

RECORDING REQUEST BY:

123

WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: V-40-912

023902

RECEIVED FOR RECORD
AT 8:30 OCLOCK

JAN 23 1992

Recorded in Official Records
of Riverside County, California

William E. [Signature]
Recorder
Fees \$ [Signature]

COVENANT AND AGREEMENT
FOR ACCESS EASEMENT

THIS COVENANT AND AGREEMENT AND GRANT OF EASEMENT is made and entered into this 22nd day of *January*, 1992, by JOHN E. NEWCOMB, a single man, the fee owner of record of the following described real property located in the City of Riverside, County of Riverside, State of California:

Parcel A (5241 Ocean Court):

All that portion of Lot 5 of Onwensia Subdivision as per map recorded in Book 11, page 98, of Maps, in the Office of the County Recorder of Riverside County.

Beginning 150.36 feet south of the northwest corner;
Thence South 141.03 feet;
Thence Northeast 162.08 feet;
Thence Northwest 130 feet, more or less;
Thence Southwest 138.23 feet to the POINT OF BEGINNING.

Parcel B (10436 Gramercy Place):

All that portion of Lot 5 of Onwensia Subdivision as per map recorded in Book 11, page 98 of Maps, in the Office of the County Recorder of Riverside County.

Beginning 186.13 feet southeast of the northeast corner;
Thence Southwest 139.02 feet;
Thence Southeast 320.17 feet;
Thence Northeast 22.27 feet to an angle point;
Thence Northeast 182.20 feet;
Thence Northwest 291 feet to the POINT OF BEGINNING.

Said parcels are adjoining lots. Parcel B is a landlocked parcel.

CA 305

For the purpose of complying with a condition of approval for the issuance of a building permit by the City of Riverside for 5241 Ocean Court, Riverside, California, the undersigned hereby covenants and agree with the City of Riverside that an easement for vehicular and pedestrian ingress and egress is hereby established over the entire southerly 20-foot of Parcel A along the southerly side of said parcel allowing access to Ocean Court, a public street, for the benefit of Parcel B. X

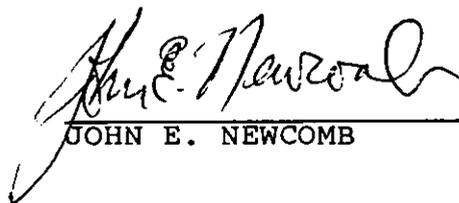
The undersigned further covenants and agrees that in the event the undersigned shall sell or convey parcel A prior to conveying Parcel B, the undersigned shall reserve for himself, his heirs, successors, and assigns for the use and benefit of and as an easement appurtenant to Parcel B the right to use the private right-of-way described above which is located upon the parcel so conveyed; and that in the event the undersigned shall sell or convey Parcel B prior to conveying Parcel A, the undersigned shall also grant to the grantees of Parcel B for the use and benefit of and as an easement appurtenant to Parcel B, the private right-of-way described above which is located upon the parcel retained in ownership.

The undersigned further declares that any person who now or hereafter owns or acquires any right, title or interest in or to either Parcel A or Parcel B shall be deemed to have been granted or be subject to the easement described hereinabove, whichever is appropriate, whether or not any reference to this Covenant and Agreement or the easement herein established is contained in the instrument by which such person acquired an interest to either parcel.

This Covenant and Agreement is made and entered into for the purpose of complying with a condition imposed by the City of Riverside for the issuance of a building permit for Parcel A and may be enforced by the City, and the easement hereinabove established shall not be extinguished or altered without the prior written consent of the City Council of the City of Riverside duly recorded.

The covenants and agreements set forth herein shall run with the land and shall inure to the benefit of and bind the successive owners of Parcels A and B respectively.

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


JOHN E. NEWCOMB

APPROVED AS TO FORM:


Kathleen M. Gonzales
Assistant City Attorney

KMG/3479A/sb/1/16/92

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DESCRIPTION APPROVAL: 1/21/92

George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE