

RECORDING REQUESTED BY:

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

Brockton V, LLC a California Limited Liability Company
4201 Brockton Ave. #100
Riverside, CA 92501

Space Above This Line for Recorder's Use Only

TERMINATION OF COVENANT AND AGREEMENT AND GRANT OF EASEMENT FOR PARKING PURPOSES

This Termination of Covenant and Agreement and Grant of Easement for Parking Purposes is made and entered into this 12 day of April, 2019, by Brockton V, LLC., a California Limited Liability Company ("Declarants") with reference to the following:

RECITALS

- A. Declarants are the fee owners of certain real property located at 4280 Brockton Avenue in the City of Riverside, County of Riverside, State of California, more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property").
- B. A Covenant and Agreement ("CC&R's") for the development of the Property as an "auxiliary" parking lot was recorded on the 30th day of May, 1990, in the official records of the County of Riverside as Instrument No. 197897, by Declarants predecessors in interest.
- C. The CC&R's were recorded as a condition of approval for purposes of additional parking to supplement a deficiency of parking for the development of an office building located at 4201 Brockton Avenue, Riverside, California and also owned by the Declarants. This deficiency has been eliminated and 4201 Brockton Avenue now contains an excess of required parking spaces.
- D. Pursuant to Paragraph 4 of the CC&R's, the CC&R's can only be terminated with the consent of the City Council of the City of Riverside ("City").

NOW, THEREFORE, Declarants hereby declare as follows:

- 1. **Termination.** The CC&R's recorded on May 30th, 1990, as Instrument No. 197897 are hereby terminated in their entirety and are of no further force and effect on the Property.
- 2. **Consent of the City Council of the City of Riverside.** The signature of the authorized representative of the City below is the consent of the City Council of the City of Riverside as to the termination of the CC&R's.

IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement to be executed as of the day and year first written above. This 12 day of April, 2019.

Entity Name: **Brockton V, LLC**

Trustor(s):

David M. Ramirez

By: David M. Ramirez, Member

Javier Carrillo

By: Javier Carrillo, Member

Richard A. Teaman

By: Richard A. Teaman, Member

By: Bonita Champion,
Trustee of the Champion Family Trust

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.

STATE OF California)SS

COUNTY OF Riverside)

On 4/12/2019 before me, Deborah J. Christiansen, Notary Public, personally appeared

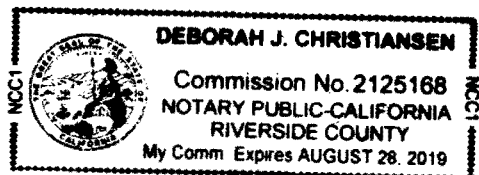
David M. Ramirez, Javier Carrillo & Richard A. Teaman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their 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.

This area for official notarial seal.

Deborah J. Christiansen
Notary Signature



IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement to be executed as of the day and year first written above. This 12 day of April, 2019.

Entity Name: **Brockton V, LLC**

Trustor(s):

By: David M. Ramirez, Member

By: Richard A. Teaman, Member

By: Javier Carrillo, Member

By: Bonita Champion,
Trustee of the Champion Family Trust

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STATE OF California)SS

COUNTY OF Riverside)

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Bonita Champion

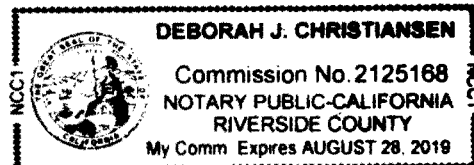
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

This area for official notarial seal.

Deborah J. Christiansen
Notary Signature



CONSENT TO TERMINATION BY CITY OF RIVERSIDE

By: _____
Al Zelinka
City Manager

Attested to:

By: _____
Colleen J. Nicol
City Clerk

Approved as to form:

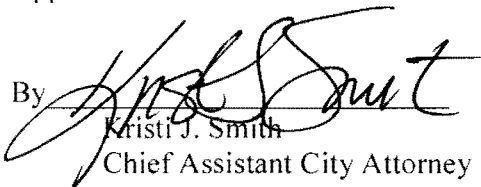
By:  _____
Kristi J. Smith
Chief Assistant City Attorney

Exhibit "A"

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

PARCEL 1:

ALL THAT PORTION OF BLOCK 12, RANGE 10 AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BROCKTON AVENUE (FORMERLY WALNUT STREET), 65 FEET NORTHERLY FROM THE SOUTHWESTERLY CORNER OF BLOCK 12, RANGE 10, OF SAID MAP;

THENCE NORTHERLY ALONG THE SAID EASTERLY LINE OF BROCKTON AVENUE, 65 FEET;


THENCE AT RIGHT ANGLE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF 13TH STREET, 150 FEET;

THENCE AT RIGHT ANGLE SOUTHERLY 65 FEET;

THENCE AT A RIGHT ANGLE WESTERLY 150 FEET TO A POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED JUNE 8, 1990 AS INSTRUMENT NO. 90-212256 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DESCRIPTION APPROVAL:

 4/16/19
CURTIS C. STEPHENS, L.S. 7519 DATE
CITY SURVEYOR