



WHEN RECORDED MAIL TO:

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

Project: C.U.P. C-35-856
 TM 36516
 Riverside, CA
 APN: 217-224-015

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FOR RECORDER'S OFFICE USE ONLY



TERMINATION OF DECLARATION OF COVENANTS,
 CONDITIONS AND RESTRICTIONS

This Termination of Declaration of Covenants, Conditions, and Restrictions is made and entered into this 17th day of March, 2015, by Dierterle Development Inc., a California corporation and Steven Walker Communities, Inc., a Nevada corporation (collectively "Declarants") with reference to the following:

RECITALS

A. Declarants are the fee owners of certain real property in the City of Riverside, County of Riverside, State of California, more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property").

B. A Declaration of Covenants, Conditions and Restrictions ("CC&R's") for the development of the Property as a senior citizen's complex was recorded on August 22, 1990, in the Official Records of the County of Riverside as Instrument No. 312983, by Declarants predecessors in interest.

C. The CC&R's were recorded as a condition of approval of Conditional Use Permit C-35-856. Said Property has never been developed as a senior citizens' complex and the entitlement expired. Declarants wish to develop their respective properties as a use other than a senior citizens' complex.

D. Pursuant to Paragraph 4 of the CC&R's, the CC&R's can only be released with the consent of the City Council of the City of Riverside ("City").

NOW, THEREFORE, Declarants hereby declare as follows:

1. Termination. The CC&R's recorded on August 22, 1990, as Instrument No. 312983 are hereby terminated in their entirety and are of no further force and effect on the Property.


C/A-1287

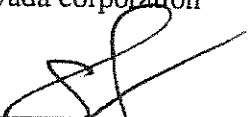
2. Consent of the City Council of the City of Riverside. The signature of the authorized representative of the City below is the consent of the City Council of the City of Riverside as to the termination of the CC&R's.

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

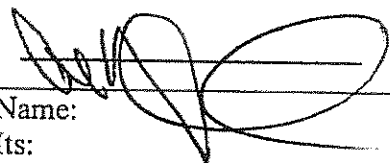
Dieterle Development, Inc.,
a California corporation

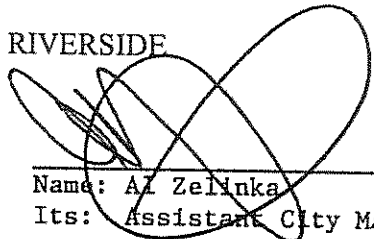
Steven Walker Communities, Inc.,
a Nevada corporation

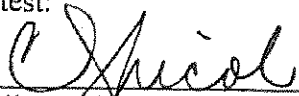
By: 
Name: David Dieterle
Its:

By: 
Name: Steve Berzansky
Its: VP/Sec


CONSENT TO TERMINATION BY CITY OF RIVERSIDE


Name: _____
Its:


Name: Al Zelinka
Its: Assistant City Manager

Attest:

Colleen Nicol
City Clerk

APPROVED AS TO FORM:


Kristi J. Smith
Supervising Deputy City Attorney

CA: 14-2494
11/17/14



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

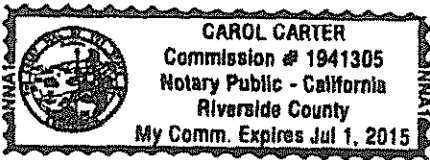
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On February 4, 2015 before me, Carol Carter Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Steve Berzansky
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carol Carter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Termination of Declaration of Conditions + Restrictions Document Date: 1-28-15
Number of Pages: 10 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On January 28, 2015 before me, Carol Carter, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared David Dieterle
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carol Carter
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Termination of Declaration Document Date: 1-28-15
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

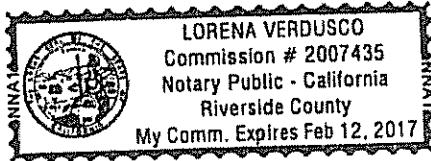
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On March 17, 2015 before me, Lorena Verdusco, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Al Zelinka and Colleen J. Nicol
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lorena Verdusco
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



EXHIBIT A

LEGAL DESCRIPTION

(Inserted behind this page)



2015-0111711
03/26/2015 08:43A
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C/A-1287

That certain real property in the City of Riverside, County of Riverside, State of California described as follows:

Parcel 1:

That portion of Lot 202 of the Lands of Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, Records of San Bernardino County, California, lying Southerly of the Southwestern line of the Northerly 100 feet of the Southerly 210 feet of the Northerly rectangular one-half of the Southeasterly rectangular one-half of said Lot 202.

Parcel 2:

Beginning at the intersection of the Southerly line of Lot 202 of the Lands of Southern California Colony Association, as shown by map on file in Book 7, Page 3 of Maps, Records of San Bernardino County, California, and the Southwesterly line of Palm Avenue;

Thence North $61^{\circ}00'30''$ West, along the Southerly line of said Lot 202, a distance of 257.80 feet to the Southeasterly line of Lot 19 of Kendall Park, as shown by map on file in Book 28, Page 57 of Maps, Records of Riverside County, California;

Thence North $29^{\circ}04'$ East, along the Southeasterly line of said Lot 19 and the Northeasterly prolongation thereof, a distance of 440.72 feet;

Thence South $61^{\circ}04'$ East, a distance of 6.32 feet to the Southwesterly line of said Palm Avenue, and the beginning of a non-tangent curve, concave Easterly having a radius of 494.98 feet, the radial line of said non-tangent curve, bears North $87^{\circ}37'17''$ East;

Thence Southerly, along said last mentioned non-tangent curve, through a central angle of $02^{\circ}22'43''$ an arc length of 20.55 feet;

Thence South $01^{\circ}54'$ East, a distance of 379.86 feet;

Thence South $03^{\circ}43'40''$ West, a distance of 107.33 feet, to the point of beginning.

Excepting from Parcels 1 and 2 described above those portions conveyed to the City of Riverside by documents recorded June 16, 1955 in Book 1752, Page 550 and Book 1753, Page 73, both of Official Records of Riverside County, California.

DESCRIPTION APPROVAL:

BY:  11/24/14
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR



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03/20/2015 08:43A
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