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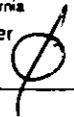
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

CITY CLERK  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

SEP 26 1996

FREE RECORDING  
This instrument is for the  
benefit of the City of Riverside  
and is entitled to be recorded  
without fee. (Government Code §6103)

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

For Recorder's Office Use Only

Project: Parcel 1 of  
Parcel Map 28267

PARTIAL RELEASE OF  
COVENANT AND AGREEMENT FOR  
ACCEPTANCE OF DRAINAGE WATERS

THIS PARTIAL RELEASE OF COVENANT AND AGREEMENT FOR ACCEPTANCE OF  
DRAINAGE WATERS is made and entered into this 27th day of September,  
1996, by the CITY OF RIVERSIDE, a municipal corporation, acting by and  
through its Public Works Director ("City"), with reference to the  
following facts:

A. To meet a condition of approval of the grading plans for  
Tract No. 27721 imposed by the Public Works Department of the City  
of Riverside, **REGIONAL PROPERTIES, INC, a California corporation,**  
("Declarant") as the fee owner of the property (the "Property")  
described as Parcel "A" in the Certificate of Compliance for  
Parcel Map Waiver Case PW-013-912 dated March 29, 1994, and  
recorded on May 4, 1994, as Instrument No. 185008, Official  
Records of Riverside County, California, executed a covenant and  
agreement in which Declarant agreed to accept on the Property the  
surface storm flow and nuisance drainage waters from Northrop  
Drive, a public street, which drainage waters are being conveyed  
through a drainage system consisting of a 6-foot wide concrete  
cross gutter located in said Northrop Drive, to an outlet located  
at the northerly end of said drainage system.

B. The Covenant and Agreement for Acceptance of Drainage  
Waters ("Declaration") was executed by Regional Properties, Inc.  
on November 4, 1994, and thereafter recorded on November 23, 1994,  
as Instrument No. 443798, Official Records of Riverside County,  
California.

C. Declarant subsequently conveyed the Property to **MISSION  
VILLAGE, a California corporation** ("Mission Village"). By Parcel  
Map 28267, the Property conveyed to Mission Village consisting of

72-7  
CIA 518

approximately 27.8 vacant acres situated at the southeast corner of Alessandro Boulevard and Mission Grove Parkway South was divided into two parcels for commercial purposes. Mission Village intends to sell Parcel 1 of Parcel Map 28267, and the prospective buyer for said Parcel 1 has requested that the Declaration be removed as an encumbrance to said parcel.

D. As the drainage waters being accepted onto the Property do not impact upon Parcel 1 of Parcel Map 28267, it is appropriate to release said Parcel 1 for the Declaration. The Declaration provided that it would run with the land and continue in effect until Northrop Drive is constructed northerly through the Property, or until such time as released by the Public Works Director of the City of Riverside in a writing duly record. By this Partial Release, the Public Works Director of City

NOW, THEREFORE, incorporating the above recitals, the City of Riverside, acting by and through its Public Works Director, hereby releases the Covenant and Agreement for Acceptance of Drainage Waters executed by REGIONAL PROPERTIES, INC., a California corporation, on November 4, 1994, and recorded on November 23, 1994, as Instrument No. 443798, Official Records of Riverside County, California, from and only from the following described property owned by MISSION VILLAGE, a California corporation:

Parcel 1 of Parcel Map 28267 as shown by map on file in Book 187 of Parcel Maps, at pages 38 and 39 thereof, records of Riverside County, California,

and said Covenant and Agreement for Acceptance of Drainage Waters shall be of no force and effect as to said Parcel 1 as of the date this Partial Release is recorded in the Office of the County Recorder of Riverside County, California.

The Covenant and Agreement for Acceptance of Drainage Waters executed by REGIONAL PROPERTIES, INC. on November 4, 1994, and recorded on November 23, 1994, as Instrument No. 443798, Official Records of Riverside County, California shall remain in full force and effect as to the Property described therein and is not released hereby excepting only for said Parcel 1 of Parcel Map 28267.

IN WITNESS WHEREOF this Partial Release of Covenant and Agreement for Acceptance of Drainage Waters has been duly executed the day and year first written above.

CITY OF RIVERSIDE, a municipal corporation

By *Barry Beck*  
BARRY BECK  
Public Works Director

DESCRIPTION APPROVAL 9/14/94  
*Mark S. Beck*  
SURVEYOR, CITY OF RIVERSIDE

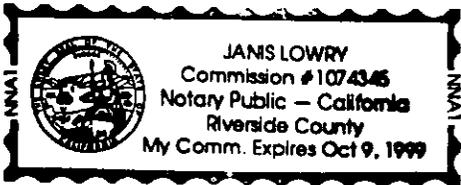
Approved as to Form:

*[Signature]*  
Assistant City Attorney

State of California )  
County of Riverside ) ss

On September 24, 1996, before me, the undersigned, a notary public in and for said State personally appeared **BARRY BECK** 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.



*Jans Lowry*  
Signature

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)  
Title \_\_\_\_\_ Title \_\_\_\_\_
- ( ) Guardian /Conservator
- ( ) Individual (s)
- ( ) Partner(s)  
( ) General ( ) Limited
- ( ) Trustee(s)
- (x) Other Public Works Director

The party(ies) executing this document is/are representing:  
City of Riverside