

CONTRACT FOR EASEMENT

THIS AGREEMENT made and entered into this 10th day of December, 1962, by and between:

LANSING AND COBY, a joint venture composed of LANSING INVESTMENT CO., INC., a California corporation, and COBY INVESTMENT CO., INC., a California corporation, hereinafter referred to as the party of the first part,

and

LA SIERRA MANOR, a corporation, hereinafter referred to as party of the second part,

WITNESSETH:

WHEREAS, the party of the first part is the owner of Lots 2 through 11 inclusive, of La Sierra Manor, being a subdivision of portions of Blocks 56 and 57 and portions of Lots HB, HD, and Q (vacated) of La Sierra Gardens recorded in Book 11 of Maps at pages 42-50 thereof, records of Riverside County, California, and the party of the second part is the owner of Lots 12 through 21 inclusive of said La Sierra Manor; and

WHEREAS, the parties hereto are desirous of providing for an easement to be used as an alleyway between their respective properties;

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, terms and conditions by the parties hereto to be rendered, kept, and performed, the parties hereto do hereby agree as follows, to wit:

1. The party of the first part does hereby covenant and agree and by these presents does hereby dedicate the south ten (10) feet of Lots 2 through 11, inclusive, of said La Sierra Manor, the same to be used as an alleyway between the respective properties owned by the parties hereto.

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2. The party of the second part does hereby covenant and agree and by these presents does hereby dedicate the <sup>7.14.1998</sup> ~~herein~~ <sup>part</sup> (10) foot of Lots 12 through 21, inclusive, of said La Sierra Manor, the same to be used as an alleyway between the respective properties owned by the parties hereto.

3. It is intended by this agreement that the parties hereto shall dedicate a total of twenty (20) feet as an alleyway as a means of ingress and egress to the various lots owned by the parties hereto.

IN WITNESS WHEREOF, the parties hereto, pursuant to resolutions by their respective boards of directors duly adopted, have caused the signatures of the authorized representatives of their respective corporations to be affixed hereto, as well as their respective corporate seals, on the date first above written.

LANSING AND CODY, a Joint Venture

(Party of the First Part)

LANSING INVESTMENT CO., INC.

BY J. H. Sewell  
J. H. SEWELL, President

CODY INVESTMENT CO., INC.

BY Thurman R. Gloor  
THURMAN R. GLOOR, President

LA SIERRA MANOR

(Party of the Second Part)

BY Jack D. Miller  
President

James Allison  
Secretary

ACKO.O.K.

FEB 15 1998



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When recorded mail to:  
BANCAL MORTGAGE COMPANY  
P. O. Box 54208  
Los Angeles, California 90054

MAINTENANCE AGREEMENT

WE, the undersigned being the owners of Lots 1 to 21, both inclusive of La Sierra Menor as shown on map in Book 39 pages 35 and 36 records of Riverside County, California, the individual lot ownership of which is shown opposite our signatures on the last page hereof, do hereby jointly and severally agree and declare as follows:

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1. A reciprocal alleyway easement shall be and is hereby established over the south ten (10) feet of Lots 2 to 11, both inclusive as shown on said above referred to map.
2. Subsequent to establishing such a reciprocal alleyway easement, each of the parties hereto, on behalf of themselves, their heirs, successors and assigns and in consideration of the mutual benefits derived, shall bear their equitable apportionment of the cost and the expense of the maintenance, repair, upkeep, service and/or restoration of the alleyway so located on the south ten (10) feet above described and they do hereby further agree to keep the same in good and possible condition under all traffic and weather conditions.
3. This Agreement and the ten (10) foot reciprocal non-exclusive alleyway easement shall remain with and be appurtenant to all of Lots 1 to 21 both inclusive shown on the map described above and shall inure to the benefit of the undersigned and each of them, their heirs, successors and assigns in interest.
4. If any owner of any of the lots above described shall reasonably believe the above described alleyway is in need of repair, attention and/or restoration, such owner shall give each and every other owner of said lots ten (10) days written notice of his and/or her desire to repair or attend to the same.
5. This Agreement shall become effective at the time it is recorded in the Official Records of the Recorder's Office of the County of Riverside, State of California and then only after grants of reciprocal non-exclusive alleyway easements over the south ten (10) feet of lots 2 to 11, both inclusive as shown on said above referred to map have been executed and likewise recorded from each and all of the owners of said lots 2 to 11, both inclusive.

IN WITNESS WHEREOF, the parties hereto have subscribed their names hereto on the days on which their signatures are notarized.

LOTS 1, 2, 3, 4, 5, 12, 13, 14, 15,  
16, 17, 18, 19, 20, 21.

*Michael J. Meloy*  
*James R. B. [unclear]*

LOT 6

(Easement for alleyway already established in title (See Book 314 Pg 49 Instrument 10273))  
*Joseph J. [unclear]*  
*Betty [unclear]*

LOT 7

*[Signature]*  
*[Signature]*

LOT 8

*[Signature]*  
*[Signature]*

146394T

LOT 9

Dolores Maria Macias

LOT 10

Alphouse R. Spires  
Beulah E. Spires

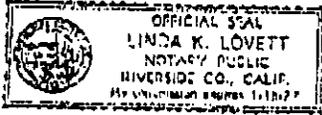
LOT 11

Frank DeGirolamo  
Emily DeGirolamo

STATE OF CALIFORNIA  
 COUNTY OF Riverside  
 On November 6, 1973 before me, the undersigned a Notary Public in and for said State, personally appeared DANIEL TIMOTHY RAHER who is to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, depose and said that on November 6, 1973 at Riverside, California, Joseph J. Jurek, Floyd K. Scanlon and Loretta M. Scanlon personally known to him to be the same person as described in and who executed the said within instrument, etc.

part IDE Joseph J. Jurek and delivered the same and that the said Joseph J. Jurek, Loretta M. Scanlon, Charles L. Parfitt, Floyd K. Scanlon and Loretta M. Scanlon duly acknowledged in the presence of said affiant, that they executed the same, and that he, the said affiant, thereupon at IDE request, subscribed his name as a witness thereto WITNESS my hand and official seal.

Signature Linda K. Lovett  
 Name (Typed or Printed) Linda K. Lovett

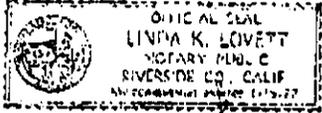


(This seal for official use only)

STATE OF CALIFORNIA  
 COUNTY OF Riverside  
 On November 6, 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared DANIEL TIMOTHY RAHER who is to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, depose and said that on November 6, 1973 at Riverside, California, Tony Macias, Dolores Maria Macias, Alphouse R. Spires, Beulah E. Spires, Frank DeGirolamo and Emily DeGirolamo personally known to him to be the same person as described in and who executed the said within instrument, etc.

part IDE Tony Macias and delivered the same and that the said Tony Macias, Dolores Maria Macias, Alphouse R. Spires, Beulah E. Spires, Frank DeGirolamo, Emily DeGirolamo duly acknowledged in the presence of said affiant, that they executed the same, and that he, the said affiant, thereupon at IDE request, subscribed his name as a witness thereto WITNESS my hand and official seal.

Signature Linda K. Lovett  
 Name (Typed or Printed) Linda K. Lovett



(This seal for official use only)

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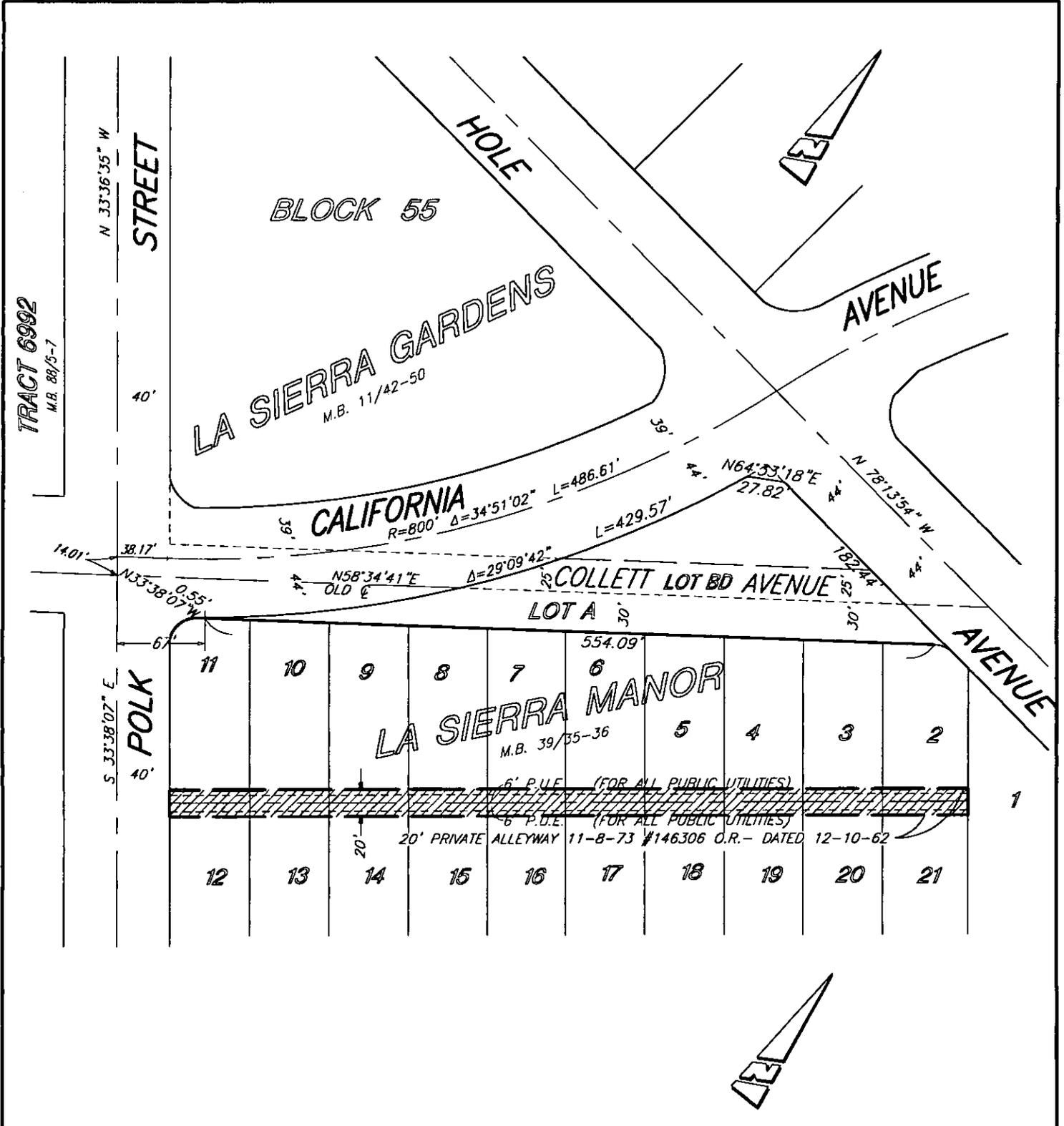
RECEIVED FOR RECORD

NOV 8 1993

AT 9:00 O'CLOCK A.M.  
At the office of  
WESTERN TITLE GUARANTEE CO.  
Book 1973, Page 145306  
Recorded in Office of  
Deputy County Clerk, Cook County

*W.D. Balogh*  
REC'D

END RECORDED DOCUMENT. W. D. BALOGH, COUNTY RECORDER



• 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	64-8
SCALE: 1"=100'    DRAWN BY: <i>Kgs</i> DATE: 10/28/98    SUBJECT: VC-002-967 - PORTION OF COLLETT AVENUE - C&A's		

C/A 675