Recording Requested by
First American Title Insurance Company

169990

WHEN RECORDED MAIL TO:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

APR 25 1994

Recorded in Official Records of Riverside County, California
Recorder
Fees $

Project: Parcel 2 of Parcel Map 23026

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PARTIAL RELEASE OF
COVENANT AND AGREEMENT

THIS PARTIAL RELEASE OF COVENANT AND AGREEMENT is made and entered into this 15th day of April, 1994, by the CITY OF RIVERSIDE, a municipal corporation of the State of California ("City") with reference to the following facts:

A. As a condition of the approval of Parcel Map No. 23026, City imposed certain requirements related to the dedication of street rights-of-way, easements for utility and other public purposes, and provision for certain improvements including plan preparation, all as more specifically set forth in the conditions of approval for said Parcel Map No. 23026.

B. City allowed the owner of the property being divided by Parcel Map 23026 to defer compliance with the conditions referred to above until after the recordation of Parcel Map No. 23026 upon the further condition that the property involved be subject to a recorded Covenant and Agreement giving notice that rights-of-way dedications and off-site improvements including utilities and plan preparation would be required prior to further development or subdivision of the property.

C. In order to comply with the condition imposed by City for the deferment of the requirements as set forth above, **HELEN M. GOLDSCHMIDT, Executor of the Will of PAUL GOLDSCHMIDT, deceased; LUCILE GOLDSCHMIDT, a widow; LUCILE GOLDSCHMIDT and ADLAI F. GOLDSCHMIDT, in trust** ("Goldschmidts") as the owners of the property being divided by Parcel Map 23026 executed a **Covenant and Agreement dated December 16, 1987, and recorded on December 18, 1987 as Instrument No. 357272. Official Records of Riverside County, California**.

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D. Parcel 2 of Parcel Map 23026 was subsequently acquired by **SPECTRUM ASSOCIATES NO. I,** a California general partnership ("Spectrum"). Spectrum thereafter included **Parcel 2 of Parcel Map 23026** in the approximately 136 acres of unimproved real property subdivided by **Parcel Map 24536**. As a condition to the approval of Parcel Map 24536, Spectrum was required to execute and record a covenant and agreement acknowledging the imposition of certain requirements related to the use and development of the property, including requirements regarding certain off-site improvements and street rights-of-way, and agreeing that no parcel would be developed without improved public access to that parcel.

E. As Parcel Map 24536 is restricted by the Covenant, Agreement and Declaration of Restrictions executed by Spectrum on December 21, 1989 and recorded February 8, 1990, as Instrument No. 050529, Official Records of Riverside County, California, as said Covenant has been amended from time to time, Spectrum has requested that the Covenant and Agreement executed by the Goldschmidts be removed as to that part of Parcel Map 23026 now included as a part of Parcel Map 24536.

F. Paragraph 3 of the Covenant and Agreement executed by the Goldschmidts on December 16, 1987, provides in Paragraph 3 thereof that it shall continue in effect until such time as it has been released by the City Council of the City of Riverside.

G. By action duly taken on April 5, 1994, the City Council of the City of Riverside authorized the release from Parcel 2 of Parcel Map 23026 of the Covenant and Agreement executed by the Goldschmidts on December 16, 1987 and authorized the City Manager of the City of Riverside or his authorized designee to execute the Partial Release of Covenant and Agreement.

NOW, THEREFORE, incorporating the above recitals, the City Council of the City of Riverside hereby releases the following described real property from the Covenant and Agreement executed by HELEN M. GOLDSCHMIDT, Executor of the Will of PAUL GOLDSCHMIDT, deceased, LUCILE GOLDSCHMIDT, and LUCILE GOLDSCHMIDT and ADLAI F. GOLDSCHMIDT, in trust, on the 16th day of December, 1987 and recorded December 18, 1987 as Instrument Number 357272, Official Records of Riverside County, California, and said Covenant and Agreement shall be of no force and effect as to the following described real property as of the date of this Partial Release of Covenant and Agreement:

Parcel 2 of Parcel Map 23026 as shown by map on file in Book 147 of Parcel Maps, at pages 69 and 70 thereof, records of Riverside County, California.

IN WITNESS WHEREOF this Partial Release of Covenant and Agreement has been duly executed on the day and year first above

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DESCRIPTION APPROVAL 4/15/94
K. G. Stroud
for SURVEYOR, CITY OF RIVERSIDE by

C/A 425

written by the City Manager of the City of Riverside as authorized by the City Council of the City of Riverside by action duly taken on the fifth day of April, 1994.

CITY OF RIVERSIDE, a
municipal corporation

By John E. Holmes
John E. Holmes
City Manager

Approved as to Form:

Assistant City Attorney

State of California)
)ss
County of Riverside)

On April 15, 1994, before me, the undersigned, a notary public in and for said State personally appeared JOHN E. HOLMES personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

OFFICIAL NOTARY SEAL
SHARON L. BARNES
Notary Public — California
RIVERSIDE COUNTY
My Comm. Expires OCT 31,1995

Sharon L. Barnes
Signature

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