

Recording Requested by *First American Title Co*  
WHEN RECORDED MAIL TO:

115356

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

Project: Parcel Map 21179  
DR-56-856

RECEIVED FOR RECORD  
30 Min. Processing

MAY 19 1986

Recorded in Official Records  
of Riverside County, California  
*William E. Gray*  
RECORDER

2/6

DECLARATION OF EASEMENTS, COVENANTS  
AND RESTRICTIONS

THIS DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS ("Declaration") made on the date hereinafter set forth, by LONNIE JENKINS PROPERTIES, INC., PARTNERSHIP NO. 3, a California Limited Partnership, hereinafter referred to as "Declarant", is made with reference to the following facts:

A. Declarant is the owner of a certain tract of land ("Property") located in the City of Riverside, County of Riverside, State of California, more particularly described as Parcels 1 through 9, inclusive, of Parcel Map 21179, as shown by Parcel Map on file in Book *136* of Parcel Maps, at Pages *9* through *10* thereof, records of Riverside County, California.

B. Declarant intends to construct upon the Property nine (9) industrial buildings together with parking ("Project"), and Declarant intends to convey separate title to each parcel in the Project.

C. Declarant intends by this document to impose upon the Property mutually beneficial easements and restrictions under a general plan of improvement for the benefit of all of the said parcels and the owners thereof.

C/A 1146

NOW, THEREFORE, Declarant hereby declares that the herein-  
above described property shall be held, conveyed, mortgaged,  
encumbered, leased, rented, used, occupied, sold and improved,  
subject to the following declarations, limitations, covenants,  
conditions, restrictions and easements, all of which are imposed  
as equitable servitudes pursuant to a general plan for the  
development of the Property for the purpose of enhancing and  
protecting the value and attractiveness of the Property, and the  
Project, and every part thereof, in accordance with the plan for  
the improvements of the Property. All of the limitations,  
covenants, conditions, restrictions and easements shall constitute  
covenants which shall run with the land and shall be binding upon  
Declarant and its successors and assigns, and all parties having  
or acquiring any right, title or interest in or to any part of the  
Property of the Project.

1. A non-exclusive mutual easement for vehicular and  
pedestrian ingress and egress is hereby granted and created for  
the benefit and use of Parcels 3 through 9 of Parcel Map 21179  
over that portion of the Property described as Parcel One in  
Exhibit "A", attached hereto and incorporated herein by refer-  
ence. In addition, the easement for roadway purposes granted to  
the Declarant over that portion of the adjoining real property  
described as Parcel Two on Exhibit "A" by the Easement Deed  
recorded on May 19, 1986 as Instrument No. 115352 of Official  
Records of Riverside County, California, is hereby granted to and  
for the benefit and use of Parcels 3 through 9 of Parcel Map 21179.

2. An easement for installation, maintenance, repair and use of private utilities, including but not limited to sewer and water lines, is hereby granted and created for the benefit and use of Parcels 3 through 9 Of Parcel Map 21179 over that portion of the Property described in Exhibit "B" attached hereto and incorporated herein by reference.

3. The owners of said Parcels 3 through 9 shall maintain and repair the private sewer and water lines to be installed on the property described in Exhibit "B" attached hereto; each of said parcels shall be responsible for and pay one-seventh (1/7th) of all such costs of repairing and maintaining said lines.

4. A non-exclusive mutual easement for ingress and egress for maintenance purposes and for drainage is hereby granted and created for the benefit and use of Declarant, Parcel 1 and Parcels 4 through 9 of Parcel Map 21179 over that portion of the Property described in Exhibit "C" attached hereto and incorporated herein by reference.

5. The owners of Parcel 1 and Parcels 4 through 9 of Parcel Map 21179 shall each be responsible for the maintenance, repair and upkeep of: (1) the slopes on the easterly portion of their respective parcels and, (2) the easement described in Paragraph 4 above lying on their own respective parcel. Provided, however, that for the first two (2) years from the earlier of the recordation of the Notice of Completion of the Project or the acceptance of the improvements by the Planning and Park and Recreation Departments of the City of Riverside, Declarant shall

be solely responsible for said maintenance, repair and upkeep of said slope easement including all landscaping in said easement. The owners of Parcel 1 and Parcels 4 through 9 shall provide water to Declarant for such purposes and if they fail to so provide such water, then Declarant shall obtain and purchase all required water.

6. The owners of Parcels 4 through 9 of Parcel Map 21179 shall each construct and maintain as a portion of their respective buildings a wall on the line described in Exhibit "D" attached hereto, which wall shall provide lateral support for the future street slope to be constructed to the immediate east of the line described in Exhibit "D" attached hereto. Each of said walls shall supply lateral support for the street slope to the elevations set forth for each parcel by Exhibit "D".

7. Subject to the prior written approval of the City Council of the City of Riverside, this Declaration and any provisions contained herein, may be terminated, modified, or amended as to all of the Property or any portion thereof upon the written consent of the owners of all of said Property. No such termination, modification, or amendment shall be effective until there has been executed, acknowledged and recorded in the office of the Recorder of the County of Riverside, California, an appropriate instrument evidencing the same including the consent thereto by the City of Riverside.

IN WITNESS WHEREOF, the undersigned being the Declarant

herein has executed this Declaration of Easements, Covenants and Restrictions this 13th day of May, 1986.

LONNIE JENKINS PROPERTIES, INC.  
PARTNERSHIP NO. 3, a California  
Limited Partnership

By: Lonnie Jenkins Properties,  
Inc., a California corporation

By: *Lonnie Jenkins*  
Lonnie Jenkins, President

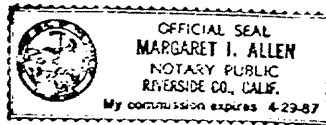
STATE OF CALIFORNIA)  
) ss.  
COUNTY OF RIVERSIDE)

APPROVED AS TO FORM  
*George P. Hutchinson*  
Notary Public  
DESCRIPTION: APPROVAL: 5/13/86  
George P. Hutchinson  
SURVEYOR CITY OF RIVERSIDE

On May 13, 1986, before me, the undersigned, a Notary Public in and for said State, personally appeared Lonnie Jenkins, ~~personally known to me or~~ proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President of the corporation that executed the within instrument on behalf of Lonnie Jenkins Properties, Inc., Partnership No. 3., a California Limited Partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

*Margaret J. Allen*  
Notary Public in and for said State



BP/0126Z/jm

EXHIBIT "A"

PARCEL ONE:

Beginning at the most Southerly Corner of Common Lot 2 of Tract No. 17609 as shown by map on file in Book 122, Pages 36 & 37 of Maps, Records of Riverside County, California, thence Northerly along the Westerly lot line of said Lot 2 N 27°56'38" W 407.00 feet;  
thence Easterly leaving said lot line N 62°03'22" E 30.00 feet;  
thence S 27°56'38" E 105.00 feet;  
thence S 17°03'22" W 22.63 feet to a point on a line parallel with and 14.00 feet Easterly measured at right angles from the Westerly line of said Lot 2;  
thence Southerly along said parallel line S 27°56'38" E 286.00 feet to the Southerly lot line of said Lot 2;  
thence Westerly along said Southerly lot line S 62°03'22" W 14.00 feet to the Point of Beginning.

PARCEL TWO:

The Northeasterly 16.00 feet of the Southeasterly 325.00 feet of Common Lot 1 of Tract No. 17609 as shown by map on file in Book 122, Pages 36 and 37 of Maps, Records of Riverside County, California.

DESCRIPTION APPROVAL:

5, 9, 80  
George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

EXHIBIT "A"

C/A 1146

EXHIBIT "B"

Beginning at the most Southerly Corner of Common Lot 2 of Tract No. 17609 as shown by map on file in Book 122, Pages 36 and 37 of Maps, Records of Riverside County, California, thence Northerly along the Westerly lot line of said Lot 2 N 27°56'38" W 407.00 feet;

thence Easterly leaving said lot line N 62°03'22" E 33.00 feet;

thence S 27°56'38" E 109.07 feet;

thence S 17°03'22" W 19.80 feet to a point on a line parallel with and 19.00 feet Easterly measured at right angles from the Westerly line of said Lot 2;

thence Southerly along said parallel line S 27°56'38" E 283.93 feet to the Southerly lot line of said Lot 2;

thence Westerly along said Southerly lot line S 62°03'22" W 19.00 feet to the Point of Beginning.

DESCRIPTION APPROVAL:

5/9/86

George P. Hutchinson  
CITY OF RIVERSIDE

EXHIBIT "B"

C/A 1146

EXHIBIT "C"

A 10 foot wide easement for ingress and egress for maintenance purposes and drainage over the real property in the City of Riverside, County of Riverside, State of California, lying 10.00 feet Northeasterly and Easterly measured at right angles from the following described line:

Beginning at the most northerly corner of Tract No. 17609 as shown by map on file in Book 122, Pages 36 and 37 of Maps, Records of Riverside County, California; thence Westerly along the Northerly Boundary of said Tract No. 17609 S 60° 24' 40" W 25.54 feet to the TRUE POINT OF BEGINNING; thence Southerly, leaving said boundary, S 38° 58' 45" E 227.99 feet;  
thence S 37° 05' 09" E 55.20 feet;  
thence S 34° 18' 15" E 123.26 feet;  
thence S 27° 56' 38" E 45.00 feet;  
thence S 9° 00' 00" E 20.52 feet to the Southerly lot line of Common Lot 2 of said Tract No. 17609

DESCRIPTION APPROVAL:

*5, 9, 186*  
George P. Hitchman  
CITY CLERK, CITY OF RIVERSIDE

EXHIBIT "C"

C/A 1146



EXHIBIT "D"

Beginning at the most Northerly corner of Tract No. 17609 as shown by map on file in Book 122, Pages 36 and 37 of Maps, Records of Riverside County, California; Thence Westerly along the Northerly Boundary of said Tract No. 17609 S 60°24'40" W 25.34 feet to the TRUE POINT OF BEGINNING; thence Southerly, leaving said boundry, S 38°58'45" E 227.99 feet; thence S 37°05'09" E 55.20 feet; thence S 34°18'15" E 54.84 feet.

<u>Parcel No.</u>	<u>Elevation Based upon City of Riverside Datum as of April 29, 1986</u>
4	700.00 feet
5	700.80 feet
6	701.60 feet
7	702.40 feet
8	703.20 feet
9	704.00 feet

DESCRIPTION APPROVAL: 5, 9, 86  
George P. Hutchinson  
CITY OF RIVERSIDE

EXHIBIT "D"

C/A 1146