

107472

Recording Requested By:

When Recorded return to:
City of Riverside
9000 Main Street
Riverside, California
Attention: City Engineer

RECEIVED FOR RECORD
40 Min. Past 3 o'clock P.M.
At Request of
St. James Church of God
Book 1979, Page 107.172
MAY 24 1979

Recorded in Official Records
of Riverside County, California
Dwight S. Swain Recorder
FEES \$ 5-

COVENANT AND AGREEMENT

THIS COVENANT AND AGREEMENT is made and entered into
this 24th day of May, 1979, by ST. JAMES CHURCH OF GOD
IN CHRIST, a California nonprofit corporation, the owner of
record of the real property situated in the City of Riverside,
County of Riverside, State of California, described in Exhibit A,
attached hereto and incorporated herein by this reference.

For the purpose of complying with the requirements imposed
by Section 5 of Ordinance No. 4636, as amended by Ordinance
No. 4671 for the issuance of sewer connection permits relating
to the construction of a housing project for the elderly on the
above-described property and in consideration for the issuance
of sewer connection permits under the allocation for housing
projects for the elderly or handicapped utilizing federal
funding pursuant to Section 202 of Public Law 86-372 (12 U.S.C.
1701q), as amended, or Section 236 of Public Law 90-448 (12
U.S.C. 1715z), the undersigned, for itself and its successors
and assigns, hereby covenants and agrees with the City of
Riverside as follows: That the project to be built on the
above-described property will be financed by the federal govern-
ment pursuant to Section 202 of Public Law 86-372 (12 U.S.C.
1701q), as amended; that said project will be used for housing
for the elderly; and that the dwelling units will be rented in
accordance with the criteria established by the federal
government for such federally funded projects.

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The undersigned further agrees to furnish the City Attorney or the Planning Director of the City of Riverside or their authorized representatives with such information as to assure that the subject project is constructed and rented in accordance with the provisions of Section 202 of Public Law 86-372, as amended.

This Covenant and Agreement shall run with the land and shall be binding upon the undersigned and its successors and assigns until such time as released by the City Council of the City of Riverside, California.

The City of Riverside may enforce this Covenant and Agreement in the event the terms thereof are not met by the undersigned or in the anticipated breach thereof. Should said City bring suit in court to enforce the terms of this Covenant and Agreement, the undersigned, its successors and assigns agree to pay to the City, said City's court costs including reasonable attorneys' fees.

IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement to be executed the day and year first above written.

ST. JAMES CHURCH OF GOD
IN CHRIST, a California
nonprofit corporation

By James E. Wall President
By Lucille L. Carter Secretary

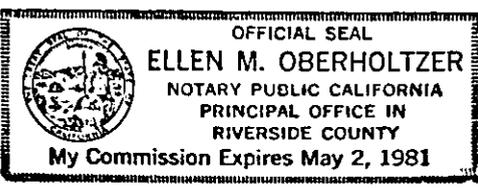
STATE OF CALIFORNIA

COUNTY OF Riverside

ss.

ON May 24th 1979, 19____
before me, the undersigned, a Notary Public in and for the said State, personally appeared James E. Wall known to me to be the President, and Lucille L. Carter known to me to be the Secretary of St. James Church of God in Christ the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument, on behalf of the Corporation herein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.
WITNESS my hand and official seal.

107472



Ellen M. Oberholtzer
Notary Public in and for said State.

PARCEL 1:

Lots 5 and 6 of Carlton Place, as shown by Map on file in Book 8, page 79 of Maps, Riverside County Records;
EXCEPTING from said Lot 5 the Easterly 6 feet thereof.

PARCEL 2:

Lots 6, 7 and 8 of Carlton Place No. 2, as shown by map on file in Book 15, page 26 of Maps, Riverside County Records;
EXCEPTING from said Lot 6 the Easterly 20 feet thereof.

PARCEL 3:

All that portion of Block 30 of the Santa Fe Tract, as shown by Map on file in Book 6, page 14 of Maps, San Bernardino County Records, and also all that portion of Denton Street, lying Northwesterly of the Southeasterly line of Lot 5 of said Block 30, extended Southwesterly and adjoining said Block 30 on the Southwest, and being more particularly described as follows:

Beginning at a point in the center line of Victoria Avenue (formerly Myrtle Avenue) 330 feet Northerly from the center lines of Cridge Street and Victoria Avenue, said point of beginning being the most Northerly corner of that certain parcel of land conveyed to the Riverside City School District by Deed recorded March 15, 1911 in Book 321, page 200 of Deeds, Riverside County Records;

Thence Easterly, at a right angle to Victoria Avenue, and along the Northeasterly line of said property, 330 feet to the most Northeasterly corner thereof;

Thence Northerly, parallel with the center line of Victoria Avenue, to a point on the Northeasterly line of said Block 30;

Thence Westerly, along the Northeasterly line of said Block 30, and said Northeasterly line of said Block 30 produced Westerly, 330 feet, more or less, to the center line of Victoria Avenue;

Thence Southerly, along the center line of said Victoria Avenue, to the point of beginning;

EXCEPTING from the above described parcel of land, the Northwesterly 41 feet, said excepted portion being the East half of Victoria Avenue, and a 16 foot strip of land adjoining Victoria Avenue on the East.

PARCEL 4:

All that portion of Block 35 of Santa Fe Tract, as shown by Map on file in Book 6, page 14 of Maps, San Bernardino County Records, particularly described as follows:

Commencing at the intersection of the center lines of Cridge Street and Victoria Avenue (formerly Myrtle Avenue), as shown by said Map;

Thence Northerly, along the center line of Victoria Avenue, 330 feet;

Thence Easterly, at right angles to Victoria Avenue, 330 feet;

Thence Southerly, parallel with the center line of Victoria Avenue, 330 feet to the center line of Cridge Street;

Thence Westerly, along the center line of Cridge Street, 330 feet, to the point of beginning;

EXCEPTING therefrom the portion thereof included in Victoria Avenue and Cridge Street.

DESCRIPTION APPROVAL
by George P. Hutchins, SAH, 7/23/73 by _____

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