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

RECEIVED FOR RECORD  
Min. Past 2 o'clock  
At Request of  
STEWART TITLE CO.  
Book 1981, Page 7554  
JAN 15 1981  
Recorded in Official Records  
of Riverside County, California  
D. J. Sullivan Recorded  
FEES \$ 6

COVENANT AND AGREEMENT

PARCEL MAP NO. 16254

THIS COVENANT AND AGREEMENT is made and entered into this 29th  
day of September, 1980, by WILLIAM LEE DIETERLE, Trustee under the  
Dieterle Family Trust under Trust Agreement dated August 9, 1977, and  
WILLIAM L. DIETERLE and JACQUELINE M. DIETERLE, husband and wife, as  
joint tenants, the owners of record of the following described real property  
situated in the City of Riverside, County of Riverside, State of California:

Parcels 1 through 8 inclusive of Parcel Map  
No. 16254, as shown by map on file in Book 87  
of Parcel Maps, at pages 25 and 26 thereof,  
Records of Riverside County, California.

For the purpose of complying with the conditions imposed by the  
City of Riverside for the approval of Parcel Map No. 16254, the tentative  
map of which was approved by the Planning Commission on April 3, 1980, the  
undersigned hereby covenants and agrees with said City of Riverside that  
mutual, reciprocal and nonexclusive easements, and rights and privileges  
to use the common parking areas and driveway areas on the aforementioned  
Parcels 1 through 8 inclusive of Parcel Map No. 16254, for ingress, egress,  
parking, loading and unloading are hereby established and will be granted  
or reserved as appropriate for the benefit of the businesses located on  
said Parcels 1 through 8 inclusive of Parcel Map No. 16254, and the customers  
thereof. Said common parking areas and driveway areas established hereunder

DESCRIPTION APPROVAL  
By *[Signature]* 12/18/80  
Surveyor

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1 are designated by the cross hatching on Exhibit "A", attached hereto and  
2 incorporated herein by this reference.

3 In the event the undersigned shall sell or convey any of said  
4 Parcels 1 through 8 inclusive of Parcel Map No. 16254, it is further  
5 covenanted and agreed that as the parcels are conveyed the undersigned shall  
6 grant or reserve all or any part of said nonexclusive easements necessary  
7 to insure that the owner of said parcel or parcels shall have the mutual,  
8 reciprocal and nonexclusive easements, rights and privileges necessary to  
9 use said parking and driveway areas for ingress and egress, parking, loading  
10 and unloading.

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

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

17  
18  
19 DIETERLE FAMILY TRUST

20  
21 By: William Lee Dieterle  
22 WILLIAM LEE DIETERLE, Trustee

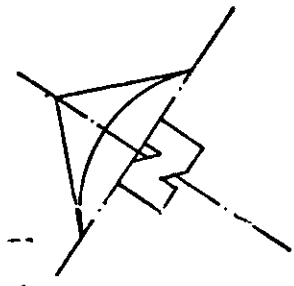
23 William L. Dieterle  
24 WILLIAM L. DIETERLE

25 Jacqueline M. Dieterle  
26 JACQUELINE M. DIETERLE

27  
28 APPROVED AS TO FORM

Barbara  
ATTORNEY

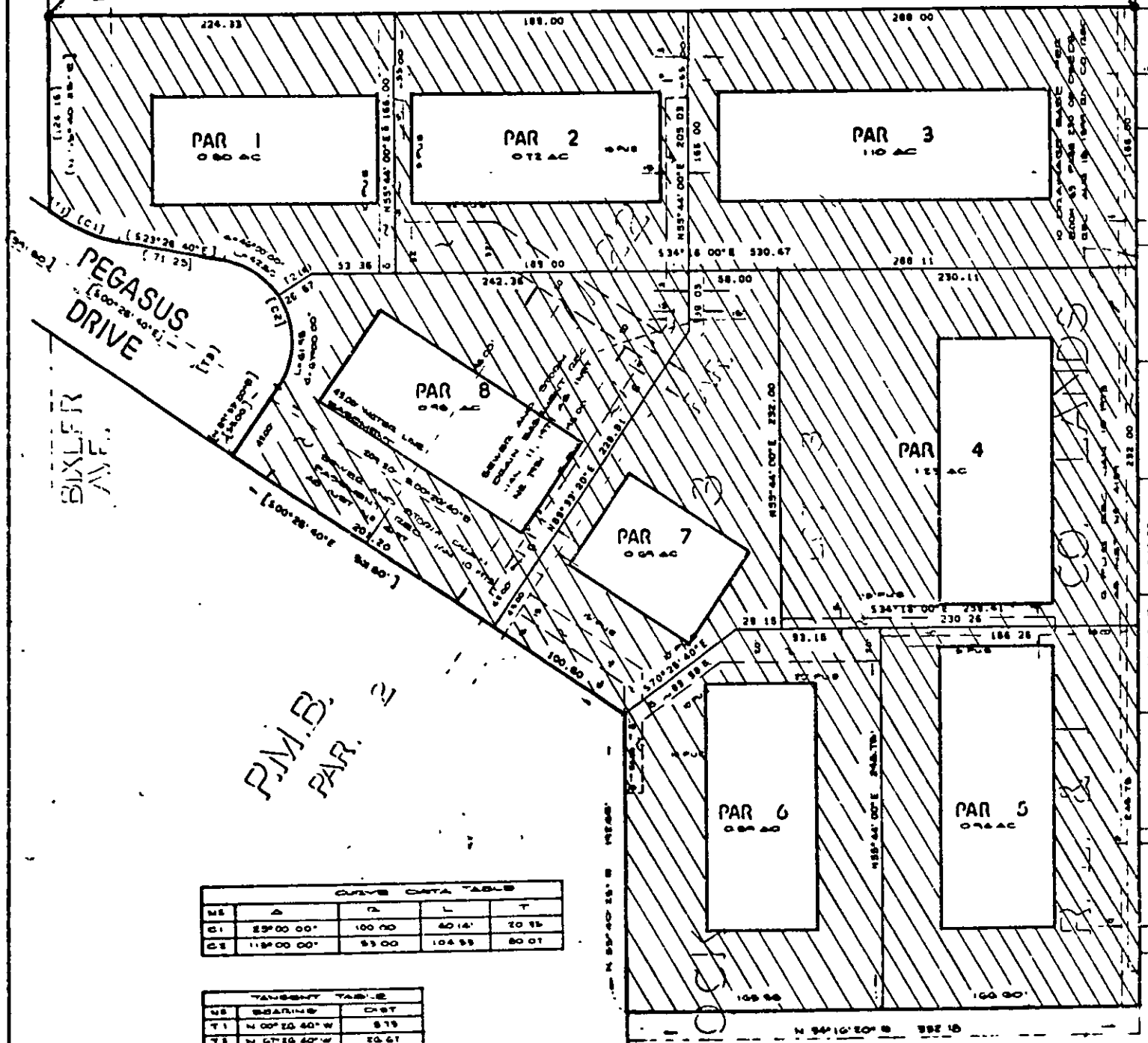
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NO 11P TABBED  
RCS 9876, PLUMB,  
PBR PLS 7/22  
BY CO REC

NO 212, LB 1878  
S-DOWN, PBR PLS  
7/22 BY CO REC

(S34°18'00"E 701.33)



R.M.B. PAR. 2

MS	A	B	L	T
C1	23°00'00"	100.00	40.14'	20.15'
C2	113°00'00"	53.00	104.55'	80.01'

MS	BEARING	CHT
T1	N 00°10'40"W	8.19
T2	N 67°10'40"W	20.61
T3	N 84°55'10"E	12.00

MONTICELLO AVENUE

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

78-327

SCALE: 1" = 40 FEET

DRAWN BY MFLI DATE 9/8/80

SUBJECT PARCEL MAP NO 16254 ACCESS EASEMENT

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