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1 against any and all claims, demands, suits or actions for personal injury,
2 including death, or property damage arising out of or incurred as a result
3 of the construction, and maintenance of said water and sewer facilities.

4 In the event the undersigned shall sell or convey either of said
5 Parcels 2 and 3 described hereinabove, it is further covenanted and agreed
6 that as said parcel is conveyed, the undersigned shall grant or reserve said
7 easement as is appropriate to insure that the owner of said Parcel 2 shall
8 have an easement for ingress and egress and water and sewer facilities from
9 Jackson Street, in, over, along, and across said Parcel 3 described herein-
10 above.

11 This Covenant and Agreement shall run with the land and shall be
12 binding upon the undersigned, its successors and assigns, and shall continue
13 in effect until such time as released by the City of Riverside, California.

14 Should the City of Riverside bring any action to enforce the terms of
15 this Covenant and Agreement, the undersigned, its successors and assigns shall
16 pay the City of Riverside its court costs and reasonable attorneys' fees.
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IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement to be executed the day and year first above written.

VAN BUREN JOINT VENTURE, a California joint venture, comprised of National Investment Properties, Inc., Van Buren Investment Partnership, Ltd., and Van Buren Investors, Ltd., a California Limited Partnership.

NATIONAL INVESTMENT PROPERTIES, INC.,
VAN BUREN INVESTMENT PARTNERSHIP

By: NATIONAL INVESTMENT PROPERTIES, INC., a General Partner

By: Garnet E. Gahagan
Garnet E. Gahagan, President

By: Thomas L. Channell, II
Thomas L. Channell, II, Secretary

VAN BUREN INVESTORS, LTD., a California Limited Partnership

By: Alice V. L. Wong
Alice V. L. Wong, General Partner

Alice V. L. Wong
Alice V. L. Wong

STATE OF CALIFORNIA,

COUNTY OF Riverside } ss.

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ON February 4, 1982,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Alice V. L. Wong

_____, known to me,
to be the person whose name is _____ subscribed to the within Instrument,
and acknowledged to me that s/he executed the same

WITNESS my hand and official seal.



Loretta E. Norman
Notary Public in and for said State.

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STATE OF CALIFORNIA)
) ss.
COUNTY OF Riverside)

On February 4, 1982, before me, the undersigned a Notary Public in and for said state, personally appeared GARNET E. GAHAGAN, known to me to be the President, and THOMAS L. CHANNELL, II, known to me to be the Secretary of the corporation that executed the within instrument, which corporation is known to me to be the general partner of NATIONAL INVESTMENT PROPERTIES, INC., VAN BUREN INVESTMENT PARTNERSHIP, a partnership which partnership is known to me to be one of the joint venturers of VAN BUREN JOINT VENTURE; a joint venture; and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors both in its capacity as a corporation, and in its capacity as the general partner of said partnership, and that said partnership executed the within instrument both in its capacity as a partnership and as a joint venturer of said joint venture.

WITNESS my hand and official seal.

Loretta E. Morman
(signature)



STATE OF CALIFORNIA)
) ss.
COUNTY OF Riverside)

On February 4, 1982, before me, the undersigned a Notary Public in and for the said State, personally appeared

Alice V. L. Wong

known to me to be THE GENERAL PARTNER of VAN BUREN INVESTORS, LTD.

a limited partnership, which partnership is known to me to be one of the joint venturers of VAN BUREN JOINT VENTURE, a joint venture; and acknowledged to me that Alice V. L. Wong, executed the within instrument both as a partnership and as a joint venturer of said joint venture.

WITNESS my hand and official seal.

Loretta E. Morman
(signature)



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