

When recorded mail to:

Property Services Division
City of Riverside
City Hall, 3900 Main Street
Riverside, CA 92522

COVENANT AND AGREEMENT AND
GRANT OF EASEMENT

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THIS COVENANT AND AGREEMENT AND GRANT OF EASEMENT is made and entered into this 14th day of June, 1977, by and between PACESETTER HOMES, INC., a California corporation, hereinafter referred to as "Developer"; and the CITY OF RIVERSIDE, a municipal corporation, hereinafter referred to as "City".

WITNESSETH:

WHEREAS the Developer is the owner of that certain real property located in the City of Riverside, County of Riverside, State of California described as follows:

Lot 1 in Block 26 of La Sierra Gardens, as shown by map on file in Book 11 of Maps, at pages 42 through 50 inclusive thereof, Records of Riverside County, California;

EXCEPTING THEREFROM that portion thereof lying within Parcel 1, as shown by map on file in Book 50 of Records of Survey, at page 2 thereof, Records of Riverside County, California, said parcel is hereinafter referred to as Parcel "A".

WHEREAS the City is the owner of that certain real property located in the City of Riverside, County of Riverside, State of California, known as the Harvey Lynn Electrical Substation located at the southerly corner of Schuyler Avenue and La Sierra Avenue, Riverside, California, which is immediately adjacent to the Developer's property described above; and

WHEREAS the City has erected a wall (hereinafter referred to as "Wall") enclosing said Electrical Substation, which Wall is approximately eight (8) inches from the property line immediately adjacent to Developer's property; and

WHEREAS it is to the benefit of both parties hereto to permit the Developer to utilize the existing Wall on the City's Electrical Substation property as a party-wall rather than to

's property;

hereto mutually agree as

DESCRIPTION APPROVAL
by George R. White, Prop. Services Manager

lease record for the benefit of the City of Riverside, A. M. Rice, Prop. Services Manager

118226

RECEIVED FOR RECORD

JUN 24 1977

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

CITY OF RIVERSIDE

Book 11, Page 118226

Recorded in Official Records of Riverside County, California

W.H. Dabagh, Recorder

FEES \$

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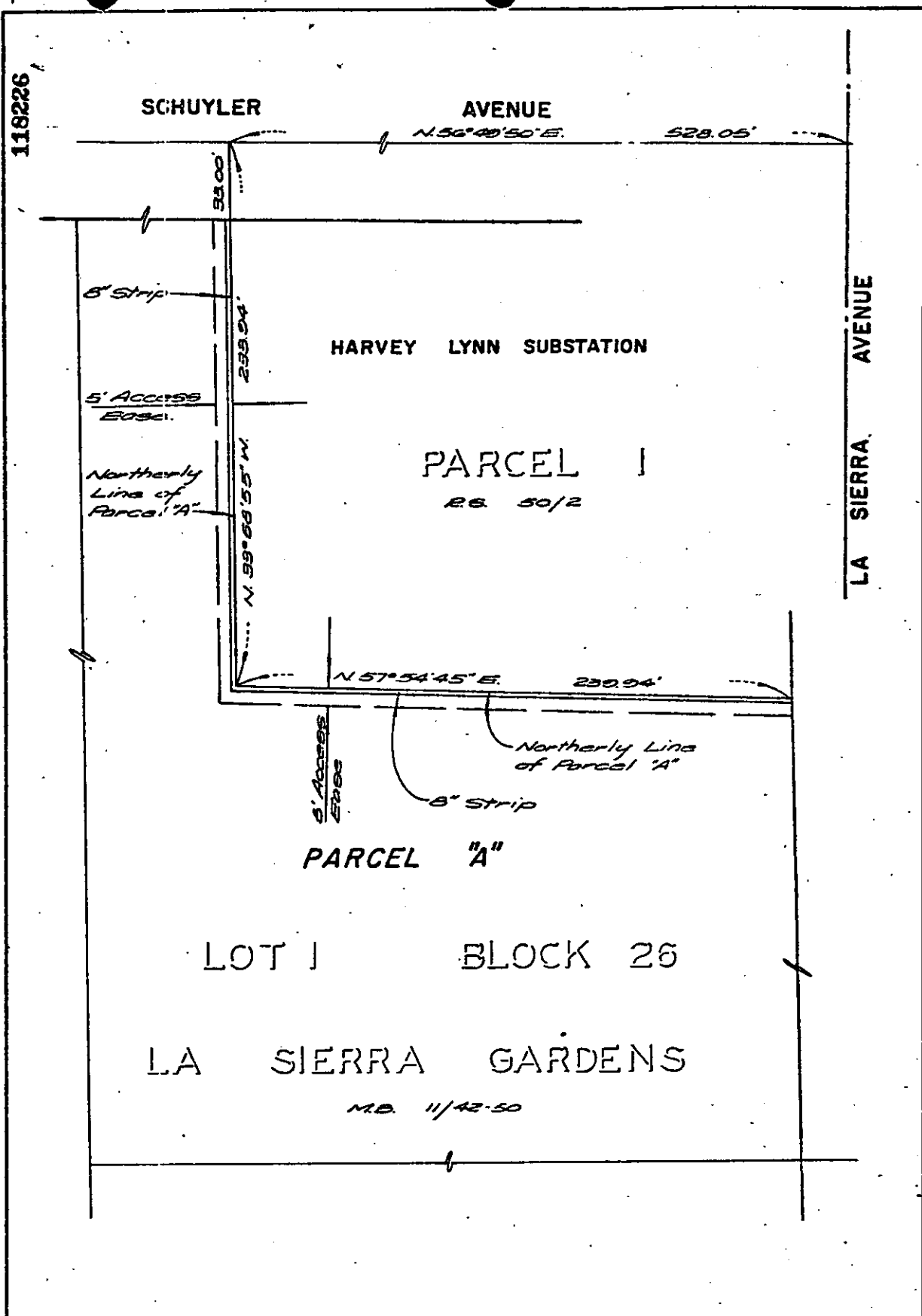
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1 1. The City hereby grants permission to Developer to
2 use an eight (8) inch strip of land on the southwesterly and
3 southeasterly sides of the Harvey Lynn Electrical Substation
4 immediately adjacent to the northerly line of parcel A described
5 herein and as shown on the plat attached hereto marked as Exhibit A,
6 and incorporated herein by this reference, for the purposes of
7 grading to the Wall located on the City's Electrical Substation
8 property and to use said eight inch strip for landscaping and
9 similar compatible uses which will not damage said Wall or inter-
10 fere with the Electrical Substation.

11 2. In consideration for the use of the aforementioned
12 eight inch strip and party-wall on the City's property, the
13 Developer shall design and construct at its sole cost an addition
14 to said Wall to provide that the Wall shall be a minimum of eight
15 (8) feet above the final grade of the adjoining lots on Developer's
16 property. The construction of the addition to the Wall shall be
17 in conformance with the plans approved by the City's Public Works
18 and Public Utilities Departments. The Developer further agrees
19 to apply two separate and distinct coats of Thompson's water
20 sealer to the wall facing the Developer's property starting from
21 existing grade to a height no less than four feet above the actual
22 final grade. Said addition to the Wall shall be constructed prior
23 to the sale or lease of the aforementioned lots by Developer.

24 3. The Developer, for itself, its successors and assigns,
25 covenants and agrees that it shall maintain said Wall facing on
26 the Developer's property, including any necessary painting and
27 repairs. The Developer further agrees that any deeds conveying
28 any or all of the aforementioned Parcel "A" shall make reference
29 to the Grantees' responsibility to maintain said Wall immediately
30 adjacent to the subject lot.

31 4. The Developer hereby grants to the City a five (5)
32 foot access easement along, across and over the northerly five (5)



• 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

SCALE: 1" = 50' DRAWN BY RLT DATE 5/4/77 SUBJECT TRACT 6763 EXHIBIT "A"

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