

WHEN RECORDED MAIL TO:

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

COPY of Document Recorded  
on SEP 26 1984 as No. 208120  
has not been compared with  
original.  
WILLIAM E. CONERLY  
County Recorder  
RIVERSIDE COUNTY, CALIFORNIA

COVENANT AND AGREEMENT AND RELEASE  
IOWA AVENUE FUTURE MEDIAN  
RIVERSIDE, CALIFORNIA  
PRD-12-834

12154-1

This Covenant and Agreement and Release is made and entered into this 19 day of SEPTEMBER, 1984, by QUALITY INVESTMENTS, INC., a California corporation, the owner of record of the following described real property located in the City of Riverside, County of Riverside, State of California, hereinafter referred to as "the property":

Lot 36 and the West half of Lot 35 as said lots are shown by the Map Showing Lands of the East Riverside Land Co.'s subdivision of Section 19, Township 2 South, Range 4 West, SBM, on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California;

Excepting from said Lot 36 the North 375.00 feet of the West 200.00 feet thereof;

And excepting from said Lot 36 the North 11.00 feet thereof conveyed to the County of Riverside per Deed recorded November 16, 1956 as Instrument No. 78322, Records of Riverside County;

And excepting from said Lot 35, the North 11.00 feet thereof, conveyed to the City of Riverside per Deed recorded December 14, 1962 as Instrument No. 115812, Records of Riverside County.

DESCRIPTION APPROVAL  
*[Signature]*  
City Clerk

WHEREAS the property abuts the easterly side of Iowa Avenue; and

WHEREAS the City of Riverside plans to install a raised median within the center of Iowa Avenue; and

WHEREAS the construction of the raised median will eliminate access to the property from the southbound lanes of Iowa Avenue;

NOW, THEREFORE, the undersigned acknowledges and covenants and agrees for itself and its successors and assigns that the property will not be served by an opening in the raised median and releases the City of Riverside from any and all claims, demands, suits or actions that the undersigned, their successors or assigns may have, now or in the future, arising out of the construction of the median.

It is further covenanted and agreed that in the event the median is not constructed in Iowa Avenue adjacent to the property at such time as the property is leased, sold, transferred or conveyed to another, the undersigned shall give prior written notice to the grantee that the property will not be served by an opening in the median to be constructed in Iowa Avenue.

The terms of this Covenant and Agreement and Release may be enforced by the City of Riverside, its successors and assigns. Should the City bring action to enforce any of the terms of this Covenant and Agreement and Release, the prevailing party shall be entitled to reasonable attorneys' and expert witnesses' fees and other reasonable costs of suit.

C/A-109

This Covenant and Agreement and Release shall run with the land and all of its terms shall be binding upon the undersigned, its successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement and Release to be executed the day and year first written above.

QUALITY INVESTMENTS, INC.,  
a California corporation

By [Signature]  
Signature

Ira L. Brummell pres.  
Name and Title

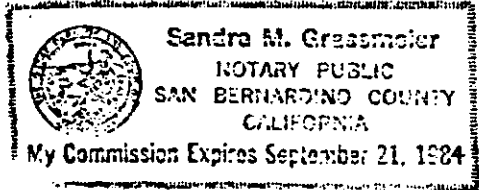
By [Signature]  
Signature

Rose Mary Ann Brummell Sec  
Name and Title

APPROVED AS TO FORM:

Clarice Turner  
Assistant City Attorney

STATE OF CALIFORNIA  
COUNTY OF San Bernardino ss.  
ON September 19, 1984  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
Ira L. Brummell & Rose Mary Ann Brummell, known to me to be the  
President & Secretary  
of the Quality Investments Inc.  
the Corporation that executed the within Instrument, known to me to be the person who  
executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged  
to me that such Corporation executed the same.



WITNESS my hand and official seal.  
Sandra M. Grassmole  
Notary Public in and for said State.