

96541

1 When Recorded Mail to:
2 City of Riverside, 3900 Main Street
3 Attention: City Engineer

RECEIVED FOR RECORD

At Request of
2:15 Min. Past 2 o'clock P.M.

FIRST AMERICAN TITLE CO.

Book 1982, Page 96541

JUN - 4 1982

Recorded in Official Records
of Riverside County, California

Acting Recorder

YES

8 COVENANT AND AGREEMENT

9 AND DECLARATION OF RESTRICTION

10 (Parcel Map No. 16866)

11 THIS COVENANT AND AGREEMENT is made and entered into this 4th day
12 of February 1982, by VAN BUREN JOINT VENTURE, a California Joint Venture,
13 the owner of record of the following described real property situated in the
14 City of Riverside, County of Riverside, State of California;

15 Parcels 1, 2, and 3 of Parcel Map No. 16866, as shown
16 by map on file in Book 105 of Parcel Maps, at
17 pages 31 and 32 thereof, Records of Riverside County,
18 California. Said parcels are adjoining lots.

19 For the purpose of complying with the conditions imposed by the City
20 of Riverside for the approval of Parcel Map No. 16866, the tentative map of
21 which was approved by the Planning Commission on June 4, 1981, the undersigned
22 hereby covenants and agrees with said City of Riverside that mutual,
23 reciprocal and nonexclusive easements, and rights and privileges to use the
24 common parking areas and driveway areas as hereinafter described on the
25 aforementioned Parcels 1 and 2 of Parcel Map No. 16866, for ingress, egress,
26 parking, loading and unloading are hereby established and will be granted or
27 reserved as appropriate for the benefit of the businesses located on said
28 Parcels 1 and 2 and the customers thereof. Said common parking areas and
driveway areas established hereunder are designated by the cross hatching on

DESCRIPTION APPROVAL

by George Hutchinson 3/9/82 by WLF
Surrevot

Handwritten signature and initials

96541

1 Exhibit "A", attached hereto and incorporated herein by this reference.

2 In the event the undersigned shall sell or convey any of said
3 Parcels 1 and 2 of Parcel Map No. 16866, it is further covenanted and agreed
4 that as the parcels are conveyed the undersigned shall grant or reserve as
5 appropriate said nonexclusive easements to insure that the owner or owners of
6 Parcels 1 and 2 shall have the mutual reciprocal and nonexclusive easements,
7 rights and privileges necessary to use said parking and driveway areas for
8 ingress and egress, loading and unloading.

9 The undersigned further hereby covenants and agrees with said City
10 of Riverside that said Parcels 1 and 2 shall not have nor be granted pedestrian
11 or vehicular access rights across said Parcel 3 to Jackson Street, a public
12 street.

13 This Covenant and Agreement shall run with the land and shall be
14 binding upon the undersigned, its successors and assigns, and shall continue
15 in effect until such time as released by the City of Riverside, California.

16 Should the City of Riverside bring any action to enforce the terms of
17 this Covenant and Agreement, the undersigned, its successors and assigns shall
18 pay the City of Riverside its court costs and reasonable attorneys' fees.

19
20
21
22
23
24
25
26
27
28

C/A-70

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

96541

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

VAN BUREN JOINT VENTURE, a California joint venture, comprised of National Investment Properties, Inc., Van Buren Investment Partnership Ltd., and Van Buren Investors, Ltd., a California Limited Partnership.

NATIONAL INVESTMENT PROPERTIES, INC.,
VAN BUREN INVESTMENT PARTNERSHIP

By: NATIONAL INVESTMENT PROPERTIES, INC., a General Partner

By: Garnet E. Gahagan
Garnet E. Gahagan, President

By: Thomas L. Channell II
Thomas L. Channell, II, Secretary

VAN BUREN INVESTORS, LTD., a California Limited Partnership

By: Alice V. L. Wong
Alice V. L. Wong, General Partner

Alice V. L. Wong
Alice V. L. Wong

STATE OF CALIFORNIA,

COUNTY OF Riverside

} ss

ON February 4, 1982
before me, the undersigned, a Notary Public in and for said State, personally appeared
Alice V. L. Wong

_____, known to me,
to be the person whose name is _____ subscribed to the within instrument,
and acknowledged to me that s/he executed the same.

WITNESS my hand and official seal.

Loretta E. Morman
Notary Public in and for said State.



96541

C/A-70

STATE OF CALIFORNIA)
) ss.
COUNTY OF Riverside)

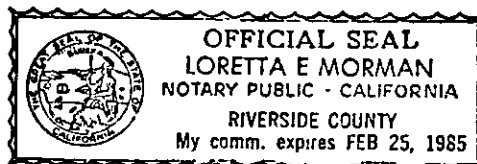
96541

On February 4, 1982, before me, the undersigned a Notary Public in and for said state, personally appeared GARNET E. GAHAGAN, known to me to be the President, and THOMAS L. CHANNELL, II, known to me to be the Secretary of the corporation that executed the within instrument, which corporation is known to me to be the general partner of NATIONAL INVESTMENT PROPERTIES, INC., VAN BUREN INVESTMENT PARTNERSHIP, a partnership which partnership is known to me to be one of the joint venturers of VAN BUREN JOINT VENTURE; a joint venture; and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors both in its capacity as a corporation, and in its capacity as the general partner of said partnership, and that said partnership executed the within instrument both in its capacity as a partnership and as a joint venturer of said joint venture.

WITNESS my hand and official seal.

Loretta E. Morman
(signature)

STATE OF CALIFORNIA)
) ss.
COUNTY OF Riverside)



On February 4, 1982, before me, the undersigned a Notary Public in and for the said State, personally appeared

Alice V. L. Wong

known to me to be THE GENERAL PARTNER of VAN BUREN INVESTORS, LTD.

a limited partnership, which partnership is known to me to be one of the joint venturers of VAN BUREN JOINT VENTURE, a joint venture; and acknowledged to me that Alice V. L. Wong, executed the within instrument both as a partnership and as a joint venturer of said joint venture.

WITNESS my hand and official seal.

Loretta E. Morman
(signature)



C/A-70

96541

VAN RHEEN BLVD

JACKSON ST

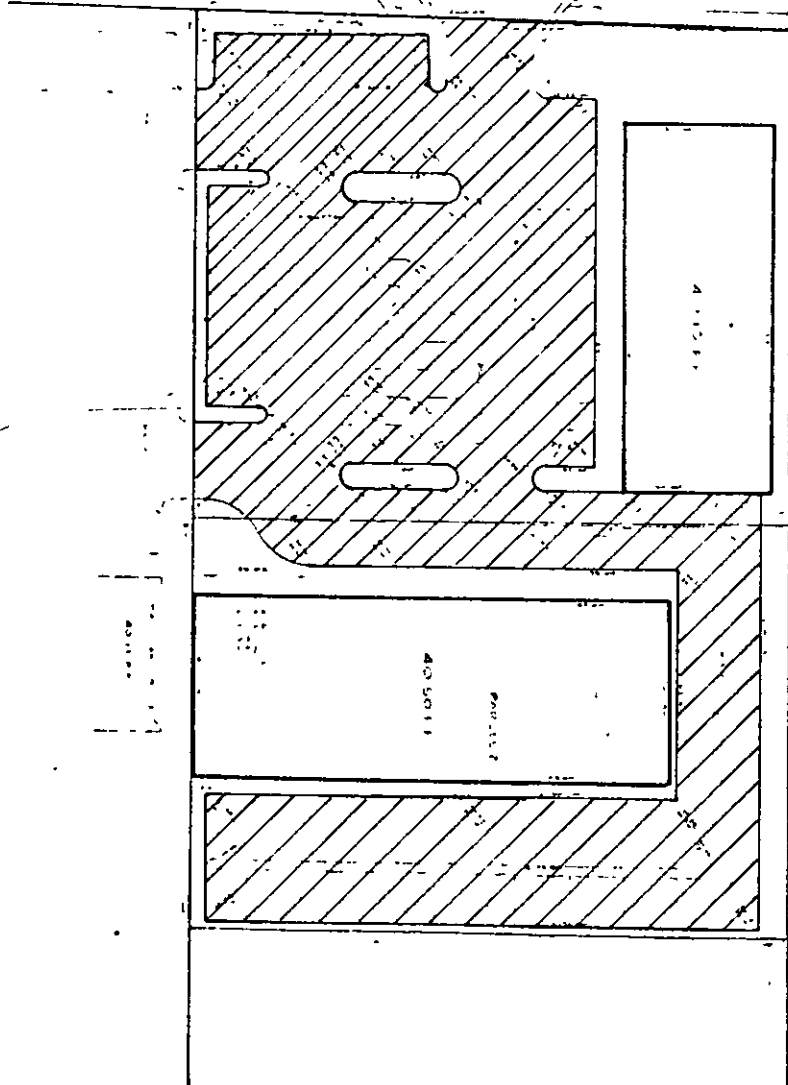


EXHIBIT "A"

• 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

81-75

SCALE 1" = None

DRAWN BY *Allen* DATE 11/17/81

SUBJECT PARCEL MAP NO 16866

CIA-70