

When recorded, mail
City of Riverside, 3900 Main Street
Riverside, CA 92522
Attn: City Engineer

91652

RECEIVED FOR RECORD
At Request of

CITY OF RIVERSIDE
Book 1979, Page 91652

MAY 4 1979

Recorded in Official Records
of Riverside County, California

Property Services Recorder
FEES \$

COVENANT AND AGREEMENT
FOR RELEASE AND INDEMNIFICATION

(City of Riverside Conditional Use Permit C-30-656)

THIS COVENANT AND AGREEMENT is made and entered into this 5th day of December, 1978, by CALVARY CHAPEL OF RIVERSIDE, INC., a California corporation, the owner of record of the real property located in the City of Riverside, County of Riverside, State of California, described in Exhibit A, attached hereto and incorporated herein by this reference.

In consideration of the approval by the City of Riverside for the enlargement of the present facilities under Conditional Use Permit C-30-656, the undersigned, for itself and its successors and assigns, hereby agrees to release the City of Riverside, its officers and employees from any and all claims, demands, suits or actions that the undersigned may now or in the future have arising out of or incurred as a result of the use of or the condition of that portion of the adjacent City of Riverside right-of-way for the proposed Adams Street extension, which portion of the right-of-way is described in Exhibit B, attached hereto and incorporated herein by this reference.

The undersigned further agrees to hold harmless and indemnify the City of Riverside, its officers, employees and agents from any and all liabilities, expenses, claims or causes of action arising out of or resulting from the use of or the condition of that portion of the adjacent City of Riverside right-of-way for the proposed Adams Street extension, which portion of the right-of-way is described in Exhibit B, attached hereto and incorporated herein by this reference.

This Covenant and Agreement shall run with the land and shall be binding upon the undersigned, its successors and assigns, and shall continue in effect until such time as released by the City of Riverside, or until Adams Street adjacent to the property

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

Please record for the benefit of the City of Riverside
Property Services Manager

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described in Exhibit A is improved and accepted by the City of Riverside, whichever shall first occur.

CALVARY CHAPEL OF RIVERSIDE, INC.

By Gregory M. Laurie President

By Robert J. Probert Secretary

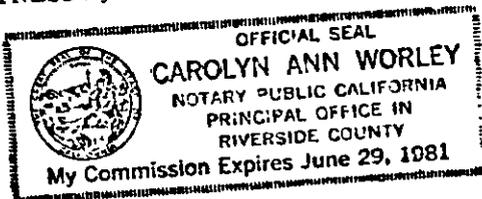
APPROVED AS TO FORM
[Signature]
ASS. CITY ATTORNEY

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS.

On December 4, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Gregory M. Laurie known to me to be the President, and Robert J. Probert known to me to be the Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same, 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.

(Seal)



Carolyn Ann Worley
(Notary Public's Signature)

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Parcel 1:

EXHIBIT A

That portion of Lots 55, 56, 57 and 58 of Gafford Gardens, as shown by Map on file in Book 12, page 97 of Maps, Riverside County Records, described as follows:

Beginning at the Southeast corner of said Lot 58; thence Northerly 305.96 feet on the Easterly line of said lots 58 and 55; thence Westerly, parallel with the Southerly line of said lots 56, 57 and 58, to a point on the Westerly line of said Lot 55; thence South 305.96 feet on the West line of said Lots 55 and 56, to the Southwest corner of said Lot 56; thence Easterly on the Southerly line of said Lots 56, 57 and 58 to the point of beginning;

Except the Southerly 8 feet in Arlington Avenue, acquired by the City of Riverside by Decree of Condemnation, a certified copy thereof was recorded May 22, 1945 as Instrument No. 2316;

Also except the Northerly 11 feet of the Southerly 19 feet, conveyed to the City of Riverside by Deed recorded July 22, 1955 as Instrument No. 47820;

Also except from the remainder of Easterly 8 feet, conveyed to the City of Riverside by Deed recorded July 22, 1955 as Instrument No. 47820;

Also excepting therefrom all that portion thereof conveyed to the City of Riverside, a municipal corporation, recorded August 18, 1978 as Instrument No. 175202.

Parcel 2:

That portion of the Southwest quarter of Section 32, Township 2 South, Range 5 West, San Bernardino Meridian, according to the official plat thereof; being more particularly described as follows:

Beginning at the intersection of a line parallel with and distant 25.00 feet Easterly from, measured at right angles to the Westerly line of said Section 32, with a line parallel with and distant 33.00 feet Northerly from, measured at right angles to the Southerly line of said Section 32; thence Northerly, parallel with the Westerly line of said Section, 167.00 feet; thence Westerly, parallel with the Southerly line of said Section 25.00 feet, to the Westerly line of said Section; thence Northerly, on the Westerly line of said Section to the Southwesterly corner of that certain parcel deeded to the City by deed filed for record March 17,

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EXHIBIT A (cont)

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1960 as Instrument No. 23746; thence North 89° 46' 45" East 409.13 feet to an angle point; thence South 70° 48' 30" East 145.2 feet, to the Westerly line of that property referred to as Parcel 1 on Record of Survey on file in Book 29 page 95 of Records of Survey, Riverside County Records; thence South, on said Westerly line 14° 49' 45" West 543.93 feet to the beginning of a tangent curve concave Southeasterly, having a central angle of 15° 51' 20" and a radius of 1,135.00 feet, Southerly a distance of 314.09 feet; thence South 44° 32' 10" West 84.85 feet; thence South 00° 27' 50" East 11.00 feet to a point on the Northerly line of Arlington Avenue distant 33.00 feet from the center line thereof; thence Westerly, on said Northerly line of Arlington Avenue 282.20 feet, to the point of beginning;

Excepting therefrom all that portion thereof conveyed to the City of Riverside, a municipal corporation recorded August 18, 1978 as Instrument No. 175204.

Said land is also situated in the City of Riverside.

DESCRIPTION APPROVAL
By *George A. Hutchinson* 1/31/79 By

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EXHIBIT B
ZONE CASE C-30-656
ROAD EASEMENT

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A strip of land 60.00 feet in width over a portion of Parcel 1 as shown by Map on file in Book 29, at pages 95 through 98 Inclusive of Records of Survey, Records of Riverside County, California, the centerline of said 60.00 foot strip of land being described as follows:

COMMENCING at the intersection of the centerlines of Arlington Avenue and Adams Street, as shown on said Record of Survey;

THENCE North 89° 32' 10" East, along the said centerline of Arlington Avenue, a distance of 84.58 feet to the point of beginning;

THENCE North 0° 27' 50" West, a distance of 220.74 feet to the beginning of a curve, tangent, concave Easterly, and having a radius of 1000.00 feet;

THENCE Northerly along said curve through a central angle of 15° 17' 35", a distance of 266.91 feet;

THENCE Northerly on a tangent line parallel with and .80.00 feet East of the Westerly line of said Parcel 1, a distance of 70.74 feet to the beginning of a curve, tangent, concave Southwesterly, and having a radius of 100.00 feet;

THENCE Northwesterly along said curve through a central angle of 78° 27' 47", a distance of 136.94 feet to the Westerly line of said Parcel 1;

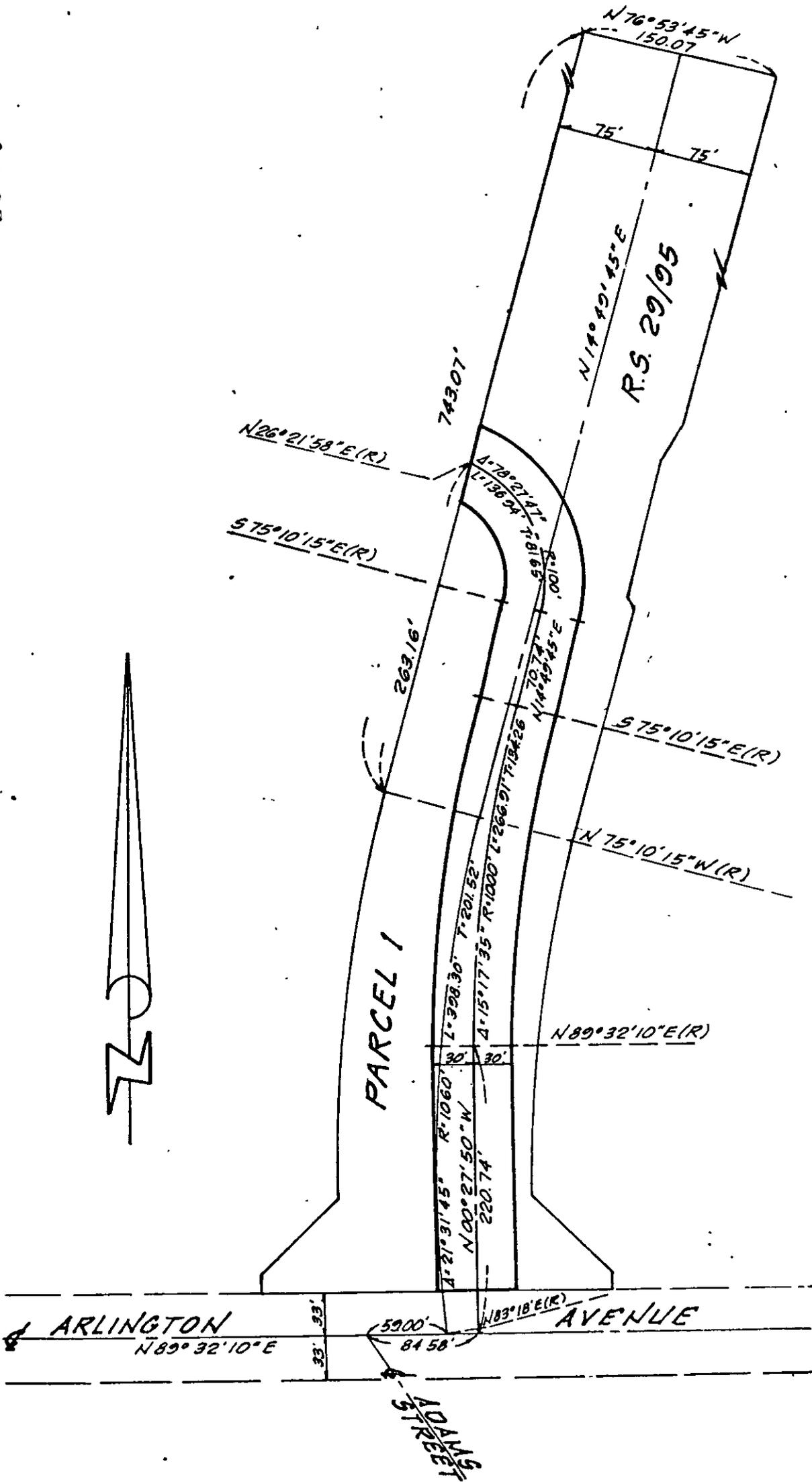
The side lines of said 60.00 foot strip of land shall lengthen or shorten along curves concentric with said 100.00 foot radius curve to terminate at the Westerly line of said Parcel 1;

EXCEPTING THEREFROM that portion lying within the right of way of Arlington Avenue as shown on said Record of Survey.

DESCRIPTION APPROVAL
By *George L. Hutchinson* / 3/1/79 by

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• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

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SCALE: 1" = 100'

DRAWN BY S.D.H. DATE 12/4/78

SUBJECT ROAD EASEMENT ZONING CASE C-30-656