

RECORDED MAIL TO:

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

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Min. Past 2 o'clock P.M.  
At Request of  
SAFECO TITLE INSURANCE CO.  
Book 1984, Page 143229

JUL 2 1984

Recorded in Official Records  
of Riverside County, California

*William S. Stanley*  
Recorder  
Fees \$

143229

GRANT OF EASEMENT AND  
DECLARATION OF RESTRICTIONS

This Grant of Easement and Declaration of Restrictions is made and entered into this 26th day of June, 1984, by QUALITY INVESTMENTS, INC., a California corporation, hereinafter referred to as the First Party, the owner of record of the following described real property located in the City of Riverside, County of Riverside, State of California, and hereinafter referred to as Parcel 1:

Lot 36 and the West half of Lot 35 as said lots are shown by the Map Showing Lands of the East Riverside Land Co's subdivision of Section 19, Township 2 South, Range 4 West, SBM, on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California;

Excepting from said Lot 36 the North 375.00 feet of the West 200.00 feet thereof;

And excepting from said Lot 36 the North 11.00 feet thereof conveyed to the County of Riverside per Deed recorded November 16, 1956 as Instrument No. 78322, Records of Riverside County;

And excepting from said Lot 35, the North 11.00 feet thereof, conveyed to the City of Riverside per Deed recorded December 14, 1962 as Instrument No. 115812, Records of Riverside County.

DESCRIPTION APPROVAL  
*[Signature]*  
Surveyor

and by RUDOLPH HORSTMAN and DOROTHY HORSTMAN, husband and wife as joint tenants as to an undivided 1/2 interest, and DONALD WILSON and BERENICE WILSON, husband and wife as joint tenants as to an undivided 1/2 interest, hereinafter referred to as the Second Party, the owners of record of the following described real property located in the City of Riverside, County of Riverside, State of California, and hereinafter referred to as Parcel 2:

The North 150.00 feet of the West 200.00 feet of Lot 36 as shown by the Map Showing Lands of the East Riverside Land Co's subdivision of Section 19, Township 2 South, Range 4 West, SBM, on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California;

Excepting therefrom the North 11.00 feet thereof.

WHEREAS application has been made to relocate a lot line and combine parcels which will result in two parcels as described above; and

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WHEREAS the City has required, as a condition of approval of Parcel Map Waiver-25-834, that an access easement be provided over and across Parcel 1 for a residential driveway for the use and benefit of Parcel 2; and

WHEREAS the parties hereto desire to restrict Parcel 1 with the easement and obligations described herein;

NOW, THEREFORE, the parties hereto agree as follows:

1. For valuable consideration, receipt of which is hereby acknowledged, the First Party hereby grants to the Second Party, their heirs, successors and assigns, a nonexclusive easement appurtenant ("the easement") for ingress and egress for residential use of Parcel 2, over and across the following described real property located in the City of Riverside, County of Riverside, State of California:

That portion of Lot 36 as shown by the Map Showing Lands of the East Riverside Land Co's subdivision of Section 19, Township 2 South, Range 4 West, SBM, on file in Book 6 of Maps at page 44 thereof, Records of San Bernardino County, California, described as follows:

Beginning at a point on the North line of said lot, distant thereon 221.50 feet easterly from the northwest corner thereof;

Thence continuing easterly on said line, a distance of 28.00 feet;

Thence southerly, parallel with the West line of said lot, 150.00 feet;

Thence westerly, parallel with the North line of said lot, 49.50 feet to the East line of the North 150.00 feet of the West 200.00 feet of said Lot 36;

Thence northerly along said East line, 24.00 feet;

Thence easterly parallel with the North line of said Lot 36, 21.50 feet;

Thence northerly, parallel with the West line of said lot, 126.00 feet to the Point of Beginning.

Excepting therefrom the North 11.00 feet, thereof.

2. The easement is to be exercised only in conjunction with residential use of Parcel 2. Residential use includes any use permitted in a residential zone.

3. The easement area described above is planned to be used as part of the access to a proposed multiple family residential project to be located on Parcel 1 and shall be developed and maintained as a driveway by the First Party, its successors and assigns.

4. This Grant of Easement and Declaration of Restrictions is made and entered into for the purpose of complying with a condition of approval of Parcel Map Waiver-25-834 and shall not be extinguished or altered in any way by the parties hereto or their heirs, successors or assigns without the prior written and recorded consent of the City Council of the City of Riverside.

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5. The terms of this Grant of Easement and Declaration of Restrictions may be enforced by the City of Riverside, its successors or assigns, or by any owner or tenant of any portion of Parcel 1 or 2. Should the City or any owner or tenant bring an action to enforce any of the terms of this Grant of Easement and Declaration of Restrictions against the undersigned, their heirs, successors or assigns, such defendant shall pay to the City and to such owner and/or tenant their costs and reasonable attorneys' fees.

6. This Grant of Easement and Declaration of Restrictions shall run with the land and shall be binding upon the undersigned, their heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto have caused this Grant of Easement and Declaration of Restrictions to be executed the day and year first written above.

FIRST PARTY

Quality Investments Inc.,  
a California corporation

By [Signature]

Title [Signature]

By [Signature]

Title [Signature]

SECOND PARTY

[Signature]  
Rudolph Horstman

[Signature]  
Dorothy Horstman

[Signature]  
Donald Wilson

[Signature]  
Berenice Wilson

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

C/A-10A