

When recorded, mail to  
City of Riverside, 3000 Main St.  
Riverside, CA. 92522  
Attn: City Engineer

29113

RECEIVED FOR RECORD  
Min. Past. of Clerk of A.M.  
At Request of

TITLE INSURANCE & TRUST CO.  
Book 1982, Page 271 & 273

FEB 19 1982

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 15.00

COVENANT AND AGREEMENT  
COLUMBIA AVENUE FUTURE MEDIAN  
PARCEL MAP NO. 18315

This Covenant and Agreement is made and entered into this 26<sup>th</sup> day of JANUARY, 1982, by Columbia Avenue Partnership, a General Partnership, the Owner of Record of the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Parcel No. 3 of Parcel Map No. 7818 as shown by map on file in Book 25, Pages 85 & 86 of Parcel Maps, Records of Riverside County, California.

WHEREAS, the property hereinabove described abuts the southerly side of Columbia Avenue, a 55-foot half width street;

WHEREAS, the City of Riverside plans to install a raised median within the center of Columbia Avenue;

WHEREAS, the construction of said raised median will eliminate access to said property from the northerly lanes of said Columbia Avenue;

NOW, THEREFORE, in consideration of approval of the Tentative Parcel Map on file with the City of Riverside Planning Department as Tentative Parcel Map No. 18315, approved 3 December 1981 by the City of Riverside Planning Commission, the undersigned acknowledges, for itself and its successors and assigns that the subject property will not be served by an opening in the said raised median and releases the City of Riverside from any and all claims, demands, suits or actions that the undersigned may now or in the future have arising out of the construction of said median.

It is further covenanted and agreed that in the event the median in Columbia Avenue adjacent to the above-described property is not constructed at such time as the subject property is leased, sold, transferred or conveyed to another, the undersigned shall give prior written notice to said party that the property will not be served by an opening in the median to be constructed in Columbia Avenue.

This Covenant and Agreement shall run with the land and shall be binding upon the undersigned, its successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused this Covenant and Agreement to be executed the day and year first above written.

DESCRIPTION APPROVAL  
George P. Hitchcock  
1/18/82

*Leonard Shapiro*  
Leonard Shapiro

*Annette Shapiro*  
Annette Shapiro

APPROVED AS TO FORM  
*Clarence J. ...*

*Bernard Shapiro*  
Bernard Shapiro

*Rena J. Shapiro*  
Rena J. Shapiro

C/A-60

29113

425753-BA

This instrument filed for record by Title Insurance and Trust Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.