

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

**FIRST AMERICAN TITLE CO.**

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

Project: Condition #12  
Tract 21188

**RECEIVED FOR RECORD**  
AT 2:00 O'CLOCK P.M.

FEB 15 1991

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 9

*Walter R. Junc*

**COVENANT AND AGREEMENT  
FOR COMMON DRIVEWAY**

THIS COVENANT AND AGREEMENT is made entered into this 18th day of September 1990, By HAWARDEN VIEW ESTATES, a California general partnership, the owner in fee of the following described real property located in the City of Riverside County of Riverside, State of California:

Lot 8

Lot 8 of Tract No. 21188 as shown by map on file in Book 229 of Maps, at pages 60 through 63, inclusive, Records of Riverside County, California.

Lot 9

Lot 9 of Tract No. 21188 as shown by map on file in Book 229 of Maps, at pages 60 through 63, inclusive Records of Riverside County, California.

Said parcels are adjoining lots.

For the purpose of complying with a condition imposed by the City of Riverside for the approval of the Tract Map for Tract No. 21188, the undersigned hereby covenants and agrees with the City of Riverside that the above described Lots 8 and 9 shall have established thereon a common private driveway for ingress, egress and utilities as follows in order to provide a single access way to Overlook Parkway for both parcels:

Those portions of Lots 8 and 9 of Tract No. 21188 as shown by map on file in Book 229, Pages 60 to 63 of Maps, Records of Riverside County, California described as follows:

DESCRIPTION APPROVAL 10/2/88  
Walter R. Junc by  
SURVEYOR, CITY OF RIVERSIDE

First American Title Insurance Company has examined this instrument and has not examined it for recording purposes. It has not examined the title for recording purposes. It is not responsible for the accuracy of the information contained herein.

1203-10  
53002

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W... T...

91

CLA 230

DESCRIPTION APPROVAL 10/2/20  
Walter R. Ayres  
SURVEYOR, CITY OF RIVERSIDE

Beginning at the Southeast corner of said Lot 9; said corner also being the beginning of a curve concave to the North, having a radius of 1143.00 feet, and to which beginning of curve a radial line bears South 12°06'39" West;

Thence Westerly along said curve through a central angle of 0°45'07" an arc distance of 15.00 feet;

Thence North 12°06'39" East a distance of 85.00 feet;

Thence South 77°53'21" East a distance of 30.00 feet:

Thence South 12°06'39" West a distance of 85.00 feet the beginning of a non-tangent curve concave to the North, having a radius of 1143.00 feet, and to which beginning of curve a radial line bears South 11°21'32" West;

Thence Westerly along said curve through a central angle of 0°45'07" an arc distance of 15.00 feet to the point of beginning.

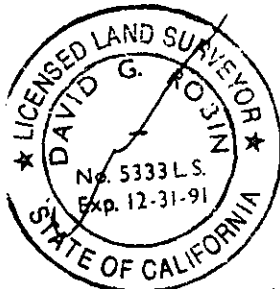
It is further covenanted and agreed that the cost of the construction, reasonable repair and maintenance of the common driveway shall be borne equally by the owners of each parcel.

It is further covenanted and agreed that in the event the undersigned sell or convey either Lot 8 or Lot 9, the undersigned shall also grant to the grantee of the parcel conveyed, an easement for and the right of joint use of that portion of common private driveway for ingress, egress and utilities, located upon the parcel which is retained in ownership, and the undersigned shall reserve for themselves and their heirs, successors, and assigns, an easement for and the right of joint use of that portion of common private driveway for ingress, egress and utilities which is located upon the parcel so conveyed.

It is further covenanted and agreed that neither Lot 8 or Lot 9 shall have access to Overlook Parkway except by the common private driveway established herein.

These covenants and agreements shall run with the land and shall be binding upon the undersigned, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

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



HAWARDEN VIEW ESTATES:  
a California General Partnership

By: HAWARDEN DEVELOPMENT CORPORATION,  
a California Corporation, as a General  
Partner.

By: Andrew M. Bodewin  
Andrew M. Bodewin, President

By: Cathryn E. Bodewin  
Cathryn E. Bodewin, Secretary

129345  
53002

STATE OF CALIFORNIA Riverside ss.  
COUNTY OF Riverside

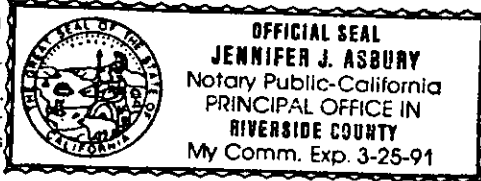
On September 18, 1990 before me, the undersigned, a Notary Public in and for  
said State, personally appeared Andrew M. Bodewin and  
Cathryn E. Bodewin, personally known to me (or proved to me on the basis  
of satisfactory evidence) to be the persons who executed the within instrument as \_\_\_\_\_

\_\_\_\_\_  
President and \_\_\_\_\_ Secretary, on behalf of \_\_\_\_\_

Hawarden Development Co.  
the corporation therein named, and acknowledged to me that said  
corporation executed the within instrument pursuant to its by-  
laws or a resolution of its board of directors, said corporation being

known to me to be one of the partners of \_\_\_\_\_

Hawarden View Estates  
the partnership that executed the within instrument, and ack-  
nowledged to me that such corporation executed the same as  
such partner and that such partnership executed the same.



WITNESS my hand and official seal.

Signature Jennifer J. Asbury (This area for official notarial seal)

3005 (6/82) - (Corporation as Partner of Partnership)  
First American Title Company

APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY