

96540

DESCRIPTION APPROVAL
by *George D. Hutchinson* 9/82 BY *WJF*
SUPERVISOR

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When Recorded Mail to:
City of Riverside, 3900 Main Street
Riverside, California 92522
Attention: City Engineer

RECEIVED FOR RECORD
7:50 Min. Past 2 o'clock P.M.
At Request of
FIRST AMERICAN TITLE CO.
Book 1982, Page **96540**
JUN - 4 1982
Recorded In Official Records
of Riverside County, California
[Signature] Acting Recorder
RECS 3 2

COVENANT AND AGREEMENT
(Future Median)
(Parcel Map No. 16866)

THIS COVENANT AND AGREEMENT is made and entered into this 4th day
of February, 1982, by VAN BUREN JOINT VENTURE, a California Joint
Venture, the owner of record of the following described real property located
in the City of Riverside, County of Riverside, State of California:

Parcels 1 and 2 of Parcel Map No. 16866, as shown
by map on file in Book 105 of Parcel Maps, at
pages 31 and 32 thereof, Records of Riverside
County, California.

For the purpose of complying with the conditions imposed by the City
of Riverside, California, for the approval of Parcel Map No. 16866, the
undersigned, for itself, its successors and assigns, hereby covenant and agree
with the City of Riverside that the above described property, which fronts on
Van Buren Boulevard, a public street, will not be served by an opening in the
median to be constructed in Van Buren Boulevard, thereby restricting access to
the above described property from the south bound lane of traffic on said
street, and further that the undersigned, for itself, its successors and
assigns, 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 the median.

APPROVED TO FORM
[Signature] G/A-69

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The undersigned further covenants and agrees that in the event the median in Van Buren Boulevard 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, or its successors or assigns 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 Van Buren Boulevard.

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

Should the City of Riverside bring any action to enforce the terms of this Covenant and Agreement, the parties hereto, their heirs, successors and assigns shall pay to the City of Riverside its court costs and reasonable attorney's fees.

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

VAN BUREN JOINT VENTURE, a California joint venture, comprised of National Investment Properties, Inc., Van Buren Investment Partnership, Ltd., and Van Buren Investors, Ltd., a California Limited Partnership.

NATIONAL INVESTMENT PROPERTIES, INC.
VAN BUREN INVESTMENT PARTNERSHIP

By: NATIONAL INVESTMENT PROPERTIES, INC., a General Partner

By: Garnet E. Gahagan
Garnet E. Gahagan, President

By: Thomas L. Channell, II
Thomas L. Channell, II, Secretary

VAN BUREN INVESTORS, LTD., a California Limited Partnership

By: Alice V. L. Wong
Alice V. L. Wong, General Partner

Alice V. L. Wong
Alice V. L. Wong

96540

STATE OF CALIFORNIA,
COUNTY OF Riverside } ss.

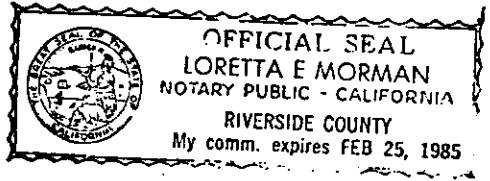
ON February 4, 1982,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Alice V. L. Wong

to be the person whose name is _____, known to me,
and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

Loretta E. Morman
Notary Public in and for said State.

96540



STATE OF CALIFORNIA)
) ss.
COUNTY OF Riverside)

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On February 4, 1982, before me, the undersigned a Notary Public in and for said state, personally appeared GARNET E. GAHAGAN, known to me to be the President, and THOMAS L. CHANNELL, II, known to me to be the Secretary of the corporation that executed the within instrument, which corporation is known to me to be the general partner of NATIONAL INVESTMENT PROPERTIES, INC., VAN BUREN INVESTMENT PARTNERSHIP, a partnership which partnership is known to me to be one of the joint venturers of VAN BUREN JOINT VENTURE; a joint venture; and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors both in its capacity as a corporation, and in its capacity as the general partner of said partnership, and that said partnership executed the within instrument both in its capacity as a partnership and as a joint venturer of said joint venture.

WITNESS my hand and official seal.

Loretta E. Morman
(signature)



STATE OF CALIFORNIA)
) ss.
COUNTY OF Riverside)

On February 4, 1982, before me, the undersigned a Notary Public in and for the said State, personally appeared

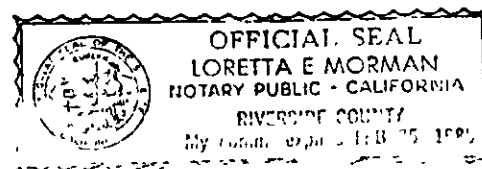
Alice V. L. Wong

known to me to be THE GENERAL PARTNER of VAN BUREN INVESTORS, LTD.

a limited partnership, which partnership is known to me to be one of the joint venturers of VAN BUREN JOINT VENTURE, a joint venture; and acknowledged to me that Alice V. L. Wong, executed the within instrument both as a partnership and as a joint venturer of said joint venture.

WITNESS my hand and official seal.

Loretta E. Morman
(signature)



C/A-69