

COVENANT AND AGREEMENT

(Parcel Map No. 9587)

RECORDED 5-8-81  
BOOK 1981 PAGE 21760  
OFFICIAL RECORDS, RIV. CO.  
INSTRUMENT NO. 84760

THIS COVENANT AND AGREEMENT is made and entered into this 20th day of April 1981, by HARDMAN CENTER ASSOCIATES, a Partnership, the owner of record of the following described real property situated in the City of Riverside, County of Riverside, State of California.

PARCEL 1

All those portions of Lots 1 and 2 in Block 16 of the Lands of Riverside Land & Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, more particularly described as follows:

Beginning at the most westerly corner of Parcel 1, as shown by map on file in Book 48 of Records of Survey, at page 24 thereof, Records of Riverside County, California;

Thence North  $56^{\circ}18'00''$  East along the northwesterly line of said Parcel 1, a distance of 149.70 feet to a point in a line parallel with and distant 55.00 feet southerly, measured at right angles, from centerline of Arlington Avenue;

Thence East along said parallel line, a distance of 627.72 feet to a point in the northeasterly line of said Parcel 1;

Thence South  $00^{\circ}10'00''$  West along said northeasterly line, a distance of 8.99 feet to an angle point therein;

Thence South  $33^{\circ}40'05''$  East along said northeasterly line, a distance of 273.51 feet to a point therein;

Thence South  $56^{\circ}19'55''$  West, a distance of 86.80 feet;

Thence South  $88^{\circ}48'20''$  West, a distance of 116.64 feet;

Thence South, a distance of 95.86 feet;

Thence North  $89^{\circ}59'48''$  West, a distance of 515.77 feet to a point in the southwesterly line of said Parcel 1;

Thence North  $33^{\circ}35'40''$  West along said southwesterly line, distance of 360.09 feet to the point of beginning

PARCEL 2

All those portions of Lots 1, 2, 7, and 8 in Block 16 of the Lands of Riverside Land & Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, more particularly described as follows:

Commencing at the most westerly corner of Parcel 1, as shown by map on file in Book 48 of Records of Survey, at page 24 thereof, Records of Riverside County, California;

Thence South  $33^{\circ}35'40''$  East along the southwesterly line of said Parcel 1, a distance of 360.09 feet to a point therein for the TRUE POINT OF BEGINNING;

C/A-47

Thence continuing South 33° 35' 40" East along said southwesterly line and the southeasterly prolongation thereof, a distance of 338.54 feet;

Thence East, a distance of 314.68 feet;

Thence North 56° 19' 55" East, a distance of 406.12 feet to a point in the northeasterly line of said Parcel 1;

Thence North 33° 40' 05" West along said northeasterly line, a distance of 244.19 feet to a point therein;

Thence South 56° 19' 55" West, a distance 86.80 feet;

Thence South 88° 48' 20" West, a distance of 116.64 feet;

Thence South, a distance of 95.86 feet;

Thence North 89° 59' 48" West, a distance of 515.77 feet to the true point of beginning.

### PARCEL 3

All those portions of Lots 2, 7, and 8 in Block 16 of the Lands of Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps, at page 70 thereof, Records of San Bernardino County, California, more particularly described as follows:

Commencing at the most westerly corner of Parcel 1, as shown by map on file in Book 48 of Records of Survey, at page 24 thereof, Records of Riverside County, California;

Thence South 33° 35' 40" East along the southwesterly line of said Parcel 1, a distance of 519.33 feet to an angle point therein for the TRUE POINT OF BEGINNING;

Thence South 57° 00' 50" West, a distance of 129.48 feet;

Thence South 33° 39' 55" East, a distance of 801.25 feet;

Thence North 56° 17' 05" East, a distance of 797.30 feet to the most easterly corner of said Parcel 1;

The last three courses and distances follow the boundary line of said Parcel 1;

Thence North 33° 40' 05" West along the northeasterly line of said Parcel 1, a distance of 55.00 feet to a point therein,

Thence North 56° 18' 05" East, a distance of 520.38 feet to a point in a line parallel with and distant southwesterly 44.00 feet, measured at right angles, from the centerline of Madison Street;

Thence North 33° 41' 20" West along said parallel line, a distance of 65.00 feet;

Thence South 56° 18' 05" West, a distance of 520.36 feet to a point in the northeasterly line of said Parcel 1;

Thence North 33° 40' 05" West along said northeasterly line, a distance of 325.30 feet to a point therein;

Thence South 56° 19' 55" West, a distance of 406.12 feet;

Thence West, a distance of 314.68 feet;

Thence North 33° 35' 40" West, a distance of 179.30 feet to the true point of beginning.

For the purpose of complying with the conditions imposed by the City of Riverside for the approval of Parcel Map No. 9587, the tentative map of which was approved by the Planning Commission on April 7, 1977, the undersigned hereby covenants and agrees with said City of Riverside that mutual, reciprocal and nonexclusive easements, and rights and privileges to use the parking areas and driveway areas which are to be established on Parcels 1 and 2 described hereinabove for ingress, egress, parking, loading and unloading, will be granted or reserved as appropriate for the benefit of the businesses located on the above described Parcels 1 and 2 and the customers thereof.

In the event the undersigned shall sell or convey any portion of Parcels 1 and 2 described hereinabove, it is further covenanted and agreed that as the parcels are conveyed the undersigned shall grant or reserve all or any part of said nonexclusive easements necessary to insure that the owner of Parcels 1 and 2 or portion thereof shown on the Parcel Map shall have any necessary mutual, reciprocal and nonexclusive easements, rights and privileges, to use said parking and driveway areas for ingress and egress, parking, loading and unloading.

These covenants and agreements shall run with the land and shall be binding upon the undersigned, its successors, heirs or assigns, and shall continue in effect until such time as released by 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.

HARDMAN CENTER ASSOCIATES, a Partnership

By: Jerome H. Thompson  
Jerome H. Thompson

By: Jay C. Self  
Jay C. Self

By: Mark A. Thompson  
Mark A. Thompson

On this \_\_\_\_\_ day of \_\_\_\_\_ 1981, the City of Riverside, a municipal corporation does hereby consent to the termination of the Covenant and Agreement (Parcel Map No. 9587) dated May 11, 1978 and recorded May 16, 1978 as Instrument No. 96797, Official Records of Riverside County, California and its replacement by the above Covenant Agreement (Parcel Map No. 9587) in order to delete the requirement for easements for ingress and egress to permit pedestrian and emergency access.

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

Form 3003—(Partnership) First American Title Company

STATE OF CALIFORNIA

COUNTY

On April 21, 1981, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark A. Thompson

Jay C. Self, Jerome H. Thompson

known to me to be All of the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

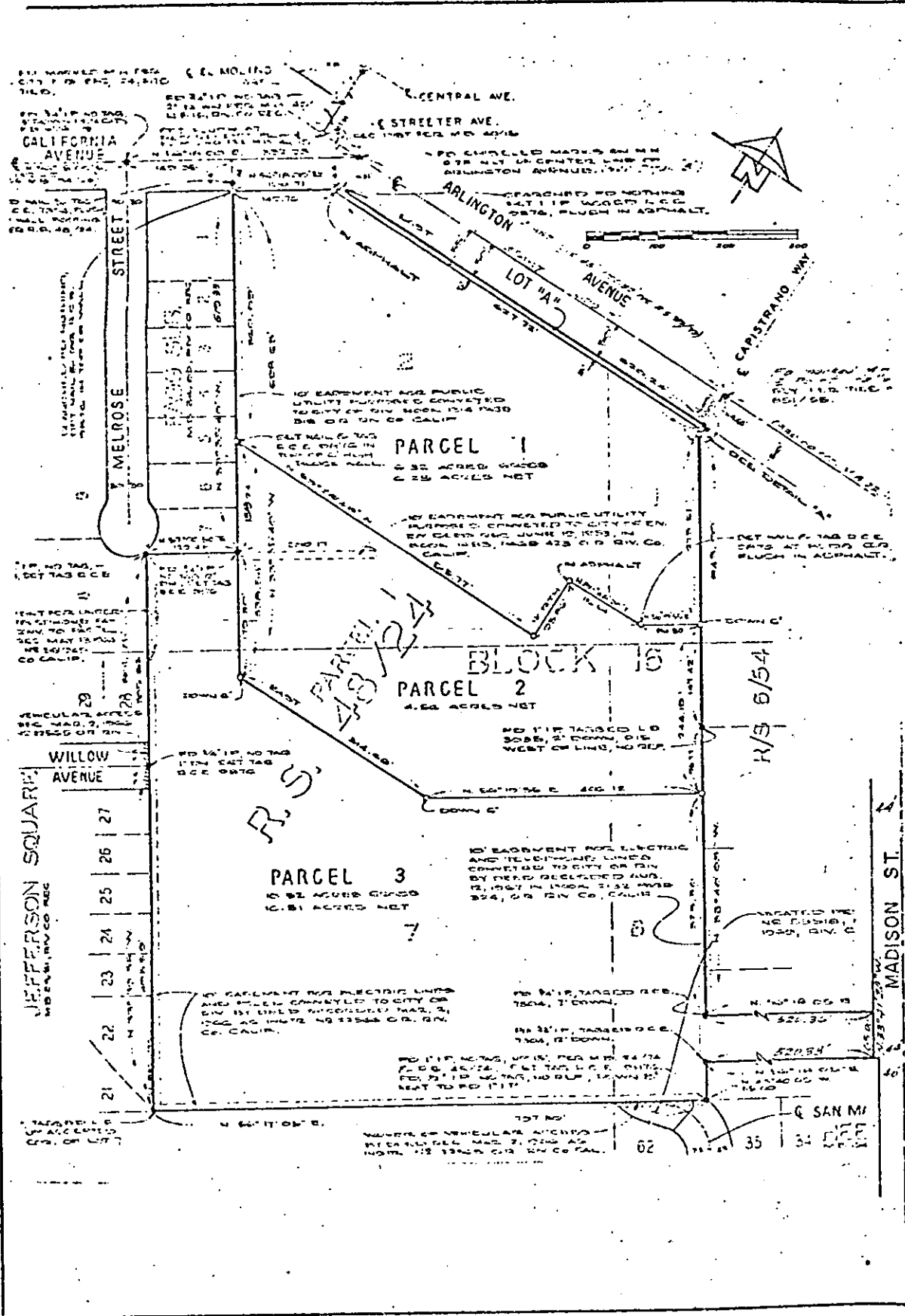
WITNESS my hand and official seal.

Signature Gail F. Riley

GAIL F. RILEY  
Name (Typed or Printed)



(This area for official notarial seal)



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 <u>1</u> OF <u>1</u>	77-65
SCALE 1" = 100'	DRAWN BY <u>[Signature]</u> DATE <u>5/10/78</u>	SUBJECT <u>PARCEL MAP NO. 9587</u>	

CIA-47