

When recorded, mail to:
City of Riverside, 3900 Main St.
Riverside, CA 92522
Attn: City Engineer

REPLICATION APPROVAL
1374
1984

RECEIVED FOR RECORD
Min. Past 2 o'clock P.M.
At Request of
FIRST AMERICAN TITLE CO.
Book 1984, Page

125646
JUN 12 1984

Recorded in Official Records
of Riverside County, California

William E. Bonney
Recorder
Fees \$

5

COVENANT AND AGREEMENT AND RELEASE
VAN BUREN BOULEVARD FUTURE MEDIAN
PARCEL MAP 19703

This Covenant and Agreement and Release is made and entered into this 1374 day of April, 1984, by JOHN R. BERCAW and MARY ANN BERCAW, husband and wife as joint tenants, as to an undivided 40% interest; and JEWEL C. DALTON and JUNE L. DALTON, husband and wife as joint tenants, as to an undivided 60% interest, the Owner of Record of the real property located in the City of Riverside, County of Riverside, State of California, described as follows: Parcels 1 and 2 of Parcel Map 19703 as shown by Map on file in Book 122 at Pages 14 and 15 of Parcel Maps, records of Riverside County, California.

WITNESSETH:

WHEREAS, the property hereinabove described abuts the easterly side of Van Buren Boulevard, a 94 foot half width street; and

WHEREAS, the City of Riverside plans to install a raised median within the center of Van Buren Boulevard; and

WHEREAS, the construction of said raised median will eliminate access to said property from the south bound lanes of said Van Buren Boulevard;

NOW, THEREFORE, in consideration of approval of Parcel Map 19703 the undersigned acknowledges and agrees for themselves and their heirs, successors and assigns that the above-described property will not be served by an opening in the said raised median and releases 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 the construction of said median, and the loss of access to or from the above-described property to the south bound lanes of Van Buren Boulevard.

It is further covenanted and agreed 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 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.

Should the City of Riverside bring an action to enforce the terms of this Covenant and Agreement and Release, the undersigned hereby agrees to pay to the City said City's costs including reasonable attorney's fees.

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

APPROVED AS TO FORM
[Signature]
ASS. CITY ENGINEER

C/A-99

125646

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

[Signature]
John R. Bercaw

[Signature]
Mary Ann Bercaw

[Signature]
Jewel C. Dalton

[Signature]
June L. Dalton

3001 (6/82) (Individual) First American Title Company

125646

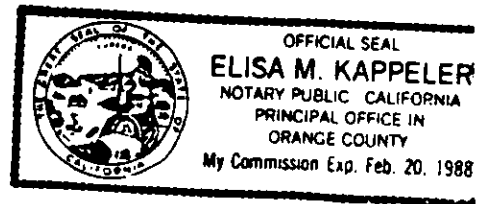
STATE OF CALIFORNIA ss.
COUNTY OF Orange

On April 13, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared John R. Bercaw and Mary Ann Bercaw

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature [Signature]
ELISA M. KAPPELER



(This area for official notarial seal)

3001 (6/82) (Individual) First American Title Company

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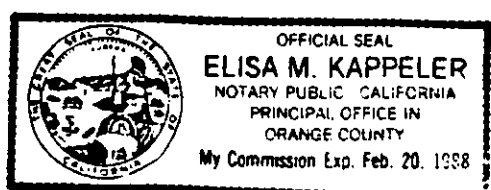
STATE OF CALIFORNIA ss.
COUNTY OF Orange

On April 13, 1984 before me, the undersigned, a Notary Public in and for said State, personally appeared Jewel C. Dalton and June L. Dalton

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature [Signature]
ELISA M. KAPPELER



(This area for official notarial seal)

CIA-99