

WHEN RECORDED MAIL NO:

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

RECEIVED FOR RECORD  
AT 3:00 O'CLOCK P.M.

SEP 14 1990

Records in Official Records  
of Riverside County, California

Recorder  
Fees \$

343412

RELEASE OF COVENANT AND AGREEMENT

THIS RELEASE OF COVENANT AND AGREEMENT is made and executed this 10th day of September, 1990, by and on behalf of the CITY OF RIVERSIDE, a municipal corporation, with reference to the following facts:

A. On May 24, 1979, ST. JAMES CHURCH OF GOD IN CHRIST, a California nonprofit corporation, executed that certain Covenant and Agreement relating to its 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, hereinafter referred to as the "Property". The Covenant and Agreement was recorded May 24, 1979 as Instrument No. 107472, Official Records of Riverside County, California. The Property is presently proposed to be developed with a senior housing project.

B. In said Covenant and Agreement, dated May 24, 1979, ST. JAMES CHURCH OF GOD IN CHRIST, for the purpose of complying with the requirements imposed by Section 5 of Ordinance No. 4636, as amended by Ordinance No. 4671 for the issuance of sewer connection permits relating to the construction of a housing project for the elderly on the above-described property and in consideration for the issuance of sewer connection permits under the allocation for housing projects for the elderly or handicapped utilizing federal funding pursuant to Section 202 of Public Law 86-372 (12 U.S.C. 1701q), as amended, or Section 236 of Public Law 90-448 (12 U.S.C. 1715z), agreed that the project to be built on the above-described property will be financed by federal government pursuant to Section 202 of Public Law 86-372 (12 U.S.C. 1701q), as amended; that said project will be used for housing for the elderly; and that the dwelling units will be rented in accordance with the criteria established by the federal government for such federally funded projects.

C. The Covenant and Agreement dated May 24, 1979, provides that it shall run with the land and shall be binding upon ST. JAMES CHURCH OF GOD IN CHRIST, its successors and assigns until such time as it is released by the City Council of the City of Riverside, California.

D. The Property is now owned by J. E. WALL VICTORIA MANOR CORPORATION, a California nonprofit corporation, as successor in interest to ST. JAMES CHURCH OF GOD IN CHRIST. On September 4, 1990, the City Council of the City of Riverside determined that

Please refer to the benefit of the City of Riverside  
Real Property Services Manager



## PARCEL 1:

Lots 5 and 6 of Carlton Place, as shown by Map on file in Book 8, page 79 of Maps, Riverside County Records;  
EXCEPTING from said Lot 5 the Easterly 6 feet thereof.

## PARCEL 2:

Lots 6, 7 and 8 of Carlton Place No. 2, as shown by map on file in Book 15, page 26 of Maps, Riverside County Records;  
EXCEPTING from said Lot 6 the Easterly 20 feet thereof.

## PARCEL 3:

All that portion of Block 30 of the Santa Fe Tract, as shown by Map on file in Book 6, page 14 of Maps, San Bernardino County Records, and also all that portion of Denton Street, lying Northwesterly of the Southeasterly line of Lot 5 of said Block 30, extended Southwesterly and adjoining said Block 30 on the Southwest, and being more particularly described as follows:

Beginning at a point in the center line of Victoria Avenue (formerly Myrtle Avenue) 330 feet Northerly from the center lines of Cridge Street and Victoria Avenue, said point of beginning being the most Northerly corner of that certain parcel of land conveyed to the Riverside City School District by Deed recorded March 15, 1911 in Book 321, page 200 of Deeds, Riverside County Records;

Thence Easterly, at a right angle to Victoria Avenue, and along the Northeasterly line of said property, 330 feet to the most Northeasterly corner thereof;

Thence Northerly, parallel with the center line of Victoria Avenue, to a point on the Northeasterly line of said Block 30;

Thence Westerly, along the Northeasterly line of said Block 30, and said Northeasterly line of said Block 30 produced Westerly, 330 feet, more or less, to the center line of Victoria Avenue;

Thence Southerly, along the center line of said Victoria Avenue, to the point of beginning;

EXCEPTING from the above described parcel of land, the Northwesterly 41 feet, said excepted portion being the East half of Victoria Avenue, and a 16 foot strip of land adjoining Victoria Avenue on the East.

## PARCEL 4:

All that portion of Block 35 of Santa Fe Tract, as shown by Map on file in Book 6, page 14 of Maps, San Bernardino County Records, particularly described as follows:

Commencing at the intersection of the center lines of Cridge Street and Victoria Avenue (formerly Myrtle Avenue), as shown by said Map;

Thence Northerly, along the center line of Victoria Avenue, 330 feet;

Thence Easterly, at right angles to Victoria Avenue, 330 feet;

Thence Southerly, parallel with the center line of Victoria Avenue, 330 feet to the center line of Cridge Street;

Thence Westerly, along the center line of Cridge Street, 330 feet, to the point of beginning;

EXCEPTING therefrom the portion thereof included in Victoria Avenue and Cridge Street.

DESCRIPTION APPROVAL

*George P. Hutchinson* 5/24/73