

When recorded, mail to  
City of Riverside, 390 Main Street  
Riverside, CA 92522  
Attn: City Engineer

91653

FREE RECORDING  
This instrument is for the benefit of the  
City of Riverside and is entitled to be  
recorded without fee. (Government Code 6103)

Please record for the benefit of the City of  
Riverside  
Property Services Manager

COVENANT AND AGREEMENT  
FOR RELEASE AND INDEMNIFICATION

(City of Riverside Conditional Use Permit C-30-656)

THIS COVENANT AND AGREEMENT is made and entered into  
this 5th day of December, 1978, by CALVARY CHAPEL  
OF RIVERSIDE, INC., a California corporation, the owner of record  
of the real property located in the City of Riverside, County  
of Riverside, State of California, described in Exhibit A,  
attached hereto and incorporated herein by this reference.

In consideration of the approval by the City of River-  
side for the enlargement of the present facilities under  
Conditional Use Permit C-30-656, the undersigned, for itself and  
its successors and assigns, hereby agrees to release the City  
of Riverside, its officers and employees from any and all claims,  
demands, suits or actions that the undersigned may now or in the  
future have arising out of or incurred as a result of the use  
of or the condition of that portion of the adjacent City of  
Riverside right-of-way for Urban Street, which portion of the  
right-of-way is described in Exhibit B, attached hereto and  
incorporated herein by this reference.

The undersigned further agrees to hold harmless and  
indemnify the City of Riverside, its officers, employees and  
agents from any and all liabilities, expenses, claims or causes  
of action arising out of or resulting from the use of or the  
condition of that portion of the adjacent City of Riverside  
right-of-way for Urban Street, which portion of the right-of-way  
is described in Exhibit B, attached hereto and incorporated  
herein by this reference.

This Covenant and Agreement shall run with the land and  
shall be binding upon the undersigned, its successors and  
assigns, and shall continue in effect until such time as released  
by the City of Riverside, or until Urban Street adjacent to the

RECEIVED FOR RECORD  
At Request of  
CITY OF RIVERSIDE  
Book 1979, Page 91653  
MAY 4 1979  
Recorded in Official Records  
of Riverside County, California  
FEEES \$

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property described in Exhibit A is either vacated or improved and accepted by the City of Riverside, whichever shall first occur.

CALVARY CHAPEL OF RIVERSIDE, INC.

By Gregory M. Laurie President  
By Robert J. Probert Secretary

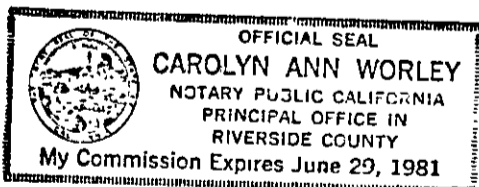
APPROVED AS TO FORM  
[Signature]  
NOTARY PUBLIC

STATE OF CALIFORNIA }  
COUNTY OF Riverside } SS.

On December 4, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory M. Laurie known to me to be the President, and Robert J. Probert known to me to be the Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

(Seal)



[Signature]  
(Notary Public's Signature)

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Parcel 1:

EXHIBIT A

That portion of Lots 55, 56, 57 and 58 of Gafford Gardens, as shown by Map on file in Book 12, page 97 of Maps, Riverside County Records, described as follows:

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Beginning at the Southeast corner of said Lot 58; thence Northerly 305.96 feet on the Easterly line of said lots 58 and 55; thence Westerly, parallel with the Southerly line of said lots 56, 57 and 58, to a point on the Westerly line of said Lot 55; thence South 305.96 feet on the West line of said Lots 55 and 56, to the Southwest corner of said Lot 56; thence Easterly on the Southerly line of said Lots 56, 57 and 58 to the point of beginning;

Except the Southerly 8 feet in Arlington Avenue, acquired by the City of Riverside by Decree of Condemnation, a certified copy thereof was recorded May 22, 1945 as Instrument No. 2316;

Also except the Northerly 11 feet of the Southerly 19 feet, conveyed to the City of Riverside by Deed recorded July 22, 1955 as Instrument No. 47820;

Also except from the remainder of Easterly 8 feet, conveyed to the City of Riverside by Deed recorded July 22, 1955 as Instrument No. 47820;

Also excepting therefrom all that portion thereof conveyed to the City of Riverside, a municipal corporation, recorded August 18, 1978 as Instrument No. 175202.

Parcel 2:

That portion of the Southwest quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Meridian, according to the official plat thereof; being more particularly described as follows:

Beginning at the intersection of a line parallel with and distant 25.00 feet Easterly from, measured at right angles to the Westerly line of said Section 32, with a line parallel with and distant 33.00 feet Northerly from, measured at right angles to the Southerly line of said Section 32; thence Northerly, parallel with the Westerly line of said Section, 167.00 feet; thence Westerly, parallel with the Southerly line of said Section 25.00 feet, to the Westerly line of said Section; thence Northerly, on the Westerly line of said Section to the Southwesterly corner of that certain parcel deeded to the City by deed filed for record March 17,

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1960 as Instrument No. 23746; thence North  $89^{\circ} 46' 45''$  East 409.13 feet to an angle point; thence South  $70^{\circ} 48' 30''$  East 145.00 feet, to the Westerly line of that property referred to as Parcel in Record of Survey on file in Book 29 page 95 of Records of Survey, Riverside County Records; thence South, on said Westerly line  $14^{\circ} 49' 45''$  West 543.93 feet to the beginning of a tangent curve concave Southeasterly, having a central angle of  $15^{\circ} 51' 20''$  and a radius of 1,135.00 feet, Southerly a distance of 314.09 feet; thence South  $44^{\circ} 32' 10''$  West 84.85 feet; thence South  $00^{\circ} 27' 50''$  East 11.00 feet to a point on the Northerly line of Arlington Avenue distant 33.00 feet from the center line thereof; thence Westerly, on said Northerly line of Arlington Avenue 282.20 feet, to the point of beginning;

Excepting therefrom all that portion thereof conveyed to the City of Riverside, a municipal corporation recorded August 18, 1978 as Instrument No. 175204.

Said land is also situated in the City of Riverside.

DESCRIPTION APPROVAL  
by *George P. Hutchins* 3/1/79 by \_\_\_\_\_  
Surveyor

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EXHIBIT B

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PARCEL 1

Those portions of Lots 55, 58, and "A" of Gafford Gardens, as shown by Map on file in Book 12, page 97 of Maps, Records of Riverside County, described as follows:

The Easterly 8.00 feet of said Lot 58 and the Easterly 8.00 feet of the South one-half of said Lot 55.

TOGETHER with that portion of said Lot "A" lying Southerly of a line parallel with and 305.96 feet North of the Southerly line of said Lot 58.

EXCEPTING THEREFROM any portions of said Lot 58 and said Lot "A" lying within the present Arlington Avenue right of way.

PARCEL 2

The Westerly 33.00 feet of the Southwest one-quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Base and Meridian lying Southerly of the Southerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded March 17, 1960 as Instrument No. 23746 of Official Records, Records of Riverside County, California, said 33.00 feet being measured at right angles to the Westerly line of said Section 32.

EXCEPTING THEREFROM that portion lying within the present Arlington Avenue right of way.

DESCRIPTION APPROVAL  
by *George P. Hutchinson* 1/31/79 by ...

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