

When Recorded Mail No:

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

202728

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

AUG 22 1986

Recorded in Official Records
of Riverside County, California

William J. Sperry
Recorder

Fees \$

RELEASE OF
COVENANT AND AGREEMENT
FOR CONSTRUCTION AND MAINTENANCE
OF STORM DRAIN IMPROVEMENTS

THIS RELEASE OF COVENANT AND AGREEMENT is made and
executed this 19th day of August, 1986, by and on behalf of the
CITY OF RIVERSIDE, a municipal corporation.

WITNESSETH:

WHEREAS on October 2, 1979, RIVERSIDE BUSINESS CENTER, a
limited partnership (hereinafter referred to as "Center")
executed that certain Covenant and Agreement for Construction and
Maintenance of Storm Drain Improvements relating to the real
property located in the City of Riverside, County of Riverside,
State of California, then owned by Center, described as follows:

In the City of Riverside, County of Riverside, State
of California, described as follows:

That portion of Lots 2, 4, 5, 6 and 7 and all of Lot
3 in Block 46 of the lands of RIVERSIDE LAND AND
IRRIGATING COMPANY, as shown by map on file in Book 1,
Page 70 of Maps, records of San Bernardino County,
California, described as follows:

BEGINNING at the Northeast corner of Lot 1 in Block
46 of said lands of RIVERSIDE LAND AND IRRIGATING COMPANY;

THENCE South 56° 14' West, on the Southerly boundary
line of Magnolia Avenue, 938.2 feet for the point of
beginning;

Please record for the benefit of the City of
Riverside
[Signature]
Property Services Manager

801

202728

THENCE South 33° 46' East, 995.35 feet to the Northerly boundary line of the right-of-way of the Southern Pacific Railway Company through said Block 46;

THENCE South 67° 48' West, on said boundary line, 1743.3 feet to the Easterly boundary line of Pierce Street;

THENCE North 33° 46' West, on the Easterly line of Pierce Street, 647.25 feet to the Southerly boundary line of Magnolia Avenue;

THENCE North 56° 14' East, on the Southerly boundary line of Magnolia Avenue, 1708.1 feet to the point of beginning;

EXCEPTING THEREFROM that portion conveyed to the State of California by deed recorded February 25, 1958 as Instrument No. 13766 of Official Records of Riverside County, California,

hereinafter referred to as the "Property"; and

WHEREAS said Covenant and Agreement for Construction and Maintenance of Storm Drain Improvements was recorded December 7, 1979 as Instrument No. 261267 of Official Records of Riverside County, California; and

WHEREAS in said Covenant and Agreement for Construction and Maintenance of Storm Drain Improvements, the Center, for the purpose of complying with one of the conditions imposed by the City of Riverside, California, of Parcel Map 12957, agreed to accept on the above-described Property the local drainage from that portion of Magnolia Avenue easterly of Pierce Street, to construct seepage pits on Parcel 1 of said Parcel Map 12957 of sufficient size to dispose of drainage of approximately ten gallons per minute, and to maintain or to make adequate provisions for the proper maintenance of the seepage pits and appurtenant structures until a permanent storm drain system is constructed on Magnolia Avenue and Pierce Street of such size as to control aid Magnolia Avenue drainage; and

DESCRIPTION APPROVAL
George P. Hatchman 7/1/80

801

202728

WHEREAS the City of Riverside has caused to be constructed and accepted a storm drain into which the local drainage now flows, thereby allowing the release of the Covenant and Agreement for Construction and Maintenance of Storm Drain Improvements dated October 2, 1979; and

WHEREAS the Property previously owned by Center and which is encumbered by the Covenant and Agreement for Construction and Maintenance of Storm Drain Improvements dated October 2, 1979 is now owned by DAVID G. NANCARROW, a married man, and LINCOLN RIVERSIDE BUSINESS CENTER, a California limited partnership;

NOW, THEREFORE, the City Council of the City of Riverside, California, by action duly taken at its regular meeting on August 19, 1986, has determined that the owners of the above-described Property no longer need to maintain or to make adequate provisions for the maintenance of the seepage pits and appurtenant structures as a permanent storm drain has been constructed on Magnolia Avenue and Pierce Street of such size as to control the Magnolia Avenue drainage adjacent to the above-described property. Therefore, the City Council on behalf of the City of Riverside hereby releases the Covenant and Agreement for Construction and Maintenance of Storm Drain Improvements dated October 2, 1979, and recorded December 7, 1979 as Instrument No. 261267 of Official Records of Riverside County, California and hereby discharges DAVID G. NANCARROW and LINCOLN RIVERSIDE BUSINESS CENTER, their heirs, successors and assigns, as to the Property above described from any obligation or duty set forth in the Covenant and Agreement for Construction and Maintenance of Storm Drain Improvements dated October 2, 1979.

801

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

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CITY OF RIVERSIDE, a
municipal corporation

By *C. Brown*
Mayor

Attest ALICE A. HARE
City Clerk

BY *Karen E. Oakley*
ASSISTANT CITY CLERK

APPROVED AS TO FORM
Freda J. ...
ASST. CITY ATTORNEY

BB/01522/jm
8/18/86

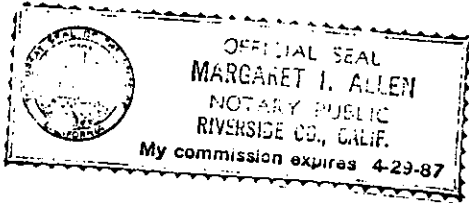
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STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

On this 20th day of August, 1986, before me,
Margaret I. Allen, a Notary Public in and for said State, personally
appeared AB BROWN and KAREN E. OAKLEY, personally known to me to be the persons who
executed this instrument as Mayor and Assistant City Clerk of the City of Riverside,
a municipal corporation, and acknowledged to me that the municipal corporation
executed it.

WITNESS my hand and official seal.



Margaret I. Allen
Notary Public in and for said State