkawkani

By: Dalya Shkawkani
Printed Name: dalya Shkawkani

By: Walid Shkawkani
Printed Name: walid Shkawkani

By: Maibritt Shkawkani
Printed Name: maibritt Shkawkani

By: Mahamed Shkawkani
Printed Name: mahamed Shkawkani

By: Eras Shkawkani
Printed Name: Eras Shkawkani

By: Nabil Chakawkani
Printed Name: Nabil Chakawkani

By: Iman Chakawkani
Printed Name: Iman Chakawkani

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

By: [Signature]
Printed Name:
Public Works Department

By: [Signature]
Kristi J. Smith
Deputy City Attorney

O:\Cycom\WPDocs\D009\P003\00048889.WPD
CA: 05-2085
Rev: 09/20/05

2005-0823900
10/05/2005 08:00A
3 of 14

CIA 968

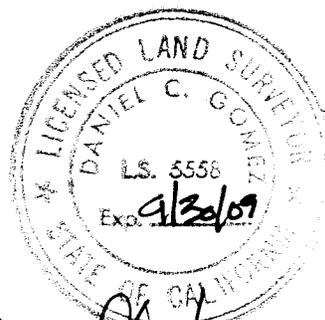
EXHIBIT "A"
(LOT LINE ADJUSTMENT)

Parcel B:

That Portion of Lot 2 of Algodena Tract, in the City of Riverside, County of Riverside, State of California, as per Map recorded in Book 11, Pages 80 and 81 of Maps, Records of Riverside County, State of California described as follows:

Beginning at the Northeast Corner of said Lot 2; Thence, along the Northwesterly Line of said Lot 2, South 65°32'00" West 183.93 feet to the Northwest Corner of that certain Parcel of Land conveyed to Cole et. ux. by Deed recorded October 21, 1957 in Book 2165, Page 405 of Official Records of Riverside County, State of California; Thence, parallel with the Easterly Line of said Lot 2, South 14°13'28" East, 150.00 feet to The True Point of Beginning; Thence, parallel with the Northwesterly Line of said Lot 2, South 65°32'00" West 189.95 feet to the Westerly Line of said Lot 2; Thence, along said Line, South 15°19'40" East, 151.64 feet to the Southwest Corner of said Lot 2; Thence, along the Southerly Line of said Lot 2, North 75°46'32" East, 147.80 feet to a point that bears South 75°46'32" West, 217.20 feet from the Southeast Corner of said Lot 2; Thence, North 14°13'28" West, 100.00 feet; Thence, parallel with the Southerly Line of said Lot 2, North 75°46'32" East, 217.20 feet to the Easterly Line of said Lot 2; Thence, along the Easterly Line of said Lot 2, North 14°13'28" West, 20.00 feet to a point that is 248.09 feet, measured along said Easterly Line, from the Northeast Corner of said Lot 2; Thence, parallel with said Southerly Line, South 75°46'32" West, 181.00 feet; Thence, parallel with said Easterly Line, North 14°13'26" West, 65.39 feet to The True Point of Beginning.

Containing 0.50 acres net more or less.



Daniel Gomez

2005-0623300
10/05/2005 08:00A
4 of 14



DESCRIPTION APPROVAL:

BY: *Mark S. Brown* SEPT 19, 2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

CIA 968

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

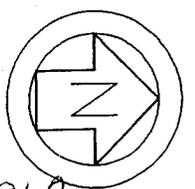
LOT LINE ADJUSTMENT

BEING A LOT LINE ADJUSTMENT OF A PORTION OF LOT 2 OF ALGADENA TRACT, AS SHOWN ON MAP ON FILE IN BOOK 11 PAGES 80 AND 81 OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

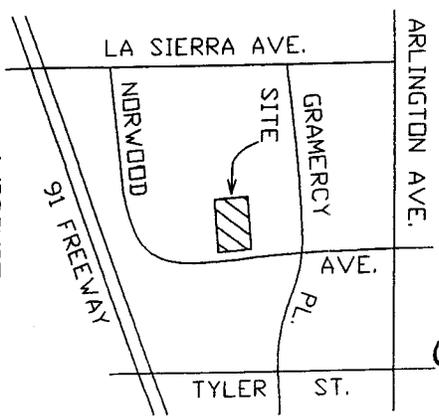
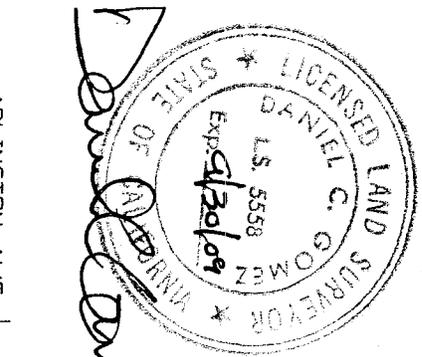
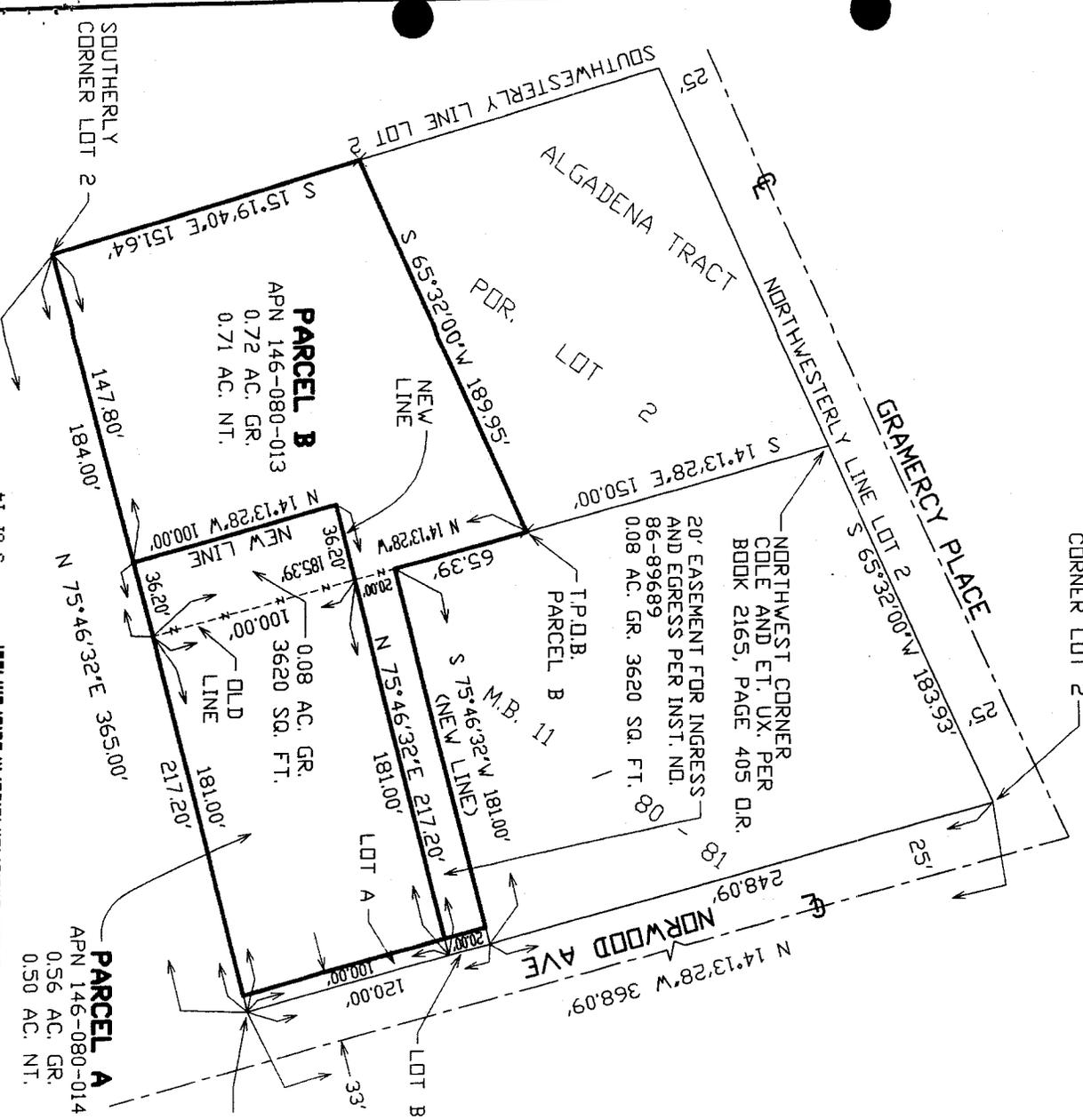
JUNE

2005

NORTHEAST CORNER LOT 2



CIA 968



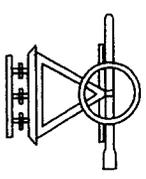
VICINITY MAP

P.O.B. PARCEL A SOUTHEAST CORNER LOT 2

THOMAS GUIDE
PAGE 714 GRID D-5 (2004)
N.T.S.

PARCEL B
APN 146-080-013
0.72 AC. GR.
0.71 AC. NT.

PARCEL A
APN 146-080-014
0.56 AC. GR.
0.50 AC. NT.



LANDMARK SURVEYS

9342 NARNIA DRIVE
RIVERSIDE, CA 92509
(951) 358-1305
(951) 358-1306 FX

41 30 5
889:89 5982/59/01



EXHIBIT "B"

(LOT LINE ADJUSTMENT)

Parcel A:

That Portion of Lot 2 of Algodena Tract, in the City of Riverside, County of Riverside, State of California, as per Map recorded in Book 11, Pages 80 and 81 of Maps, Records of Riverside County, State of California described as follows:

Beginning at the Southeast Corner of said Lot 2; Thence, along the Easterly Line of said Lot 2, North 14°13'28" West, 100.00 feet to a point that is 268.09 feet, measured along said Easterly Line, from the Northeast Corner of said Lot 2; Thence, parallel with the Southerly Line of said Lot 2, South 75°46'32" West, 217.20 feet; Thence, parallel with said Easterly Line South 14°13'28" East, 100.00 feet to said Southerly Line; Thence, along said Southerly Line, North 75°46'32" East, 217.20 feet to the Point of Beginning.

Containing 0.50 acres net more or less.

2005-0023900
10/05/2005 08:00A
6 of 14



Daniel Gandy

DESCRIPTION APPROVAL:

BY: *Mark S. Brown* SEPT 19, 2005
DATE

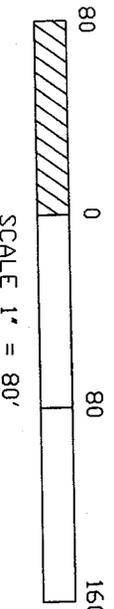
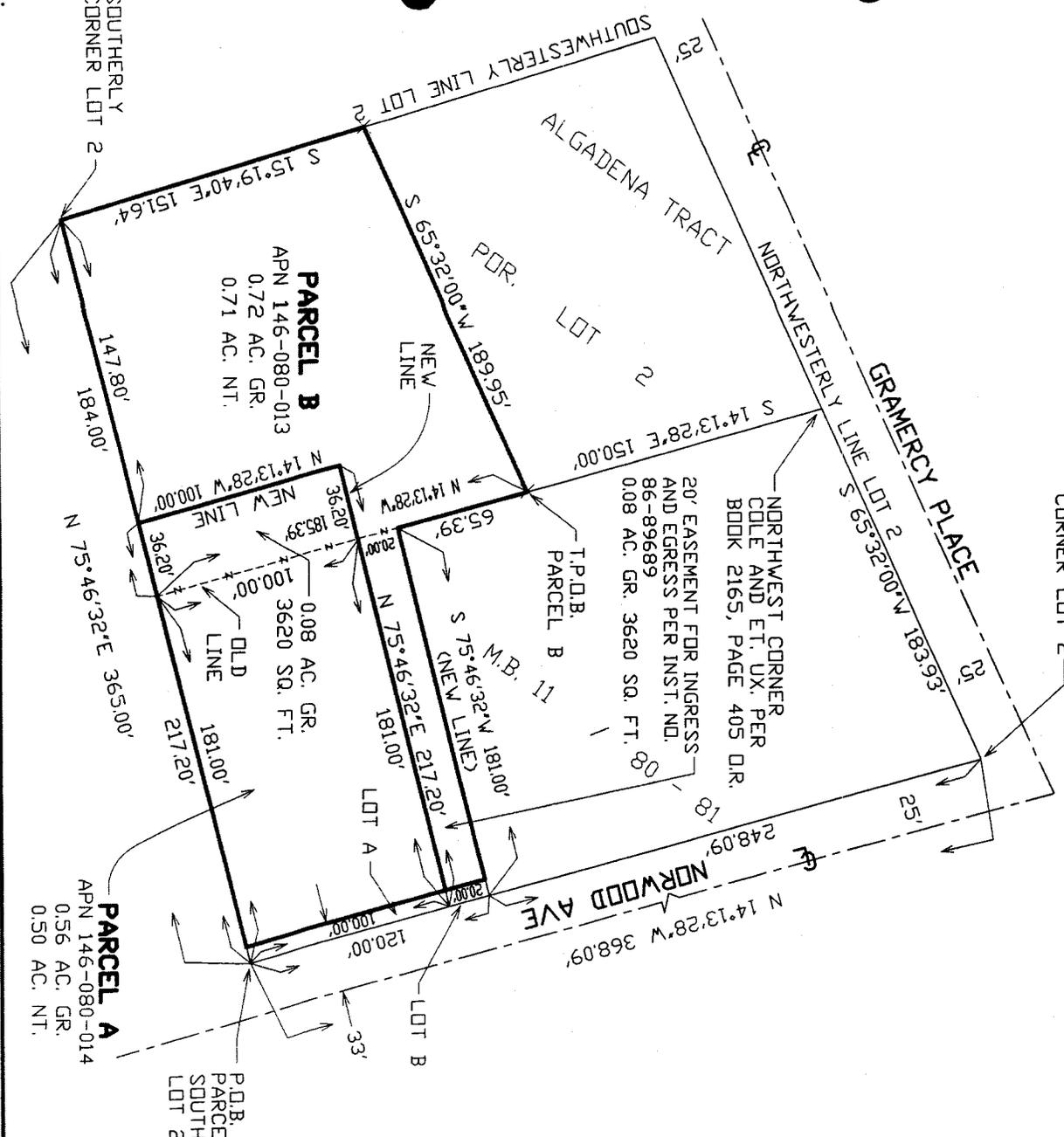
FOR: MARK S. BROWN
CITY SURVEYOR

CIA 968

LOT LINE ADJUSTMENT

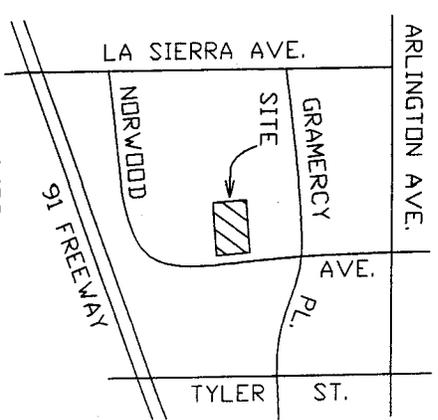
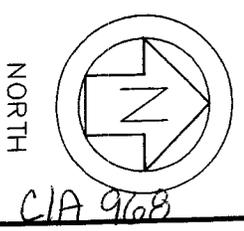
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.
BEING A LOT LINE ADJUSTMENT OF A PORTION OF LOT 2 OF
ALGADENA TRACT, AS SHOWN ON MAP ON FILE IN BOOK 11 PAGES 80 AND 81
OF MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

JUNE 2005
NORTHEAST CORNER LOT 2



Daniel C. Gomer

SEAL: DANIEL C. GOMER, LICENSED LAND SURVEYOR, L.S. 5558, EXP. 9/30/09



VICINITY MAP
THOMAS GUIDE
PAGE 714 GRID D-5 (2004)
N.T.S.

LANDMARK SURVEYS
9342 NARNIA DRIVE
RIVERSIDE, CA 92509
(951) 358-1305
(951) 358-1306 FX

PARCEL B
APN 146-080-013
0.72 AC. GR.
0.71 AC. NT.

PARCEL A
APN 146-080-014
0.56 AC. GR.
0.50 AC. NT.

P.D.B.
PARCEL A
SOUTHEAST CORNER
LOT 2

20' EASEMENT FOR INGRESS
AND EGRESS PER INST. NO.
86-89689
0.08 AC. GR. 3620 SQ. FT.

SOUTHERLY
CORNER LOT 2

NORTHEAST
CORNER LOT 2

NORTH

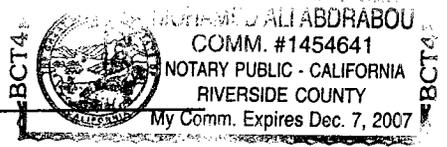
CIA 968

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005 before me, Mohamed Ali Abd Rabou the undersigned, a notary public in and for said State, personally appeared Khaled Shkawkani 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.

Abd Rabou
Notary Signature

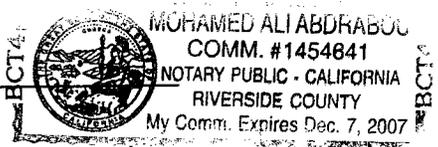


STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005 before me, Mohamed Ali Abd Rabou, the undersigned, a notary public in and for said State, personally appeared Suzan Shkawkani 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.

Abd Rabou
Notary Signature

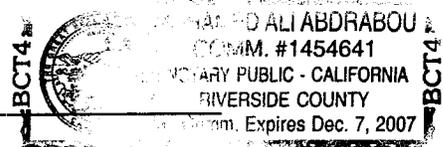


STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrabou the undersigned, a notary public in and for said State, personally appeared Ahmad Shakoukani 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.

Abdrabou
Notary Signature

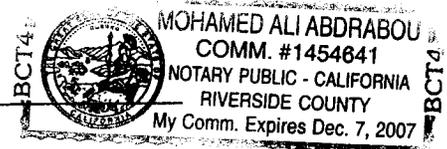


STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrabou, the undersigned, a notary public in and for said State, personally appeared Mali Sakoukani 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.

Abdrabou
Notary Signature



2005-0823900
10/05/2005 08:00A
9 of 14

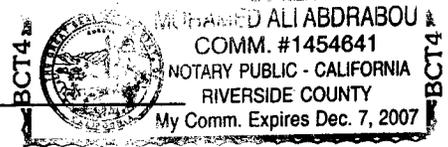
CIA 968

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrou the undersigned, a notary public in and for said State, personally appeared Samer Shkawkani 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.

Abdrabou
Notary Signature

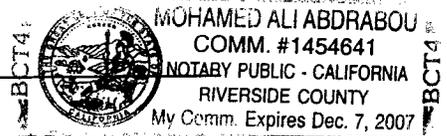


STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrou the undersigned, a notary public in and for said State, personally appeared Rham Shkawkani 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.

Abdrabou
Notary Signature



2005-0823900
10/05/2005 08:08A
10 of 14

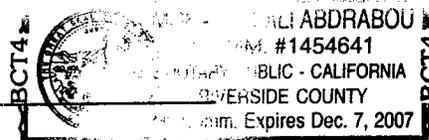
CIA 968

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrabou the undersigned, a notary public in and for said State, personally appeared Mahmoud Shkawkani 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.

Abdrabou
Notary Signature

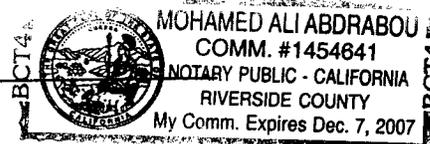


STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrabou the undersigned, a notary public in and for said State, personally appeared Dalya Shkawkani 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.

Abdrabou
Notary Signature



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10/05/2005 08:09A
11 of 14

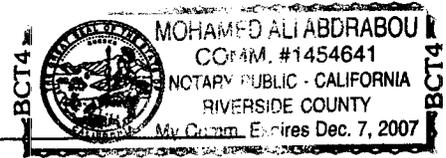
CIA 968

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrabou, the undersigned, a notary public in and for said State, personally appeared Walid Shkawkani 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.

Abdrabou
Notary Signature

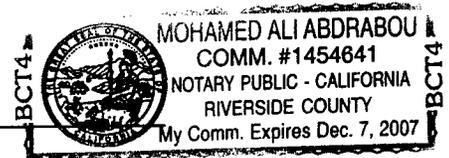


STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrabou, the undersigned, a notary public in and for said State, personally appeared Maibritt Shkawkani 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.

Abdrabou
Notary Signature



2005-0823900
10/05/2005 09:00A
12 of 14

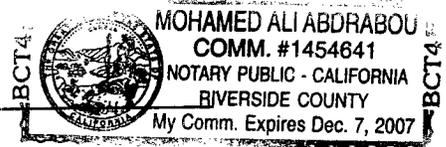
CIA 96B

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2015, before me, Mohamad Ali Abdrabou, the undersigned, a notary public in and for said State, personally appeared Mohamad Shkarkan 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.

Mohamad Ali Abdrabou
Notary Signature

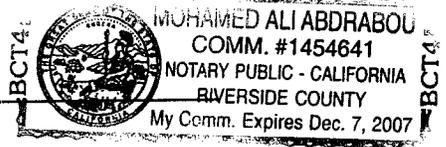


STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2015, before me, Mohamad Ali Abdrabou, the undersigned, a notary public in and for said State, personally appeared Enas Shkarkan 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.

Mohamad Ali Abdrabou
Notary Signature



2005-0823900
10/05/2005 08:00A
13 of 14

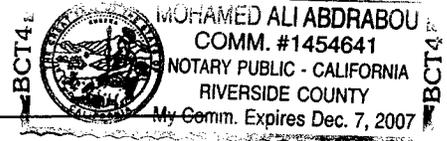
CIA 968

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrabou, the undersigned, a notary public in and for said State, personally appeared Nabil Chakouani 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.

Mohamed Ali Abdrabou
Notary Signature

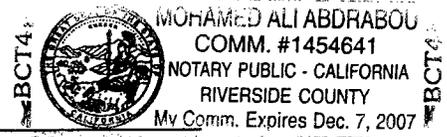


STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On September 28, 2005, before me, Mohamed Ali Abdrabou, the undersigned, a notary public in and for said State, personally appeared Iman Chakouani 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.

Mohamed Ali Abdrabou
Notary Signature



2005-0823900
10/05/2005 08:00A
14 of 14

64-3

LIA 968