

When recorded, mail to:

City of Riverside
3900 Main Street
Riverside, California 92522
Attn: City Engineer

137074

RECEIVED FOR RECORD
4.5 Min. Past 11 o'clock A.M.
At Request of
J. D. ...
Book 1984, Page 137074

JUN 26 1984

Recorded in Official Records
of Riverside County, California

William S. ...
Recorder
Fees \$ 10

COVENANT AND AGREEMENT
FOR COMMON DRIVEWAY

THIS COVENANT AND AGREEMENT is made and entered into this
15th day of June, 1984, by PRESLEY OF SOUTHERN CALIFORNIA, a
California corporation, the fee owner of the following described
real property located in the City of Riverside, County of Riverside,
State of California:

Parcel 1

Lot 9 of Tract 18376-2 in the City of Riverside, County
of Riverside, State of California, as shown by Map on
file in Book 132, Pages 81 and 82 of Maps, Records of
said county.

Parcel 2

Lot 10 of Tract 18376-2 in the City of Riverside, County
of Riverside, State of California, as shown by map on
file in Book 132, Pages 81 and 82 of Maps, Records of
said county.

Said parcels are adjoining lots.

For the purpose of complying with the conditions imposed by
the City of Riverside for the approval of City of Riverside Tract
No. 18376-2, the undersigned hereby covenant and agree with the City
of Riverside that the above-described Parcels 1 and 2 shall have
established a common private driveway, described as follows:

For Benefit of Parcel 1

That portion of Lot 10 of Tract 18376-2 as shown by
Map on file in Book 132 of Maps at pages 81 and 82
thereof, Records of Riverside County, California,
lying within a strip of land 12.00 feet wide, the
Westerly line being described as follows:

Beginning at the Southerly terminus of a course in
the Westerly line of said Lot 10, which bears
S. 13° 21' 24" W., 286.26 feet;

Thence N. 13° 21' 24" E. along said Westerly line, a
distance of 160.00 feet to the termination of said line
description.

DESCRIPTION APPROVAL
of 137074: ... 6/28/84 by ...
[Signature]

137074

The sidelines of said 12.00 foot strip of land shall be prolonged to terminate in the Northerly line of Lot "C" (Sandtrack Road) as shown on said Tract 18376-2.

For Benefit of Parcel 2

That portion of Lot 9 of Tract 18376-2 as shown by map on file in Book 132 of Maps at pages 81 and 82 thereof, Records of Riverside County, California, lying within a strip of land 12.00 feet wide, the Easterly line being described as follows:

Beginning at the Southerly terminus of a course in the Easterly line of said Lot 9, which bears S. 13° 21' 24" W., 286.26 feet;

Thence N. 13° 21' 24" E. along said Easterly line, a distance of 160.00 feet to the termination of said line description.

The sidelines of said 12.00 foot strip of land shall be prolonged to terminate in the Northerly line of Lot "C" (Sandtrack Road) as shown on said Tract 18376-2.

That in the event the undersigned shall sell or convey either Parcel 1 or Parcel 2, it is further covenanted and agreed that the undersigned shall also grant to the grantee of the parcel conveyed, an easement for and the right of joint use of that portion of the common private driveway located upon the parcel which is retained in ownership, and the undersigned shall reserve for itself, and its successors, and assigns, an easement for and the right of use of that portion of the common private driveway which is located upon the parcel so conveyed.

These covenants and agreements shall run with the land and shall be binding upon the undersigned, its 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.

PRESLEY OF SOUTHERN CALIFORNIA,
a California corporation

By Alan D. Uman
Alan D. Uman
Title Vice President

By Linda L. Foster
Linda L. Foster
Title Secretary

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY