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(b) For the use and benefit of and as an easement appurtenant to Parcel B, an easement for vehicular and pedestrian ingress and egress, and the construction, maintenance and repair of a driveway over, along and across the Southeasterly 15 feet of the Southwesterly 30 feet of Parcel A as above described.

In the event the undersigned or their heirs, successors or assigns sell or convey either Parcel A or Parcel B it is further covenanted and agreed that the undersigned or their heirs, successors or assigns shall grant to the grantee of the parcel so conveyed the right of joint use of that portion of the common driveway located upon the parcel which is retained in ownership; and that the undersigned, their heirs, successors or assigns shall reserve unto themselves an easement and right to use the portion of the common driveway which is located upon the parcel so conveyed.

This Covenant and Agreement shall run with the land and shall be binding upon the undersigned, their heirs, successors or assigns and shall continue in effect until such time as released by the Public Works Director of the City of Riverside.

The City of Riverside may enforce this Covenant and Agreement. Should the City of Riverside bring suit to enforce the terms hereof, the undersigned, their heirs, successors and assigns agree to pay to the City of Riverside said City's court costs including reasonable attorney's fees.

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

Clair L. Hiller
CLAIR L. HILLER

Ethel Hiller
ETHEL HILLER

ASST. CITY ATTORNEY
APPROVED AS TO FORM