

626-56  
(12) 1222  
627

RECEIVED FOR RECORD  
MAY 10 1977  
30 Jan. Part of Block 7  
At Record of  
FIRST AVERMERE TRACT  
Book 1977, Page  
Recorded in Official Records  
of Riverside County, California  
W.H. Dalglish  
FESS 6

82874  
Understand declares that M.D. ...  
Taxable herein is \$ 170.50  
Computed on full value less taxes and encum-  
brances remaining at time of sale.  
Signature of Deft/and or agent - This name

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

The CITY OF RIVERSIDE, a municipal corporation, Grantor, FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to WELAN E. BOURNS and ROSEMARY R. BOURNS, husband and wife, Grantee, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of BLOCK 7, RANGE 6 of THE TOWN OF RIVERSIDE, recorded in Book 7 of Maps, at Page 17 thereof, records of San Bernardino County, California, described as follows:

BEGINNING at the Northeasterly corner of said Block 7, Range 6;

THENCE Northwesterly, along the Southwesterly line of SEVENTH STREET, 95 feet;

THENCE Southwesterly, parallel with the Northwesterly line of OPANGE STREET, 100.36 feet;

THENCE Southeasterly, parallel with said Southwesterly line of SEVENTH STREET, 95 feet to said Northwesterly line of ORANGE STREET;

THENCE Northeasterly, along said Northwesterly line of ORANGE STREET, 100.36 feet to said POINT OF BEGINNING.

This conveyance is subject to an historic facade easement reserved herein by the Grantor for itself, its successors and assigns and the Development Agency of the City of Riverside containing the following covenants, such covenants being deemed to run as a binding servitude in perpetuity with the land, to do or refrain from doing on the property each of the following stipulations:

- (a) The Grantor and its representatives may, following reasonable notice to the Grantee, enter upon the property (1) from time to time for the purpose of inspection to determine the extent of compliance by Grantee with the terms of the easement reserved herein; (2) from time to time for the purpose of making repairs to or for the rehabilitation of the former city hall building to preserve said building as one of historic interest; and (3) to erect at its discretion a single marker or sign not exceeding the dimensions 12 inches by 6 inches, stating that the Grantor owns the easement reserved herein.

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(b) Without the express written permission of the Grantor signed by its duly authorized representative, no construction, alteration or remodeling shall be undertaken or permitted to be undertaken on the former city hall building which would affect its exterior; provided, however, that the maintenance, reconstructing, repairing, repainting or refinishing of the exterior, damage to which has resulted from casualty, loss, deterioration, or wear and tear, shall be permitted without such written permission of the Grantor, provided such maintenance, reconstruction, repair, repainting or refinishing is performed in a manner which shall not materially alter the appearance thereof.

(c) The Grantee agrees that these covenants and restrictions shall be inserted in any subsequent deed or legal instrument by which Grantee divests themselves of either title to or possessory interest in the property or any part thereof.

Dated December 15, 1976

CITY OF RIVERSIDE, a municipal corporation

By [Signature]  
Mayor

Attest Alice A. Hand  
City Clerk

ACK. O.K.

ALL INFORMATION RM  
[Signature]

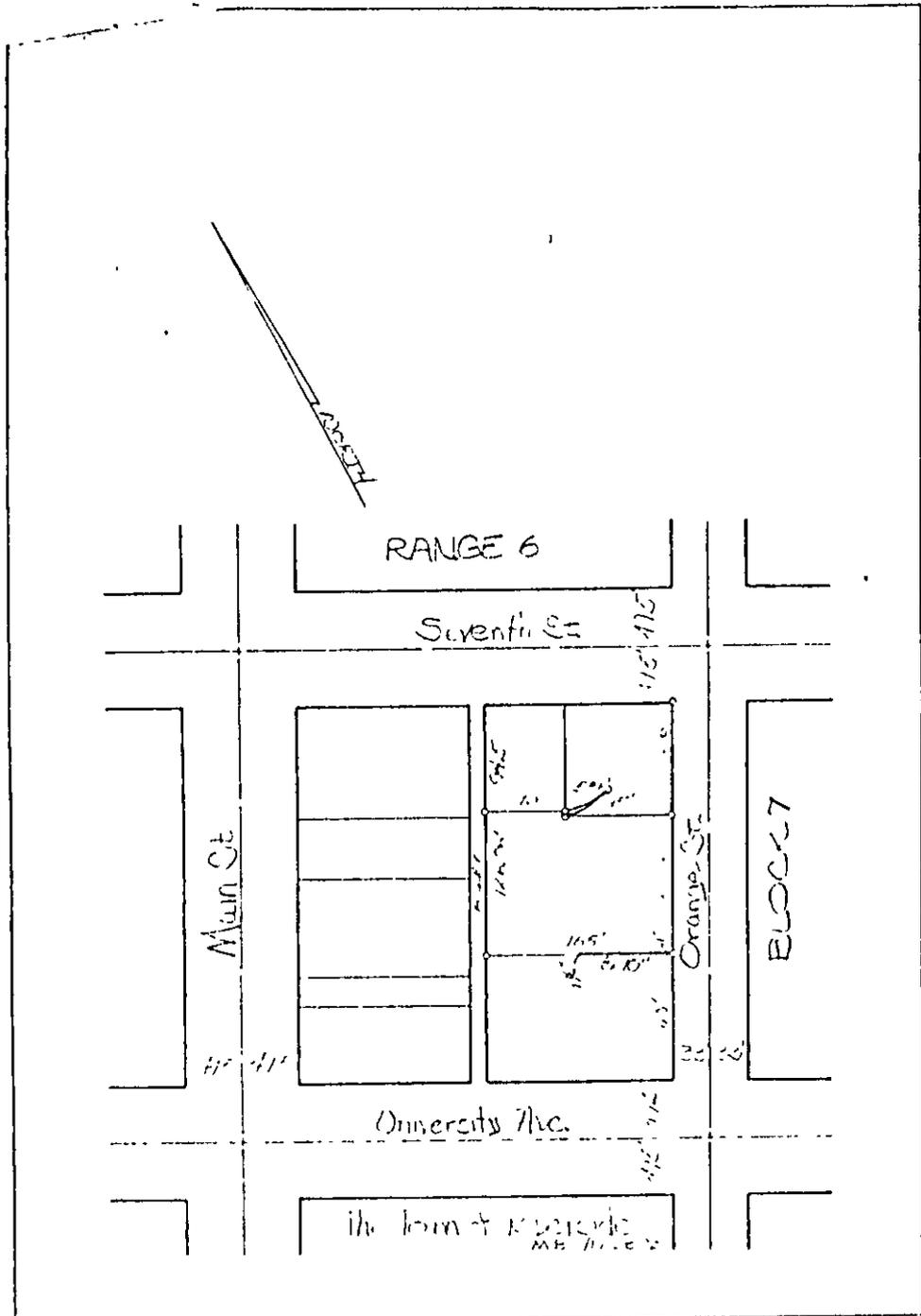
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MAY 10 1977

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• CITY OF RIVERSIDE, CALIFORNIA •

<small>THIS MAP IS FILED AS A PUBLIC RECORD WITH THE COUNTY CLERK IN THE        COUNTY OF RIVERSIDE, CALIFORNIA, ON THIS 10TH DAY OF MAY 1977.</small>	<small>SHEET 1 OF 1</small>	<small>1/2"</small>
<small>SCALE: AS SHOWN</small>	<small>DATE: MAY 10, 1977</small>	<small>SCALE: 11 City of Riverside</small>