

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, CA 92522

FREE RECORDING (Govt. Code 6103)  
COVENANT AND AGREEMENT  
(Parcel Map 10975)

RECEIVED FOR RECORD

OCT 28 1977

9:00 Min. Post - 3 o'clock P.M.  
At Request of

Book 1977, Page 215655

Recorded in Official Records  
of Riverside County, California

W.H. Dwyer  
Recorder

FEES \$

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THIS COVENANT AND AGREEMENT is made and entered into  
this 4th day of Oct 1977, by LERNER DEVELOPMENTS, INC.,  
a California corporation, the owner of record of the real property  
situated in the City of Riverside, County of Riverside, State  
of California included within tentative Parcel Map 10975 and  
described as follows:

(See attached legal description)

The undersigned, for itself and its successors and  
assigns, hereby covenants and agrees with the City of Riverside  
that it shall cause Parcel Map 10975 to be filed in the office  
of the County Recorder of Riverside County within ninety (90)  
days from the date of this agreement, provided, however, said  
date may be extended by such additional time as may be required  
by the City of Riverside to process said map.

It is further acknowledged by the undersigned that a  
certificate of occupancy will not be issued by the City of  
Riverside for any building to be or being constructed on said  
real property until such time as the necessary parcel map is  
completed in accordance with Title 18 of the Riverside Municipal  
Code.

This covenant and agreement shall run with the land and  
shall be binding upon the undersigned, its successors and assigns.

The City of Riverside may enforce this covenant and  
agreement in the event Parcel Map 10975 is not filed with the  
County Recorder as hereinabove provided. Should said City bring  
suit in court to enforce the terms of this covenant and agreement,  
the undersigned, its successors and assigns agree to pay to  
the City, said City's court costs and reasonable attorneys' fees.



215655

The portion of Lot 1 in Block 1 of the Subdivision of Section 30, Township 2 South, Range 4 West, San Bernardino Base and Meridian, as shown by Map on file in Book 2 page 57 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of said Lot 1:  
THENCE Westerly, on the Southerly line of Eight Street, 500 feet to the Northwesterly corner of the land conveyed to Arvind M. Patel and Phaniben A. Patel, husband and wife, as joint tenants by Deed recorded September 27, 1974 as Instrument No. 125304 of Official Records of Riverside County, California and the TRUE POINT OF BEGINNING;  
THENCE Southerly along the Westerly line and Southerly prolongation thereof, of said land conveyed to Arvind M. Patel, et ux, 250 feet;  
THENCE Westerly and parallel with the Southerly line of Eight Street, 124.50 feet to a point in the Easterly line of the land conveyed to Citizens National Company, a California corporation, by Deed recorded May 25, 1962 as Instrument No. 47812 of Official Records of Riverside County, California;  
THENCE Northerly along the Easterly line of said land conveyed to Citizens National Company 250 feet to a point on the Southerly line of Eight Street;  
THENCE Easterly along the Southerly line of 8th Street, 124.50 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL  
by George J. Detamore 10/17/77 by [Signature]  
Surveyor

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 10/4/77 from Lerner Developments, Inc.

for pt. of Lot 1, Blk 1 of the Subdivision of Sec. 30, T 2 S, R 4 W, S. B. Base + Mer., BK 2 P. 37 of Maps, Rec. of Riv. Co. to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 10/28/77

[Signature]  
Property Services Manager

CIA-62

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