

WHEN RECORDED MAIL TO:

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

Project: APN 215-152-012  
4015 and 4085 Vine Street  
Riverside, California

FOR RECORDER'S OFFICE USE ONLY

TERMINATION OF COVENANT AND AGREEMENT ESTABLISHING  
EASEMENTS FOR ACCESS AND PARKING

This Termination of Covenant and Agreement Establishing Easements for Access and Parking ("Termination") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the CITY OF RIVERISDE ("City") with reference to the following facts:

RECITALS

A. The City is the fee owner of that certain real property located at 4015 and 4085 Vine Street, Riverside, California, identified as Assessor's Parcel Nos. 215-152-012 and 215-152-019, and more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property").

B. As a condition of approval for Design Review Case DR-022-945, the City required the then owners of the Property to execute a document to be recorded assuring mutual access for ingress, egress and parking across both parcels of the Property.

C. In compliance with City requirements, a "Covenant and Agreement Establishing Easements for Access and Parking" dated August 29, 1995, was recorded on September 5, 1995 as Instrument No. 291601, Official Records of Riverside County, California ("Covenant and Agreement").

D. The City has determined that the rights described in the Covenant and Agreement are no longer required.

Termination.

1. Termination. The Covenant and Agreement recorded on September 5, 1995, as Instrument No. 291601 is hereby terminated in its entirety and is of no further force and effect or burden on the Property.

2. Consent of the City Council of the City of Riverside. Pursuant to Paragraph 10 of the Covenant and Agreement, the Covenant and Agreement cannot be terminated, modified or amended without the consent of the City Council of the City of Riverside, and by placement of the signature on this Termination, the City Council of the City of Riverside has expressly consented to the termination of the Covenant and Agreement.

IN WITNESS WHEREOF, the City has caused this Termination to be executed as of the day and year first written above.

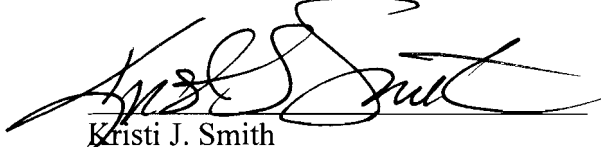
CITY OF RIVERSIDE

\_\_\_\_\_  
Name:  
City Manager

Attest:

\_\_\_\_\_  
Colleen J. Nicol  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kristi J. Smith  
Chief Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

**PARCEL A**

Parcel 4 and those portion of Parcels 2 and 3 of Parcel Map No. 26301, as shown by map on file Book 176, Pages 72 through 81, inclusive, of Parcel Maps, Records of Riverside County California

**BEGINNING** at the most Easterly corner of said Parcel 4:

Thence along the Southeasterly line of Parcel 4 and Parcel 3 and the Northwesternly line of Vine Street, South 28°52'29" West, 218.21 feet;

Thence North 61°07'31" West, 193.24 feet;

Thence South 28°56'43" West, 178.41 feet to the Southwesterly line of Parcel 2;

Thence along Parcel 2, North 61°10'05" West, 25.00 feet;

Thence North 61°05'41" West, 25.82 feet;

Thence South 28°54'19" West, 32.99 feet;

Thence South 28°47'14" West, 94.04 feet to a point in the Easterly Right of Way Line of State Highway 91;

Thence northerly, along said Right of Way Line, North 12°52'40" East, 97.84 feet;

Thence North 08°40'53" East, 214.26 feet;

Thence North 16°54'36" East, 97.60 feet;

Thence North 25°49'55" East, 100.12 feet;

Thence North 28°51'31" East, 33.00 feet to the Northeasterly line of said Parcel 4, also being the centerline of Vacated 10<sup>th</sup> Street (66 feet wide);

Thence along the Northeasterly line of said Parcel 4, South 61°08'29" East, 152.67 feet;

Thence South 61°07'49" East, 163.98 feet to said **POINT OF BEGINNING**;

**TOGETHER WITH** that portion of Lot 14 and a portion of 11<sup>th</sup> Street Vacated of Mulberry Hill Tract, on file in Book 10, Page 98 of Maps, Records of Riverside County, California described as follows:

**COMMENCING** at the most Southerly angle point of Parcel 2 of Parcel Map No. 26301, as shown by map on file Book 176, Pages 72 through 81, inclusive, of Parcel Maps, Records of

Riverside County California, said angle point being in the Easterly Right of Way Line of State Highway 91;

Thence Northerly along said Easterly Right of Way Line, North 12°52'40" East, 97.84 feet;

Thence continuing along said Easterly Right of Way Line, North 08°40'53" East, 4.85 feet;

Thence leaving said Easterly Right of Way Line, South 65°10'34" East, 28.56 feet to a point in the Easterly line of said Parcel 2, said point being the **TRUE POINT OF BEGINNING**;

Thence continuing South 65°10'34" East, 47.53 feet;

Thence North 57°14'34" East, 26.20 feet to a point in the Southwesterly line of said Parcel 2;

Thence along said Southwesterly line, North 61°10'05" West, 34.02 feet to the centerline intersection of Salt Lake Avenue (Vacated, 50 feet wide) and 11<sup>th</sup> Street (Vacated, 66 feet wide) as shown by said Parcel Map No. 26301;

Thence continuing along said Southwesterly line, North 61°05'41" West, 25.82 feet to an angle point in said Parcel 2;

Thence along the Easterly line of said Parcel 2, South 28°54'18" West, 26.40 feet to said **TRUE POINT OF BEGINNING**;

**EXCEPTING THEREFROM** that portion of Parcel 2 of Parcel Map No. 26301, as shown by map on file Book 176, Pages 72 through 81, inclusive, of Parcel Maps, Records of Riverside County California, described as follows:

**BEGINNING** at the most Southerly angle point of said Parcel 2, said angle point being in the Easterly Right of Way Line of State Highway 91;

Thence Northerly along said Easterly Right of Way Line, North 12°52'40" East, 97.84 feet;

Thence continuing along said Easterly Right of Way Line, North 08°40'53" East, 4.85 feet;

Thence Leaving said Easterly Right of Way Line, South 65°10'34" East, 28.56 feet to a point in the Easterly line of said Parcel 2;

Thence Southerly, along said Easterly line of said Parcel 2, South 28°54'19" West, 6.59 feet;

Thence continuing along said Easterly line, South 28°47'14" West, 94.04 feet to said **POINT OF BEGINNING**.

## **PARCEL B**

Portions of Parcels 2 and 3 of Parcel Map No. 26301, as shown by map on file Book 176, Pages 72 through 81, inclusive, of Parcel Maps, Records of Riverside County California

**COMMENCING** at the most Easterly corner of Parcel 4 of said Parcel Map No. 26301;

Thence along the Southeasterly line of Parcel 4 and Parcel 3 and the Northwesterly line of Vine Street, South  $28^{\circ}52'29''$  West, 218.21 feet to the **TRUE POINT OF BEGINNING**;

Thence North  $61^{\circ}07'31''$  West, 139.24 feet;

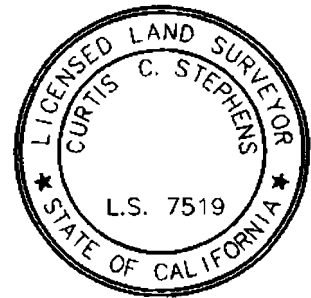
Thence South  $28^{\circ}56'43''$  West, 178.41 feet to the Southwesterly line of Parcel 2;

Thence along the Southwesterly line of Parcel 2, South  $61^{\circ}10'05''$  East, 139.46 feet to a point in the Northwesterly line of Vine Street;

Thence along the Northwesterly line of Vine Street, North  $28^{\circ}52'29''$  East, 178.31 feet to the **TRUE POINT OF BEGINNING**.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Curtis C. Stephens 9/28/17 Prep. (S)  
Curtis C. Stephens, L.S. 7519 Date



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

### **ACKNOWLEDGMENT**

State of California

County of \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature (SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

## ACKNOWLEDGMENT

State of California

County of \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature (SEAL)