183093

COVENANT AND AGREEMENT

(Tract Map 15446)

This Covenant and Agreement is made and entered into this 29th

day of September, 1981, by RIVERSIDE AIRPORT INDUSTRIAL PARK, the owner of

record of the real property situated in the City of Riverside, County of

Riverside, State of California, described as follows:

> Lot 9 and Lot 12 of the McClaskey Tract as said lots are shown per
> map on file in Book 10, Pages 36 and 37 of Maps, Records of River-
> side County, California;
>
> Together with those portions of Lots 10 and 11 of said Tract lying
> southerly of that certain land deeded to the City of Riverside per
> Instrument No. 223710 recorded December 01, 1980, Riverside County
> Records;
>
> Also, together with that portion of Romney Street (shown as Short
> Street, 60 feet wide, on said map) lying southerly of the following
> described line:
>
> Beginning at the southeast corner of Parcel 2 as described in said
> Instrument No. 223710;
>
> Thence North 89° 01' 31" East, 60.01 feet to the southwest corner
> of Parcel 1 of said Instrument; and northerly of a line parallel
> with and 55.00 feet distant, at right angles, northwesterly of the
> centerline of Jurupa Avenue, 60 feet wide, as shown per said map
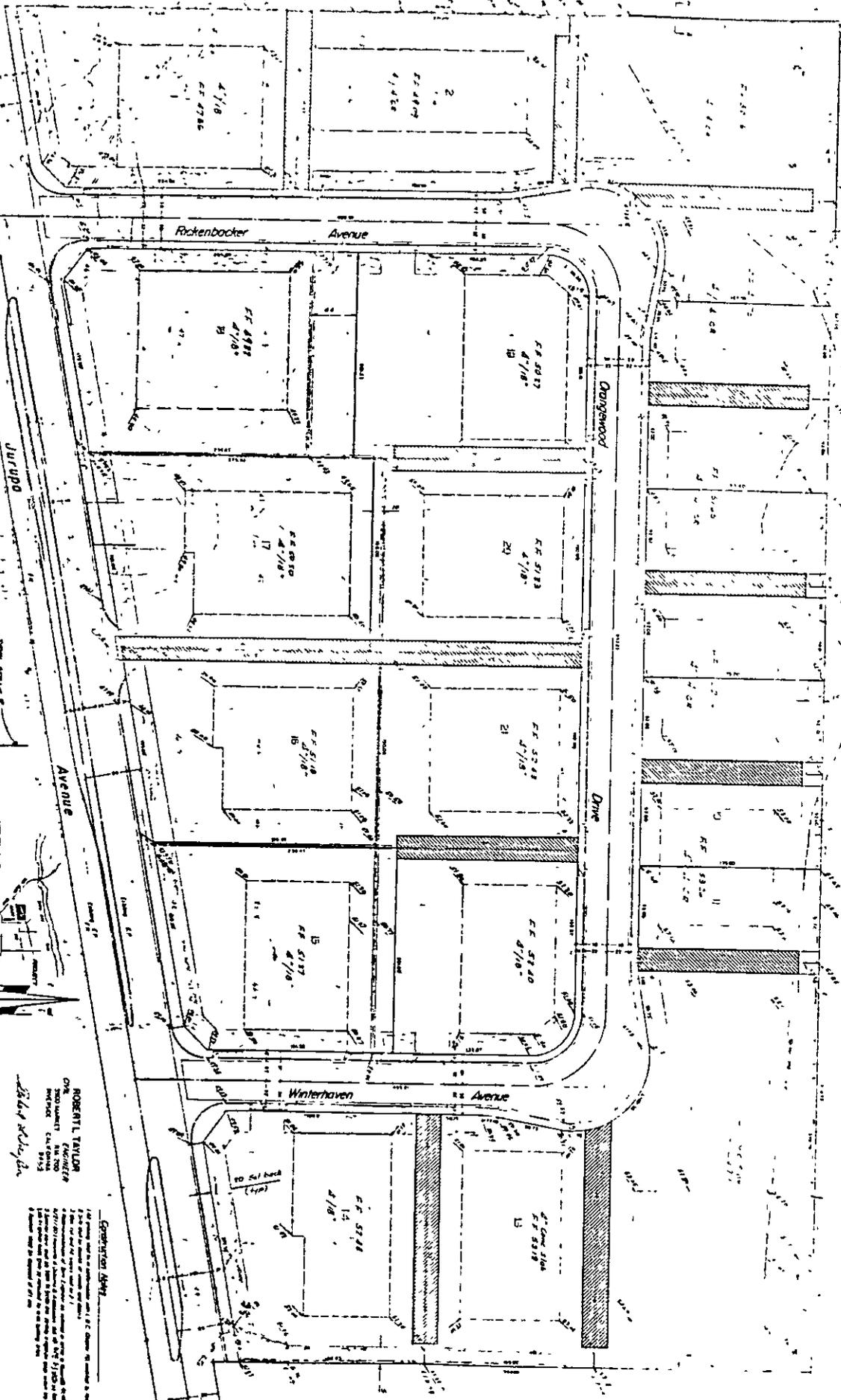> of said McClaskey Tract.
>
> Containing 21.24 acres more or less.

For the purpose of complying with the conditions imposed by

the City of Riverside, California, for the approval of Tract Map 15446, the

tentative map of which was approved by the Planning Commission of the City

of Riverside on October 18, 1979, the undersigned hereby convenants and

agrees with said City of Riverside that mutual, reciprocal and nonexclusive

easements, rights and privileges to use the Common Areas as designated by

the area crosshatched in black on Exhibit A attached hereto and incorporated

herein by this reference, for ingress and egress will be established for the

benefit of the above-described real property and the customers thereof. In

the event the undersigned shall sell or convey any portion of the hereinbefore

described real property, it is further covenanted and agreed that as said

parcels are conveyed the undersigned shall grant or reserve all or any part

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of said nonexclusive easements necessary to insure that the owner of each parcel shown on the Parcel Map shall have the necessary mutual, reciprocal and nonexclusive easements, rights and privileges to use said Common Areas for ingress and egress.

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

This Covenant and Agreement shall run with the Land and shall be binding upon the undersigned, its successors and assigns 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.

RIVERSIDE AIRPORT INDUSTRIAL PARK

By: _James L. Whitaker_
James L. Whitaker, General Partner

By: _Richard F. Crowell_
Richard F. Crowell, General Partner

APPROVED AS TO FORM

Clarice
ASST. CITY ATTORNEY

STATE OF CALIFORNIA)
) s.s.
COUNTY OF ORANGE)

On September 29, 1981, before me, the undersigned, A Notary Public in and for said County and State, personally appeared JAMES L. WHITAKER and RICHARD F. CROWELL, known to me to be the General 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 _Carol Ann Richens_

Carol Ann Richens

OFFICIAL SEAL
Carol Ann Richens
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires July 14, 1984

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EXHIBIT A

• TRACT 15446 •