

WHEN RECORDED SENT TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

2-8-85
27314

COVENANT AND AGREEMENT AND RELEASE
VAN BUREN BOULEVARD, FUTURE MEDIAN
3476 Van Buren Boulevard
Zoning Case: C-30-834

This Covenant and Agreement and RElease is made and entered into this ___ day of _____ 19 ____, by Emma Ferraro, 3510 Van Buren Street, Riverside, California, 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".

LEGAL DESCRIPTION

That certain real property in the City of Riverside County of Riverside, State of California, consisting of a portion of Lot 28 of Block 26 of the Village of Arlington, California, as shown on Map on file in Book 1 of Maps, Page 62, Records of San Bernarkino County, California and more particularly described as follows:

Commencing at a point on the center line of Van Buren Boulevard, said point being North 33° 38' 51" West, 626.10 feet from the intersection of the center line of Van Buren Boulevard with the center line Indiana Avenue; thence South 56° 21' 09" West, 40.0 feet to the true point of beginning; thence, continueing South 56° 21' 09" West, 125.0 feet; thence South 33° 38' 51" East and parallel to the center line of Van Buren Boulevard, 172.99 feet to the Northwesterly line of the State Freeway right of way; thence North 54°38' 50" East along the Northwest line of the State Freeway right of way, 100.79 feet to the beginning of a curve concave Northerly and having a radius of 25 feet; thence Northeasterly along said curve concave Northerly through a central angle of 88° 17' 41", 38.53 feet; thence North 33° 38' 51" West and parallel to the center line of Van Buren Boulevard, 145.0 feet to the true point of beginning.

WHEREAS, the property is adjacent to the westerly side of Van Buren Boulevard, and

WHEREAS, the city of Riverside plans to install a raised median within the center of Van Buren Boulevard.

CIA-122

WHEREAS, the construction of said raised median will eliminate access to said property from the northbound lanes of Van Buren Boulevard.

NOW, THEREFORE, the undersigned acknowledge(s) and covenants(s) and agree(s) for herself and her heirs successors and assigns that the property will not be served by an opening in the raised median and release(s) the City of Riverside from any and all claims, demands, suits or actions that the undersigned, her heirs 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 Van Buren Boulevard 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 Van Buren Boulevard.

The terms of said Covenant and Agreement and Release may be enforced by the City of Riverside, its successors and assigns. Should the City bring an 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.

This Covenant and Agreement and Release shall run with the land and each and all of its terms shall be binding upon the undersigned, her heirs 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 have caused this Covenant and Agreement and Release to be executed the day and year first above written.

Emma Ferraro, Owner of Record

This document must be notarized

APPROVED AS TO FORM:

Legal Department

Legal description approved:

Public Works, Survey Section

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