

When recorded, mail to  
City of Riverside, 3900 Main St.  
Riverside, CA. 92522  
Attn: City Engineer

33203

33203

RECEIVED FOR RECORD  
3:55 Min. Past 2 o'clock P.M.  
At Request of  
S. Aleman  
Book 1982, Page 33203  
FEB 25 1982

Recorded in Official Records  
of Riverside County, California  
D. D. Sullivan Recorder  
FEES \$ 6-

COVENANT AND AGREEMENT  
ARLINGTON AVENUE FUTURE MEDIAN  
R-97-790

This Covenant and Agreement is made and entered into this  
**24** day of **FEB**, 1982, by George L. Aleman & Sophronia E. Aleman  
the Owner of Record of the real property located in the City of  
Riverside, County of Riverside, State of California, described as  
follows:

That portion of Lot 1, Block 3 of Riverside Land and Irriga-  
ting Company, as shown above by Map on file in Book 1, page 70 of  
Maps, San Bernardino County Records, described as follows:

BEGINNING at the intersection of the southeasterly line of  
Lot 1, Block 3 and the westerly line of Monroe Street; thence west-  
erly along the southeasterly line of Lot 1, 581.11 feet to a point;  
thence North 33°51' West, 391.84 feet to the southerly line of  
Arlington Avenue as widened and conveyed to the City of Riverside  
by Deed recorded in Book 601, pages 213 et seq. Official Records of  
said County; thence easterly along said southerly line of Arlington  
Avenue, 700.10 feet, more or less, to the westerly line of Monroe  
Street; thence southeasterly along the westerly line of Monroe  
Street, 2.23 feet to the point of beginning.

EXCEPTING therefrom any portion thereof conveyed to the City  
of Riverside per Instrument No. 321, recorded Jan. 4, 1982,  
Records of Riverside County.

ALSO EXCEPTING therefrom that portion conveyed to Johnny Taylor  
and Sandra Taylor, husband and wife, by Deed recorded January 30,  
1959, in Book 2406, page 598, of Official Records, Riverside County  
Records, described as follows:

COMMENCING at the intersection of the southeasterly line of  
said lot with the southwesterly line of Monroe Street; thence south-  
westerly on the southeasterly line of said lot, 326.11 feet to the  
TRUE POINT OF BEGINNING, thence continuing southwesterly on the  
southeasterly line of said lot; 255 feet, more or less, to the most

DESCRIPTION APPROVAL  
By George P. Hutchins 2/2/82  
City Engineer

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Easterly corner of that certain parcel conveyed to Roger V. Royston and Dorothy J. Royston, husband and wife, by deed recorded July 5, 1950 as Instrument No. 219; thence North  $33^{\circ}51'$  West on the East line of said parcel so conveyed 391.84 feet, more or less, to the Southerly line of Arlington Avenue, as widened and conveyed to the City of Riverside, by Deed recorded October 21, 1943 in Book 601, page 213 of Official Records, Riverside County, California; thence Easterly on the Southerly line of Arlington Avenue, 407.44 feet; thence Southwesterly in a straight line, 185 feet, more or less, to the TRUE POINT OF BEGINNING.

WHEREAS, the property hereinabove described abuts the southerly side of Arlington Avenue a 55-foot half width street;

WHEREAS, the City of Riverside plans to install a raised median within the center of Arlinton Avenue;

WHEREAS, the construction of said raised median will eliminate access to said property from the northerly lanes of said Arlington Avenue;

NOW, THEREFORE, in consideration of approval of the Zone Change on file with the City of Riverside Planning Department as R-97-790, approved June 24, 1980 by the City of Riverside Planning Commission, the undersigned acknowledges, for itself and its successors and assigns that the subject property will not be served by an opening in the said raised median and releases tne City of Riverside from any and all claims, demands, suits or actions that the undersigned may now or in the future have arising out of the construction of said median.

It is further covenanted and agreed that in the event the median in Arlington Avenue adjacent to the above-described property is not constructed at such time as the subject property is leased, sold, transferred or conveyed to another, the undersigned shall give prior written notice to said party that the property will not be served by an opening in the median to be constructed in Arlington Avenue.

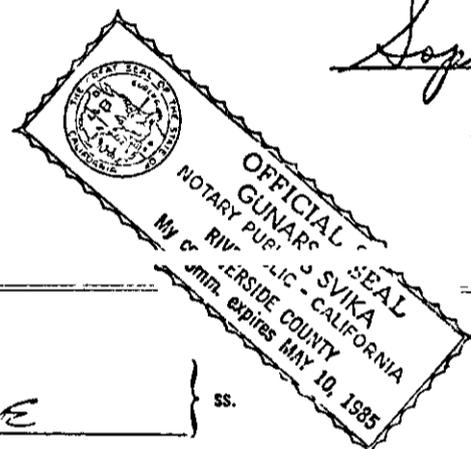
33203

This Covenant and Agreement shall run with the land and shall be binding upon the undersigned, its successors and assigns.

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

George L. Aleman  
*George L. Aleman*

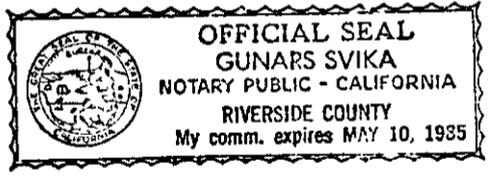
Sophronia E. Aleman  
*Sophronia E. Aleman*



STATE OF CALIFORNIA,  
COUNTY OF RIVERSIDE ss.

ON FEBRUARY 24, 1982  
before me, the undersigned, a Notary Public in and for said State, personally appeared

GEORGE L. ALEMAN AND  
SOPHRONIA E. ALEMAN, known to me,  
to be the persons whose names ARE subscribed to the within instrument,  
and acknowledged to me that They executed the same.



WITNESS my hand and official seal.

*Gunars Svika*  
Notary Public in and for said State

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev.

APPROVED AS TO FORM  
*[Signature]*

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