

152675

WHEN RECORDED, MAIL TO:

City of Riverside  
3900 Main Street  
Riverside, CA 92522  
Attn: City Engineer

RECEIVED FOR RECORD  
5:00 Min. Past 2 o'clock P.M.  
At Register's Office  
Chicago Title Ins. Co.  
Book 1981, Page 152675

AUG 11 1981

Recorded in Official Records  
of Riverside County, California

Recorder  
FEE \$ 6

COVENANT AND AGREEMENT FOR COMMON DRIVEWAY

THIS COVENANT AND AGREEMENT is made and entered into this 16<sup>th</sup> day of July 1981, by "PAULIN ENTERPRISES, INC., a California Corporation and the Ferguson Family Trust, dated June 22, 1971, all of the joint venturers in F and P Company, a joint venture", the owners of record of the following described real property located in the City of Riverside, County of Riverside, State of California:

PARCEL 1

Lot 14 of Tract 8146 in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 121, page 48+49 of Maps, Records of said County.

PARCEL 2

Lot 15 of Tract 8146 in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 121, page 48+49 of Maps, Records of said County.

Said parcels are adjoining lots.

For the purpose of complying with the conditions imposed by the City of Riverside for the approval of City of Riverside Tract No. 8146, the undersigned hereby covenant and agree with the City of Riverside that the above described Parcels 1 and 2 of real property shall have established a common private driveway described as follows:

FOR BENEFIT OF PARCEL 1

The Northerly 12.00 feet of Lot 15 of Tract No. 8146 in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 121 of Maps, at pages 48+49 thereof, Records of Riverside County California, adjacent to that certain Northerly line of said Lot 15 that bears S.80°55'11"W., a distance of 120.50 feet.

DESCRIPTION APPROVAL  
George P. [Signature] 7/24/81

C/A-52

FOR BENEFIT OF PARCEL 2

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The Southerly 12.00 feet of Lot 14 of Tract No. 8146 in the City of Riverside, County of Riverside, State of California, as shown by map on file in Book 121 of Maps, at pages 48+49 thereof, Records of Riverside County, California, adjacent to that certain Southerly line of said Lot 14 that bears S.80°55'11"W., a distance of 120.50 feet.

It is further covenanted and agreed that in the event the undersigned shall sell or convey either Parcel 1 or Parcel 2 the undersigned shall also grant to the grantee of the parcel conveyed, an easement for and the right of joint use of that portion of the common private driveway located upon the parcel which is retained in ownership, and the undersigned shall reserve for itself, its successors, and assigns an easement for the right of joint use of that portion of the common private driveway which is located upon the parcel so conveyed. Such easements shall run with the land and shall not be relinquished except with the written and recorded consent of the City Council of the City of Riverside. The City of Riverside may enforce this Covenant and Agreement in the event the undersigned or its successors or assigns defaults in its obligations as herein contained. Should the City bring an action to enforce the terms of this Covenant and Agreement, the undersigned, its successors and assigns agree to pay to the City of Riverside the City's court costs and reasonable attorneys' fees.

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

PAULIN ENTERPRISES, INC.

Frank W. Paulin  
Frank W. Paulin, President

Secretary

John Ferguson  
John Ferguson, as Trustee of the Ferguson Family Trust, dated June 22, 1971, being all the Joint Venturers in F and P Company, a Joint Venture

APPROVED AS TO FORM

Clarence Jerome  
ASST. CITY ATTORNEY

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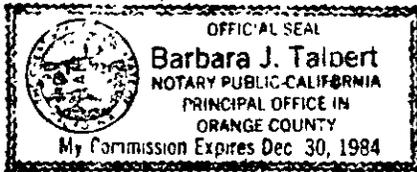
STATE OF CALIFORNIA )  
 ) ss  
COUNTY OF ORANGE )

On this 16 day of JULY, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN FERGUSON, Trustee, known to me to be the person who executed the within instrument, said person being known by me to be one of the joint venturers of F and P COMPANY, a joint venture, and acknowledged to me that he executed the same both individually as Trustee under the Ferguson Family Trust dated June 22, 1971, and as joint venturer of said joint venture and that such joint venture executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

*Barbara J. Talbert*

Notary Public in and for said State



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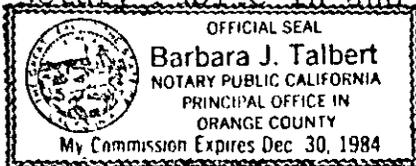
State of California )  
 ) ss  
County of ORANGE )

On this 16 day of JULY, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK W. PAULIN known to me to be the President, and \_\_\_\_\_ known to me to be the Secretary, respectively of PAULIN ENTERPRISES, INC., the Corporation that executed the within instrument said persons being known by me to be the persons who executed the within instrument on behalf of said Corporation, said Corporation being known to me to be one of the joint venturers of F and P COMPANY, 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 individually and as joint venturer of said joint venture and that such joint venture executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

*Barbara J. Talbert*

Notary Public in and for said State



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