



WHEN RECORDED MAIL TO:

City Clerk
 City of Riverside
 3900 Main Street
 Riverside, California 92522

Project: P05-1333
 2055 University Avenue

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
2			15						
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CONVENANT AND AGREEMENT FOR MUTUAL ACCESS
 AND GRANT OF RECIPROCAL EASEMENTS

56



THIS COVENANT AND AGREEMENT FOR MUTUAL ACCESS AND GRANT OF RECIPROCAL EASEMENTS is made and entered into this 31st day of October, 2006, by and between the **REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE**, a public body ("Agency") and **JOHN S PERRONE and JOSEPH J. PERRONE, SUCCESSOR CO-TRUSTEES OF THE EXEMPTION TRUST CREATED UNDER THE PERRONE FAMILY 1987 LIVING TRUST UNDER DECLARATION OF TRUST DATED NOVEMBER 3, 1987** ("Perrone"), with reference to the following facts:

A. Agency is the fee owner of the real property, hereinafter referred to as "Parcel 1", located at 2055 University Avenue, in the City of Riverside, County of Riverside, State of California, bearing Assessor's Parcel Number 211-174-014, and legally described on Exhibit "A" attached hereto and incorporated herein by reference.

B. Perrone is the fee owner of the real property, hereinafter referred to as "Parcel 2", located at 2079 University Avenue, in the City of Riverside, County of Riverside, State of California, bearing Assessor's Parcel Number 211-174-019, and legally described on Exhibit "B" attached hereto and incorporated herein by reference.

C. Parcels 1 and 2 are adjoining lots and in connection with the development of the Parcels, the Parties desire to establish mutual ingress and egress between the Parcels.

NOW, THEREFORE, incorporating the above recitals and for valuable consideration, the receipt of which is hereby acknowledged, the Parties hereto mutually agree as follows:

C/A 993

1. Agency hereby grants to Perrone, its successors and assigns, a nonexclusive easement for ingress and egress over, along and across the twelve (12) foot westerly property line of Parcel 1 for the use and benefit of and as an easement appurtenant to Parcel 2, which easement is more particularly described and depicted in Exhibit "C" attached hereto and incorporated herein by reference.

2. Perrone hereby grants to Agency, its successors and assigns, a nonexclusive easement for ingress and egress over, along and across the twelve (12) foot easterly property line of Parcel 2 for the use and benefit of and as an easement appurtenant to Parcel 1, which easement is more particularly described and depicted in Exhibit "D" attached hereto and incorporated herein by reference.

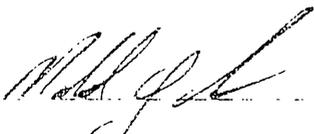
3. The respective grants of easements above described are made for the purpose of creating a reciprocal driveway for ingress and egress of motor vehicles. Neither Party shall construct, install, maintain or permit to remain any wall, fence or other barrier on or between the easements above granted that would preclude or interfere with the use of said reciprocal driveway.

4. The Parties agree that they will continuously maintain and repair their portion of the easement granted and shall not perform any act, or allow any act to be performed that will cause the deterioration of said easement. Should either Party fail to maintain their easement, the other Party, upon giving thirty (30) days written notice to repair, and upon failure of the other Party to repair the easement, shall have the right to repair the easement and seek reimbursement from the other Party. This obligation for maintenance and repair shall be borne by the successors and assigns of the Parties.

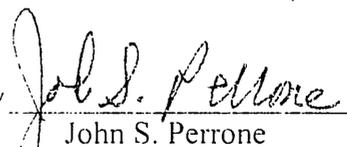
5. This Covenant and Agreement shall run with the land and each and all of the terms, burdens and benefits, shall be binding upon the Parties heirs, successors and assigns, and shall continue in effect until such time as the Parties, or their successors and assigns, terminate the easements by a writing duly recorded.

IN WITNESS WHEREOF, the Parties hereto have caused this Covenant and Agreement and Grant of Easements to be duly executed the day and year first written above.

REDEVELOPMENT AGENCY
OF THE CITY OF RIVERSIDE

By  _____
Executive Director

EXEMPTION TRUST CREATED
UNDER THE PERRONE FAMILY
1987 LIVING TRUST UNDER
DECLARATION OF TRUST
DATED NOVEMBER 3, 1987

By  _____
John S. Perrone
Successor Co-Trustee

Attested to:

By Cathicol
Colleen J. Nicol
Agency Secretary

By Joseph J. Perrone
Joseph J. Perrone
Successor Co-Trustee

Approved as to form:

By [Signature]
Agency General Counsel

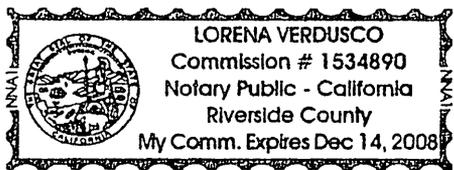
CA 06-0317
07/25/06

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Riverside } ss.

On October 31, 2006 before me, Lorena Verdusco, Notary Public,
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Michael J. Beck and Colleen J. Nicol —
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Lorena Verdusco
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

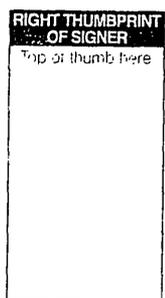
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CIA 993

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside

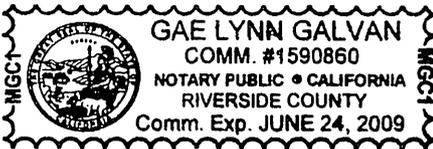
ss

On 4-18-06, before me GAE LYNN GALVAN
(date) (name)

a Notary Public in and for said State, personally appeared

Joseph + John Perrone
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Gae Lynn Galvan
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title
- Title
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

EXHIBIT "A"
LEGAL DESCRIPTION PARCEL 1

EXHIBIT "A"

A.P.N. 211-174-013 & POR. 014
AGENCY L.L.A. P05-1333

PARCEL 1

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The west one-half of Lot 118, *together with* Lot 119 and the east one-half of Lot 120, all of Madison Square, as shown by map on file in Book 5, Page 59 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM those portions lying within the northerly 2.50 feet and the southerly 0.50 of a foot of said west one-half of Lot 118, Lot 119 and the east one-half of Lot 120.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 3/21/04 Date Prep. Kap
Mark S. Brown, L.S. 5655
License Expires 9/30/07



CIA 993

EXHIBIT "B"
LEGAL DESCRIPTION PARCEL 2

C/A 993

EXHIBIT "B"

A.P.N. 211-174-019 & POR. 014
PERRONE L.L.A. P05-1333

PARCEL 2

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The west one-half of Lot 120, *together with* Lots 121 through 124, inclusive, all of Madison Square, as shown by map on file in Book 5, Page 59 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM those portions lying within the northerly 2.50 feet and the southerly 0.50 of a foot of said west one-half of Lot 120 and lying within the easterly 15 feet of said Lot 121;

ALSO EXCEPTING THEREFROM those portion of said Lots 121 through 124, as described in Grant Deed to the City of Riverside by document recorded January 23, 1987, as Instrument No. 19627 of Official Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 3/1/07 Prep. lca
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/07



CIA 993

EXHIBIT "C"
EASEMENT OVER PARCEL 1

C/A 993

EXHIBIT "C"

A.P.N. POR. 211-174-014
L.L.A. P05-1333
Access - Agency

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The west 12.00 feet of the east one-half of Lot 120 of Madison Square, as shown by map on file in Book 5, Page 59 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM those portions lying within the northerly 2.50 feet and the southerly 0.50 of a foot of said east one-half of Lot 120.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 5/15/06 Date Prep. Kqr
Mark S. Brown, L.S. 5655
License Expires 9/30/07



CIA 993

EXHIBIT "D"
EASEMENT OVER PARCEL 2

C/A 993

EXHIBIT "D"

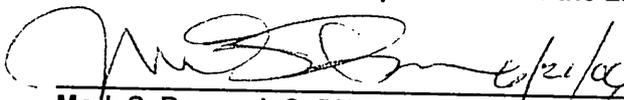
A.P.N. POR. 211-174-014
L.L.A. P05-1333
Access - Perrone

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

The east 12.00 feet of the west one-half of Lot 120 of Madison Square, as shown by map on file in Book 5, Page 59 of Maps, records of San Bernardino County, California;

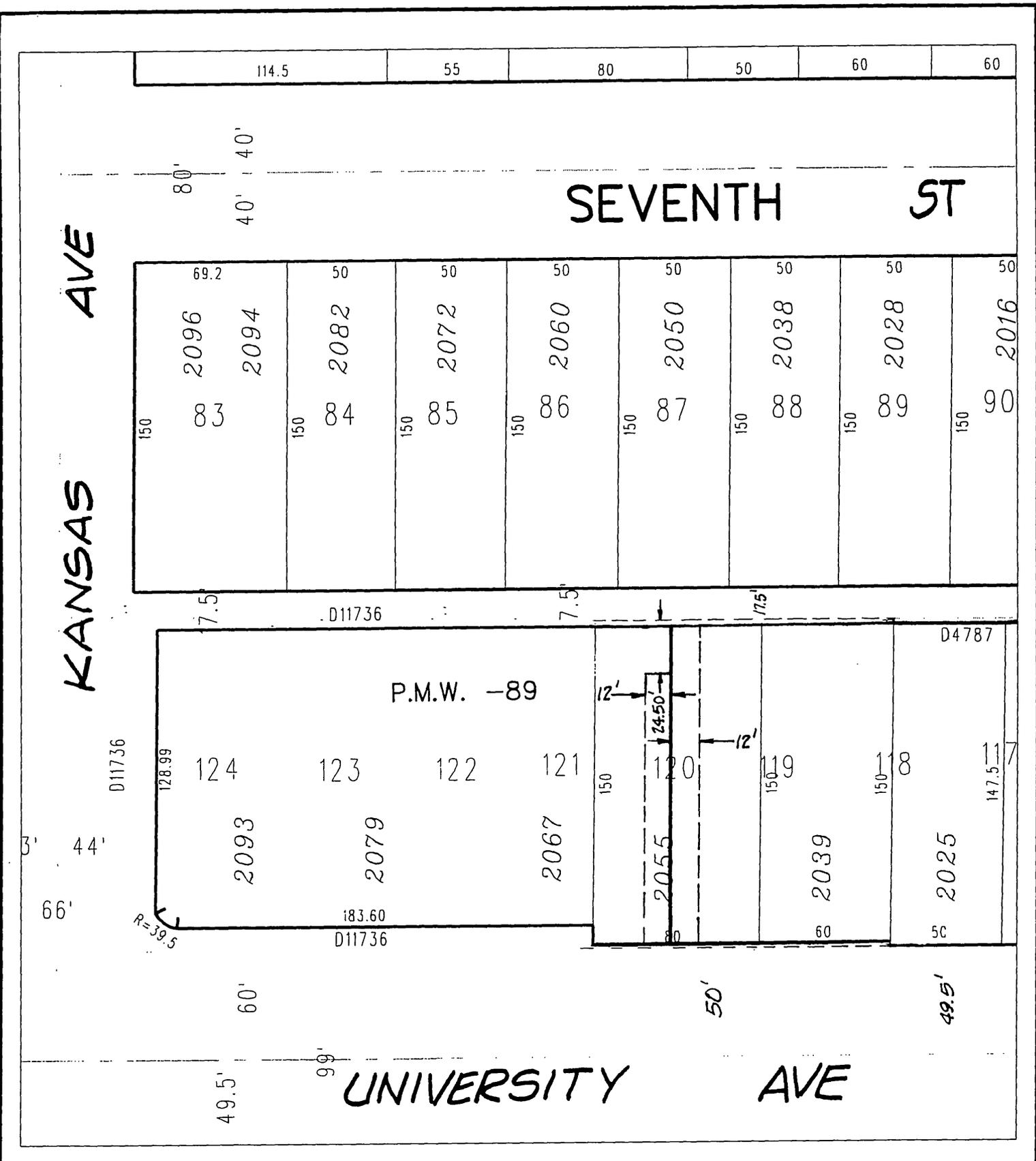
EXCEPTING THEREFROM those portions lying within the northerly 24.50 feet and the southerly 0.50 of a foot of said west one-half of Lot 120.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown, L.S. 5655 Date 6/21/07 Prep. kg
License Expires 9/30/07





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

40-2

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" = 60'

Drawn by: sken

Date: 03/09/06

Subject: P05-1333

CIA 993