

70002

When recorded, mail to
City of Riverside, 3900 Main Street
Riverside, CA 92522
Attn: City Engineer

FREE RECORDING
This instrument is for the benefit of the
City of Riverside and is entitled to be
recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD
At Request of
2:5 Min. Past 3 o'clock P.M.

COUNTY CLERK
Book 1980, Page 70002

APR 11 1980

Recorded in Official Records
of Riverside County, California

Donald S. ... Recorder
FEES \$

COVENANT AND AGREEMENT

(Parcel Map 15816)

This Covenant and Agreement is made and entered into this
day of APRIL 3, 1980, by Security Pacific National
Bank, a national banking association, as Trustee of Trust Number 07-
5-06453-0, and Grover G. Moss and Linda L. Moss, who are married to
each other, the owners of record and the lessees, respectively, of the
real property situated in the City of Riverside, County of Riverside,
State of California, described as follows:

That portion of Lot 1 in Block 2 in Matthew Gage's Subdivision of Section
30, Township 2 South, Range 4 West, San Bernardino Base and Meridan, as
shown by Map on file in Book 2 page 37 of Maps, Records of Riverside
County, California, described as follows:

BEGINNING at a point on the Southerly line of Eighth Street, 377.25 feet
East of the intersection of the Easterly line of McKinley Avenue with the
Southerly line of Eighth Street, as shown on said Map:

THENCE Southerly, parallel with the Easterly line of McKinley Avenue,
300 feet to a point on the North line of Lot "B" of Tract No. 3075, as
shown by map on file in Book 52 pages 97 and 98 of Maps, Records of
Riverside County, California;

THENCE East, along the North line of said Lot "B" and the North line
of Lot 6 of Tract No. 3075, 125.13 feet;

THENCE Northerly, parallel with the Easterly line of McKinley Avenue,
300 feet to a point on the Southerly line of Eighth Street;

THENCE Westerly along the Southerly line of Eighth Street, 125.13 feet
to the POINT OF BEGINNING.

For the purpose of complying with the conditions imposed by
the City of Riverside, California for the approval of Parcel Map 15816,
the tentative map of which was approved by the Planning Commission

Please record for the benefit of the City
of Riverside
Property Services Manager

DESCRIPTION APPROVAL
by George L. Hitchcock 4/9/80
9/5.

70002

of the City of Riverside on January 3, 1980 to create two parcels, the undersigned hereby covenants and agrees with the City of Riverside that mutual, reciprocal and nonexclusive easements, rights and privileges to use the Common Areas as designated by the area crosshatched in black on Exhibit A attached hereto and incorporated herein by this reference, for ingress, egress, parking, loading and unloading will be granted or reserved as appropriate for the benefit of the businesses located on the the above-described real property and the customers thereof. In the event the undersigned shall sell or convey any portion of the hereinbefore described real property, it is further covenanted and agreed that as said parcels are conveyed the undersigned shall grant or reserve all or any part of said non-exclusive easements necessary to insure that the owner of each parcel shown on the Parcel Map shall have the necessary mutual, reciprocal and nonexclusive easements, rights and privileges to use said Common Areas for ingress, egress, parking, loading and unloading.

Those covenants and agreements shall run with the land and shall be binding upon the undersigned, its successors, heirs or 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.

SECURITY PACIFIC NATIONAL BANK, a national banking association, as Trustee of Trust Number 07-5-06453-0

By *A. L. Chace*
VICE PRESIDENT

By *Joe Shankman Jr*
Senior Real Estate Officer

By *Grover G. Moss*
GROVER G. MOSS

By *Linda L. Moss*
LINDA L. MOSS

[Signature]
APPROVED AS TO FORM
ASS. CITY ATTORNEY

