

234075

WHEN RECORDED MAIL TO  
CITY CLERK  
CITY HALL  
3900 Main Street  
Riverside, CA. 92522

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
AT Request of  
STEWART TITLE CO.

Book 1984, Page 234075  
OCT 30 1984

Recorded in Official Records  
of Riverside County, California

*William S. Conroy*  
Recorder  
Fees \$ 6.00

COVENANT AND AGREEMENT

PARCEL MAP NO. 19644

THIS COVENANT AND AGREEMENT is made and entered into this 22<sup>ND</sup> day  
of *October*, 1984 by JERALD J. ABRAHAM and FLORA SUSAN ABRAHAM,  
husband and wife as joint tenants, and ~~PHILLIP~~ <sup>PHILIP</sup> J. ABRAHAM and JULIE CHIAPPE  
ABRAHAM, husband and wife as joint tenants, the fee owners of the real property  
situated in the City of Riverside, County of Riverside, State of California,  
described as follows:

Lot 7 in Block 45 of ARLINGTON HEIGHTS, as shown by  
map on file in Book 11 of Maps, at pages 20 and 21  
thereof, Records of San Bernardino County, California.

WITNESSETH:

WHEREAS the undersigned wishes to divide the above-described unimproved  
real property situated on the northeasterly side of Adams Street, Riverside,  
California, into two (2) parcels;

and

WHEREAS natural gas service is not available to the site at this time;

and

WHEREAS it would be appropriate to delay the installation of the natural  
gas until such time as the natural gas main lines are extended to the vicinity  
of the above-described property;

NOW, THEREFORE, for the purpose of complying with one of the conditions

DESCRIPTION APPROVAL  
*William S. Conroy*  
Surveyor

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234075

1 imposed by the City of Riverside, California, for the approval of Parcel Map  
2 No. 19644, the undersigned hereby covenants and agrees with the City of  
3 Riverside to provide and install natural gas service for the above-described  
4 property if during the time they own such property the gas main is extended to  
5 the vicinity of the above-described property.

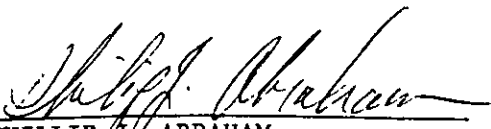
6 The undersigned further covenants and agrees that, if at the time they  
7 sell or convey any of the lots created by Parcel Map No. 19644 prior to the  
8 time such gas service is installed, the undersigned shall give notice to the  
9 prospective buyer of such parcel that the property is not served by natural  
10 gas and that the then owner or owners of such lot shall be responsible for the  
11 cost of the installation of the gas service for such property if such instal-  
12 lation is desired at the time the gas main is extended to the vicinity of the  
13 above-described property.

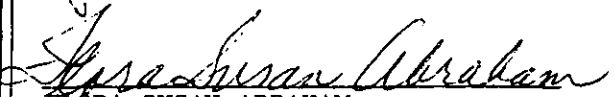
14 The City of Riverside may enforce this Covenant and Agreement in the  
15 event the necessary improvements are not installed. Should the City of  
16 Riverside bring suit in court to enforce the terms of this Covenant and  
17 Agreement, the undersigned hereby agrees to pay to the City said City's court  
18 costs including reasonable attorneys' fees.

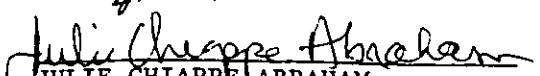
19 This Covenant and Agreement shall run with the land and shall be binding  
20 upon the undersigned and their heirs, successors and assigns until released by  
21 the City Council of the City of Riverside.

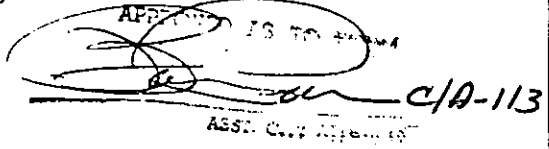
22 IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement  
23 to be executed the day and year first above written.

24   
25 JERALD J. ABRAHAM

  
~~PHILLIP J. ABRAHAM~~  
PHILIP

26   
27 FLORA SUSAN ABRAHAM

  
JULIE CHIAPPE ABRAHAM

  
C/A-113  
ASSISTANT CITY CLERK