

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

City Clerk  
 City of Riverside  
 City Hall, 3900 Main Street  
 Riverside, California 92522

Project: Parcel 2 of Parcel Map No. 25919  
 Zoning Case R-45-834

DOC # 2007-0113158

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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RELEASE AND TERMINATION  
 OF COVENANT AND AGREEMENT AND  
 DECLARATION OF RESTRICTIONS



THIS RELEASE AND TERMINATION OF COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made on this 5th day of February, 2007, by and on behalf of the CITY OF RIVERSIDE, a California charter city and municipal corporation, with reference to the following facts:

RECITALS

A. On or about January 26, 1994, Mohamed Seirafi ("Declarant") was the fee owner of that certain real property (the "Property") situated in the City of Riverside, County of Riverside, State of California consisting of two parcels:

Parcel A:

Parcel 2 of Parcel Map 25919 as shown by map on file in Book 172 of Parcel Maps, at Pages 52 and 53 thereof, Records of Riverside County, California.

Parcel B:

Being a portion of Lot 8 of Block 44 as shown on Map Book 1, page 70, Records of San Bernardino County, California described as follows:

All of Parcel 1171-B as shown on Record of Survey Book 80, Pages 72 through 77, inclusive, Records of Riverside County, California.

B. For the purpose of complying with certain conditions imposed by the City of Riverside for approval of the release of certain agreements and securities previously posted with

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the City of Riverside for Parcel 2 of Parcel Map 25919 and the R-3 portion of zoning case R-45-834, the Declarant covenanted and agreed that there shall be no development of either Parcel A or B until such time as all off-site improvements previously required as conditions of approval in zoning case R-45-834 and Parcel Map 25919 have been completed on Indiana Avenue and La Sierra Avenue adjacent to said Parcels A and B or, alternatively, acceptable agreements and security has been posted with the City of Riverside guaranteeing the installation of such off-site improvements including the preparation of any necessary plans.

C. The Declarant executed that certain Covenant and Agreement and Declaration of Restrictions on January 26, 1994, and recorded the same on February 4, 1994, as Instrument No. 049596.

D. The Declarant has completed all off-site improvements referenced under the Covenant and Declaration of Restrictions.

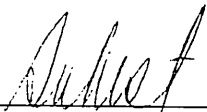
E. The Covenant and Declaration of Restrictions provide that the restrictions shall run with the land and shall be binding upon Declarant, his heirs, successors and assigns, and shall not be amended or terminated, provided however, the Declaration of Restrictions shall automatically terminate and be of no further force and effect at such time as the required off-site improvements are constructed and installed to the satisfaction of the Public Works Department of the City of Riverside and a statement to that effect signed by the Public Works Director of the City of Riverside is duly recorded.

Signatures on following page.

NOW, THEREFORE, incorporating the above recitals, the CITY OF RIVERSIDE, states as follows: The off-site improvements required to be constructed and installed have been constructed and installed. The off-site improvements have been constructed and installed to the satisfaction of the Public Works Director. That certain Declaration of Restrictions dated January 26, 1994, executed by Mohamed Seirafi, recorded as Instrument No. 049596, Official Records of Riverside County, California, on February 4, 1994, is hereby released and terminated and of no further force or effect.

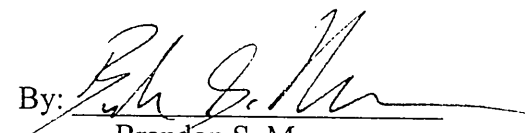
THIS RELEASE AND TERMINATION OF COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS has been duly executed the day and year first above written.


CITY OF RIVERSIDE,  
a California charter city and  
municipal corporation

By   
Siobhan Foster  
Public Works Director

Approved as to Form:

Attested:

By:   
Brandon S. Mercer  
Deputy City Attorney

By:   
Colleen J. Nicol  
City Clerk

GENERAL ACKNOWLEDGEMENT

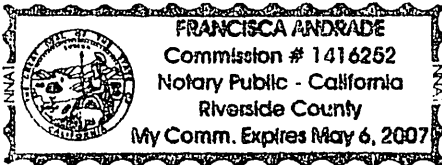
State of California }  
County of Riverside } ss

On Feb 2 2007, before me Francisca Andrade  
(date) (name)

a Notary Public in and for said State, personally appeared

Siobhan Foster  
Name(s) of Signer(s)

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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
  
( ) Other  
\_\_\_\_\_  
\_\_\_\_\_

( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_