

114452

When recorded, mail to:  
City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522  
FREE RECORDING (Government Code 6103)

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AT 8:00 O'CLOCK

MAR 18 1994

Recorded in Official Records  
of Riverside County, California  
Recorder  
Fees \$

W

For Recorder's Office Use Only

Project: R-27-845  
5885 Brockton Avenue  
Riverside, California

PUBLIC WORKS IMPROVEMENT AGREEMENT

RECITALS

1. In 1985, the owners of the property at 5885 Brockton Avenue in the City of Riverside were granted certain approvals related to their development of their property under Zoning Case R-27-845, which property is described in Exhibit A attached hereto.

2. As a condition of that zoning case, the owners agreed to install improvements related to the widening of Brockton Avenue.

3. In 1986, the City of Riverside released the Letter of Credit which secured that agreement to install improvements.

4. In 1986, the owners agreed that they would execute a document which would be recorded and that that document would be the formal acknowledgement of their obligation to construct or pay for the construction of their proportionate share of such improvements when the City widens Brockton Avenue adjacent to their property.

5. The owners of the property in April, 1986 were Roger D. Chaussee, Ruby Morris Lovestrom, Beverly Wingate, and Marie W. Hempy. The owners now are BEVERLY B. WINGATE, an unmarried woman; MARIE W. HEMPY, an unmarried woman, each as to an undivided one third interest; and RUBY LOVESTROM AND JAMES G. LOVESTROM, husband and wife, as to an undivided one third interest, all as tenants in common.

Now, therefore, it is hereby acknowledged, BEVERLY B. WINGATE, an unmarried woman; MARIE W. HEMPY, an unmarried woman, each as to an undivided one third interest; and RUBY LOVESTROM AND JAMES G. LOVESTROM, husband and wife, as to an undivided one third interest, in consideration of the approval of Zoning Case R-27-845, hereby agree to undertake the physical relocation of the curb and gutter and paving of Brockton Avenue, as originally required in the zoning case, when the City widens Brockton Avenue adjacent to their

## EXHIBIT A

Parcels 1 and 2 of Parcel Map on file in Book 13,  
Page 91 of Parcel Maps, Records of Riverside  
County, California.

DESCRIPTION APPROVAL 3/2/94  
V.L. Wainwright by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

property at 5885 Brockton Avenue, Riverside California, or in the alternative to pay their proportionate share for the installation of such improvements.

The improvements required with respect to this agreement consist of: Curb and gutter, curb and gutter removal, curb sidewalk, handicapped ramps, A.C. paving and seal coat, aggregate base material, bicycle paths, tree removal, concrete removal, storm drain and appurtenance, irrigation removal and/or relocation, clearing R/W, traffic control signs, street signs, driveway approaches, closure of unused driveway openings, parkway grading, grading, utility relocation.

This agreement shall be binding upon the undersigned and upon the heirs, successors, and assigns of the undersigned, for the subject property which is identified as 5885 Brockton Avenue, Riverside California.

Date: January 31, 1994 Beverly B. Wingate  
Beverly B. Wingate

Marie W. Hempy  
Marie W. Hempy

Ruby Lovestrom  
Ruby Lovestrom

James G. Lovestrom  
James G. Lovestrom

APPROVED AS TO FORM  
Carolyn Confer 2/3/94  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

CC/sb  
1/28/94

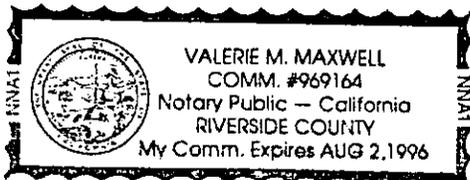
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STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss.

On FEB. 2, 1994 before me, VALERIE M. MAXWELL, NOTARY PUBLIC,  
personally appeared BEVERLY B. WINGATE, MARIE W. HEMPY, RUBY LOVESTROM,  
AND JAMES G. LOVESTROM----- 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.  
Signature [Handwritten Signature]



(This area for official notarial seal)

0000 (1/1/91) (General) First American Title Company