

223639

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

RECEIVED FOR RECORD
Min. Past 11 o'clock A.M.
At Request of
FIRST AMERICAN TITLE CO.
Book 1980, Page 223639
DEC-11980
Recorded in Official Records
of Riverside County, California
Dennis S. ... Recorder
FEES \$ 5

COVENANT AND AGREEMENT

(Parcels 2 and 3 of Parcel Map No. 16078 - Parking Spaces)

THIS COVENANT AND AGREEMENT is made and entered into
this 14th day of ~~October~~, 1980, by AETNA LIFE INSURANCE
COMPANY, a Connecticut Corporation, the owner of record of the
following described real property located in the City of
Riverside, County of Riverside, State of California:

Parcels 2 and 3 of Parcel Map No. 16078,
as shown by map on file in Book 85,
Pages 34 + 35 of Parcel Maps, Records
of Riverside County, California,

and referred to herein as Parcels 2 and 3.

WHEREAS the undersigned desires to record Parcel Map
No. 16078; and

WHEREAS a tentative map for Parcel Map No. 16078 was
approved by the City Planning Commission on February 21, 1980
subject to certain conditions; and

WHEREAS a condition of approval requires the implemen-
tation of an approved plan for the provision of adequate parking
for Parcel 2;

NOW, THEREFORE, for the purpose of complying with the
conditions imposed by the City of Riverside, California, for
the approval of tentative Parcel Map No. 16078, the undersigned,
for itself, its successors and assigns, hereby covenants and
agrees with the City of Riverside as follows:

1. Parcel 3 shall serve as required parking
spaces for the use of Parcel 2 until such time as
Parcel 3 shall be developed with another use.

2. In the event the undersigned, its successors
or assigns shall sell, convey or lease any interest in
Parcel 2 or Parcel 3, it shall grant such interest sub-
ject to the benefits and restrictions contained in
paragraph 1 above.

DESCRIPTION APPROVAL
BY George L. Hutchinson 12/31/80
CITY ENGINEER

223639

3. In the event Parcel 3 is developed with another use, parking spaces shall be provided on Parcel 2 as approved by the City Planning Director and as required by the Riverside Municipal Code for the use located thereon.

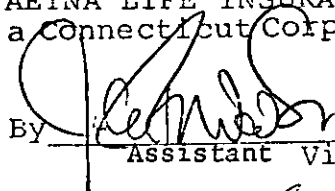
4. No permit for the development of Parcel 3 shall be issued until parking spaces have been provided for Parcel 2 as described in paragraph 3 above and pursuant to the requirements of the Riverside Municipal Code.

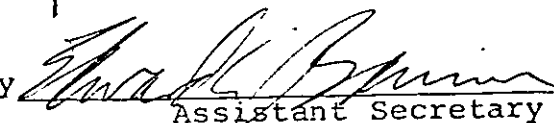
These covenants and agreements shall run with the land and shall be binding upon the undersigned, its successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

The City of Riverside may enforce this Covenant and Agreement in the event any of the above terms are not met. Should the City of Riverside bring suit to enforce the terms of this Covenant and Agreement, the undersigned, its successors and assigns agree to pay to the City the City's costs and reasonable attorneys' fees.

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

AETNA LIFE INSURANCE COMPANY
a Connecticut Corporation

BY 
Assistant Vice President

BY 
Assistant Secretary

(Signatures must be acknowledged before Notary Public to permit recordation)

APPROVED AS TO FORM


ASS. CITY ATTORNEY

223639

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss. Hartford, Conn.

On this 14th day of October, 1980, before me,
Nicole L. Mollieur, the undersigned officer, personally
appeared John B. Walsh and Edward C. Bannon
who acknowledged themselves to be the Asst. Vice President and
Asst. Secretary respectively, of Etna Life Insurance Company,
a corporation, and that they, as such Asst. Vice President and
Asst. Secretary, being authorized so to do executed
the foregoing instrument for the purposes therein contained as their
and its free act and deed, by signing the name of the corporation by
themselves as Asst. Vice President and Asst. Secretary.

In witness whereof I hereunto set my hand.

Nicole L. Mollieur

Title of Officer

NICOLE L. MOLLEUR, Notary Public
Within and for the State of Connecticut
My Commission Expires March 31, 1984.