

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT AS THE SAME APPEARS IN THE OFFICE OF THE COUNTY RECORDER OF Riverside COUNTY, STATE OF CALIFORNIA, RECORDED ON 10-6-81 IN BOOK OF OFFICIAL RECORDS AT PAGE SERIAL NO. 188611

SAFECO TITLE INSURANCE COMPANY
By *[Signature]*

Oct. 6, 1981

188611

When recorded mail to:
City of Riverside
3900 Main St.
Riverside, Ca. 92522
Attn: City Engineer

RECEIVED FOR RECORD
20 Min. Fee
SAFECO TITLE INSURANCE CO.
Book 1981, Page
OCT - 6 1981
Presented to Official Records
of Riverside County, California
[Signature]

COVENANT AND AGREEMENT
FOR PRIVATE ACCESS, PARKING AND UTILITY SERVICES EASEMENT
(Parcel Map 17614)

THIS COVENANT AND AGREEMENT is made and entered into this 30th day of September, 1981, by VAN BUREN PROPERTIES, a general partnership, the fee owner of the following described real property located in the City of Riverside, County of Riverside, State of California:

Parcels 1 and 2 of Parcel Map 17614 per map recorded in Book 912 Pages 6006 of Parcel Maps in the Records of Riverside County.

For the purpose of complying with the conditions imposed by the City of Riverside, California, for the approval of Parcel Map 17614, the undersigned, for themselves and their heirs, successors and assigns hereby covenants and agrees with the City of Riverside that private easements for ingress and egress, parking and utility purposes including sewer facilities, will be established on, over, under and across Parcel 1 of said Parcel Map 17614 for the use and benefit of Parcel 2, which easements are described as follows:

1. A non-exclusive easement for ingress and egress over the herein described strips of land located on Parcel 1 of Parcel Map 17614, for the purpose of providing access to Citrus Avenue from Parcel 2 of said Parcel Map 17614:
 Strip number one: The west 25.30 feet of the east 47.30 feet of the north 287.00 feet of said Parcel Map 17614.
 Strip number two: The west 20.00 feet of the north 287.00 feet of said Parcel Map 17614.

SALESPERSON APPROVAL
[Signature]
9/17/81

[Signature]

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Strip

17614

Strip number three: The south 20.00 feet of the north 287.00 feet of said Parcel Map 17614. Excepting therefrom the west 20.00 feet and the east 47.30 feet.

The easements for ingress and egress as established herein shall be kept in a free and open condition at all times to permit unimpeded access to Citrus Avenue from Parcel 2 of Parcel Map 17614; the undersigned agreeing that neither structures shall be constructed nor parking of vehicles be permitted thereon.

2. A non-exclusive easement for vehicular parking within designated parking spaces on the herein described strips on Parcel 1 of Parcel Map 17614 for the use and benefit of Parcel 2 of said Parcel Map 17614:

Strip number one: The north 20.00 feet of the South 40.00 feet of the north 287.00 feet of said Parcel Map 17614. Excepting therefrom the west 20.00 feet and the east 47.30 feet.

Strip number two: The west 20.00 feet of the east 22.00 feet of the south 113.50 feet of the north 287.00 feet of said Parcel Map 17614.

3. A non-exclusive easement for utility purposes, including sewer facilities on, over, under and across Parcel 1 of Parcel Map 17614 for the purpose of providing necessary utilities to Parcel 2 of said Parcel Map 17614, which easement is described as follows:
 - 1) The west 25.30 feet of the east 47.30 feet of the north 287.00 feet of said Parcel Map 17614.
 - 2) The west 20.00 feet of the north 287.00 feet of said Parcel Map 17614.

It is further covenanted and agreed that as either parcel of Parcel Map 17614 is sold, conveyed, transferred or leased, the undersigned shall grant or reserve as appropriate all of said easements to insure that the owners and occupants of said Parcel 2 have easements on, over, under and

EXCLUSIVE APPROVAL
of
[Signature]

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across Parcel 1 for access, parking and utility purposes. Said easements shall contain all rights deemed reasonable and necessary for the construction and maintenance of private utility service, private driveway, and private parking spaces.

The City of Riverside may enforce this covenant and agreement. Should the City of Riverside bring suit to enforce the terms of this covenant and agreement, the undersigned, their heirs, successors and assigns agree to pay to the City said City's court costs and reasonable attorneys' fees.

These covenants and agreements shall run with the land and shall be binding upon the undersigned, their heirs, successors and assigns, and shall continue in effect 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.

VAN BUREN PROPERTIES, a general partnership

THE FULLMER CO.,
A California general partnership

By *[Signature]*

TULIP REAL ESTATE CORP.,
A California Corporation
Partner

By *[Signature]*
VICE PRESIDENT

APPROX. AS TO FORM

ADJ. CITY 670.0017

C/A-57

OCT. 6 1981

SALES

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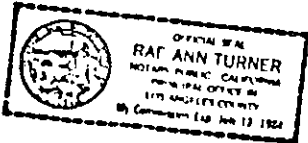
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On September 30, 1981, before me, the undersigned, a Notary Public In and for said State, personally appeared James L. Fuller known to me to be the managing general partner of The Fuller Company, a partnership, and also known to me to be the person who executed the within instrument on behalf of The Fuller Company, which is known to me to be one of the partners of Van Buren Properties, the partnership that executed the within instrument and acknowledged to me that The Fuller Company executed the same as such partner, and that Van Buren Properties executed the same.

WITNESS

My hand and official seal

Signature Rae Ann Turner
Rae Ann Turner



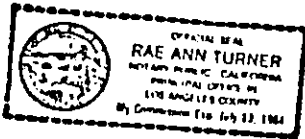
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On September 30, 1981, before me, the undersigned, a Notary Public In and for said State, personally appeared E.V. Tedford known to me to be the Vice-President of Tulip Real Estate Corporation, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be one of the partners of Van Buren Properties, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that Van Buren Properties executed the same.

WITNESS

My hand and official seal

Signature Rae Ann Turner
Rae Ann Turner



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