

WHEN RECORDED RETURN TO

City of Riverside  
3900 Main St.  
Riverside, CA. 92522  
Atten: City Engineer

64589

RECEIVED FOR RECORD  
5 Min. Past 2 o'clock P.M.  
At Request of  
*R. Lorenzi*  
Book 1981, Page 64589  
APR 10 1981  
Recorded in Official Records  
of Riverside County, California  
*Donald D. Lorenzi* Recorder  
FEES \$ 6.00

6-R

EASEMENT FOR ACCESS AND PARKING

This instrument is made and entered into this 15<sup>th</sup> day of APRIL, 1981, by and between Donald D. Lorenzi, an unmarried man, hereinafter referred to as the First Party,

, the owner of record of the following described real property located in the City of Riverside, County of Riverside, State of California, and referred to hereinafter as Parcel A:

The Easterly 78.60 feet of lot 19 of NELSON SQUARE, as shown by map on file in Book 14, page 40 of Maps, Records of Riverside County, California.

and Burke T. Hanigan and Azucena L. Hanigan, husband and wife, as joint tenants, as to an undivided 70 percent interest; and Vincent Cicero and Florence Cicero, husband and wife, as joint tenants, as to an undivided 30 percent interest,

, hereinafter referred to as the Second Party,

the owner of record of the following described real property located in the City of Riverside, County of Riverside, State of California, and referred to hereinafter as Parcel B:

Lot 8 of Palm Addition, as shown by map on file in Book 6, page 50 of Maps, Riverside County Records.

For the purpose of complying with a condition of approval imposed by the City of Riverside, California, for the issuance of a building permit for an addition to the existing building located on Parcel A, the parties hereto mutually agree as follows:

1. For valuable consideration, receipt of which is hereby acknowledged, the Second Party hereby grants to the First Party, his heirs, successors and assigns, a private right-of-way for ingress, egress and parking over, along and across that portion of Parcel B as shown on Exhibit A attached hereto and incorporated herein by this reference for the benefit of and as an easement appurtenant to Parcel A, or any portion thereof. The Second Party further agrees that no less than one parking space shall be maintained for the use and benefit of Parcel A. In exchange the first party grants to the second party an irrevocable right of way for ingress and egress through Parcel A.

2. The First Party hereby acknowledges that the additional parking space provided herein will meet the parking requirements of the Riverside Municipal Code for the proposed addition to the building located on Parcel A so long as the use of the building is one which requires one or less than one parking space for each two hundred fifty square feet or major fraction thereof of gross floor area on the same lot or within three hundred feet, and that a change in use may require additional and/or closer parking spaces to be provided to meet the

DESCRIPTION APPROVAL  
*George P. Hutchinson* 4.7.81

standards set forth in the Riverside Municipal Code.

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3. The parties hereto hereby agree that this easement is made and executed for the purpose of complying with the conditions imposed by the City of Riverside for granting a building permit for an addition to the existing building located on Parcel A, and that the rights hereunder will not be extinguished or altered in any way by the parties hereto or their heirs, successors or assigns, except with the prior written and recorded consent of the Planning Director of the City of Riverside.

IN WITNESS WHEREOF the parties hereto have executed this instrument the day and year first above written.

FIRST PARTY

Donald D. Lorenzi  
SECOND PARTY

Burke T. Hanigan  
Burke T. Hanigan

APPROVED AS TO FORM:

[signatures to be acknowledged by a Notary Public]

Clarice Sweeney  
Assistant City Attorney

Azucena L. Hanigan  
Azucena L. Hanigan

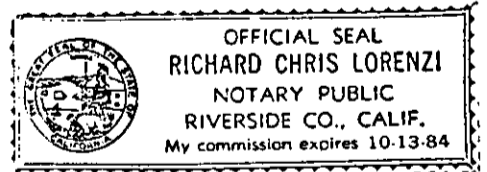
Vincent H. Cicero  
Vincent Cicero

Florence M. Cicero  
Florence Cicero

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On April 1, 1981 before me, the undersigned, a Notary Public in and for said State.

On April 4 before me, the undersigned, a Notary Public in and for said State, personally appeared Donald D. Lorenzi, Burke T. Hanigan, Azucena L. Hanigan, Vincent Cicero, and Florence Cicero, known to me to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same.



WITNESS my hand and official seal.

Richard C. Lorenzi  
RICHARD C. LORENZI

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EXHIBIT "A"

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA described as follows:

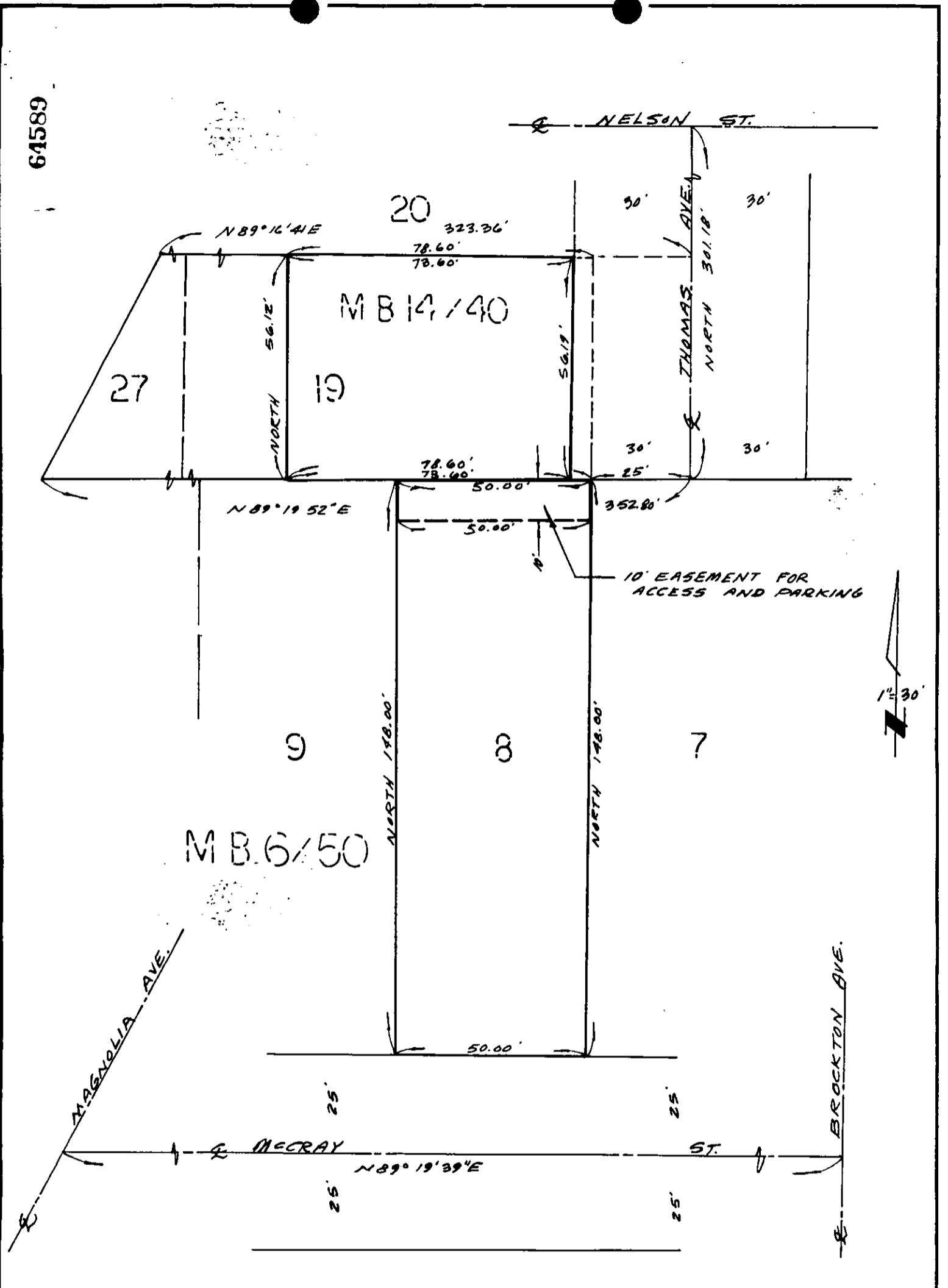
The Northerly 10.00 Feet of Lot 8 of PALM ADDITION, as shown by map on file in Book 6, page 50 of Maps, Riverside County Records.

DESCRIPTION APPROVAL  
George P. Hutchison, 4/7/81 by *PLF*  
Surveyor

( SEE ATTACHED PLAT )

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CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED  
IN THE ATTACHED DOCUMENT

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  
ONE

SCALE: 1" = 30' DRAWN 3/20/81 BY L.P. SUBJECT PMW-56-801

OF 2 SHEETS

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