

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

RECEIVED FOR RECORD  
20 Min. Past 2 o'clock  
At Request of  
TITLE INSURANCE & TRUST CO.  
Book 1982, Page 169201

SEP 3 01982  
Recorded in Official Records  
of Riverside County, California  
William F. Conroy  
Recorder  
Fees \$

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COVENANT AND AGREEMENT

FOR ACCESS AND PRIVATE SEWER EASEMENT

(PARCEL MAP NO. 18727)

THIS COVENANT AND AGREEMENT is made and entered into this 16<sup>th</sup> day of ~~September~~, 1982, by JULIAN ADRIAN MOSS JR., ROBERT LOUIS EVERETT, AND JULIA ANNE EVERETT, Trustees of A and B Properties Trust under Trust Agreement dated August 28, 1979, the owners of record of the following described real property located in the City of Riverside, County of Riverside, State of California:

Parcels 2 and 3 of Parcel Map No. 18727, as shown by map on file in Book 109 of Parcel Maps, at pages 24 and 25 thereof, Records of Riverside County, California.

For the purpose of complying with one of the conditions imposed by the City of Riverside, for the approval of Parcel Map No. 18727, the tentative map of which was approved by the Planning Commission on June 17, 1982, the undersigned hereby covenants and agrees with said City of Riverside that a private easement for ingress and egress and sewer line facilities is hereby established in, over, along and across the northeasterly 5.00 feet of the southeasterly 76.00 feet of Parcel 2 of said Parcel Map No. 18727 for the use and benefit of Parcel 3 of said Parcel Map No. 18727. The maintenance of the

DESCRIPTION APPROVAL  
of ~~George P. Hatched~~ 9/29/82 by ~~W.F.C.~~  
Recorder

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169201

1 sewer line to be constructed in said private easement shall be the responsi-  
2 bility of the fee owner of said Parcel 3.

3 In the event the party hereto shall sell or convey any of said  
4 Parcels 2 and 3 of Parcel Map No. 18727, it is further covenanted and agreed  
5 that as said parcels are conveyed, the undersigned shall grant or reserve  
6 the easement as above described as is appropriate to insure that the owner  
7 of said Parcel 3 shall have an easement for ingress and egress and sewer line  
8 facilities from Motor Circle, a public street, in, over, along and across  
9 Parcel 2 to said Parcel 3.

10 The undersigned further covenants and agrees that it hereby  
11 releases the City of Riverside, its officers and employees, from any and  
12 all claims, demands, suits, or actions that the undersigned may now or in  
13 the future have arising out of or incurred as a result of the establishment,  
14 maintenance or existence of the above referenced easement.

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

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

21  
22 JULIAN ADRIAN MOSS JR., ROBERT LOUIS EVERETT, AND  
23 JULIA ANNE EVERETT, Trustees of A and B Properties  
Trust.

24 By: Julian Adrian Moss Jr.  
JULIAN ADRIAN MOSS JR., Trustee

25 By: Robert Louis Everett  
ROBERT LOUIS EVERETT, Trustee

26  
27 By: Julia Anne Everett  
JULIA ANNE EVERETT, Trustee

28  
Page 2 of 2  
APPROVED AS TO FORM  
[Signature]  
ASST. CITY ATTORNEY

