

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

94986

RECEIVED FOR RECORD
15 Min. Past 2 o'clock
At Request of TITLE CO
Book 1979, Page 94986
MAY 9 - 1979
Recorded in Official Records
of Riverside County, California
D. D. S. Recorder
FEES \$

COVENANT AND AGREEMENT

THIS COVENANT AND AGREEMENT is made and entered into this 4th
day of April, 1979, by James R Watson, Kenneth D Hinsvark and Madelyn
Hinsvark the owners of record of the real property situated in the
City of Riverside, County of Riverside, State of California, described
as follows:

Lots one, two and three of Parcel Map 11852 Recorded MAY 9, 1979
in Book 64 Pages 76-77-78

For the purposes of complying with the conditions imposed by the
City of Riverside, California for the approval of Parcel Map No. 11852,
the tentative map of which was approved by the Planning Commission of
the City of Riverside on February 23, 1978, the undersigned hereby covenants
and agrees with said City of Riverside that mutual, reciprocal and non-
exclusive 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 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 parcels are conveyed the undersigned shall
grant or reserve all or any part of said non-exclusive easements
necessary to insure that the owners of Parcel One, Two and Three shown
on the Parcel Map shall have the necessary mutual, reciprocal and non-
exclusive easements, rights and privlidges 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 WHITNESS HEREOF the undersigned has caused this covenant and
agreement to be executed the day and year first above written.

By Kenneth D. Hinsvark By Madelyn Hinsvark By James R. Watson
Kenneth D. Hinsvark Madelyn Hinsvark James R. Watson

CLA-6

378633
FREE RECORDING
This instrument is for the benefit of the
City of Riverside and is entitled to be
recorded without fee. (Government Code 6103)

APPROVED
[Signature]

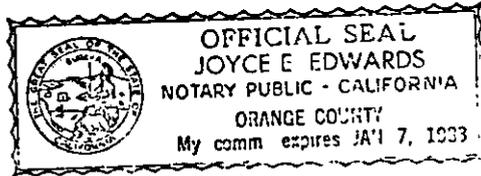
9-1986

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On April 3, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES R. WATSON, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

Joyce E. Edwards
Notary Public in and for said County and State.



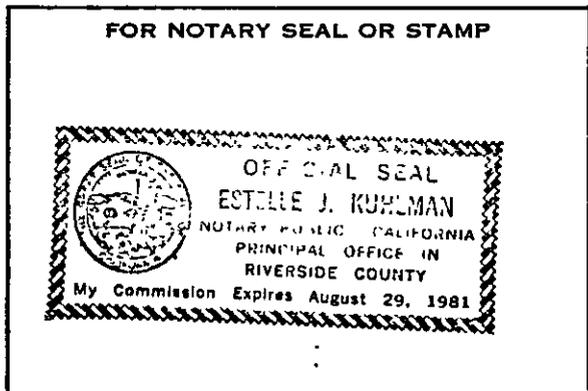
Misc-168 (G.S.) Act Individual (Rev. 9-68)
9-1986
Staple

STATE OF CALIFORNIA
COUNTY OF Riverside) ss.

On April 4, 1979 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared KENNETH D. HINSVARK
and MADELYN HINSVARK

_____, known to me
to be the person S whose name S subscribed to the
within instrument and acknowledged that they executed the
same.

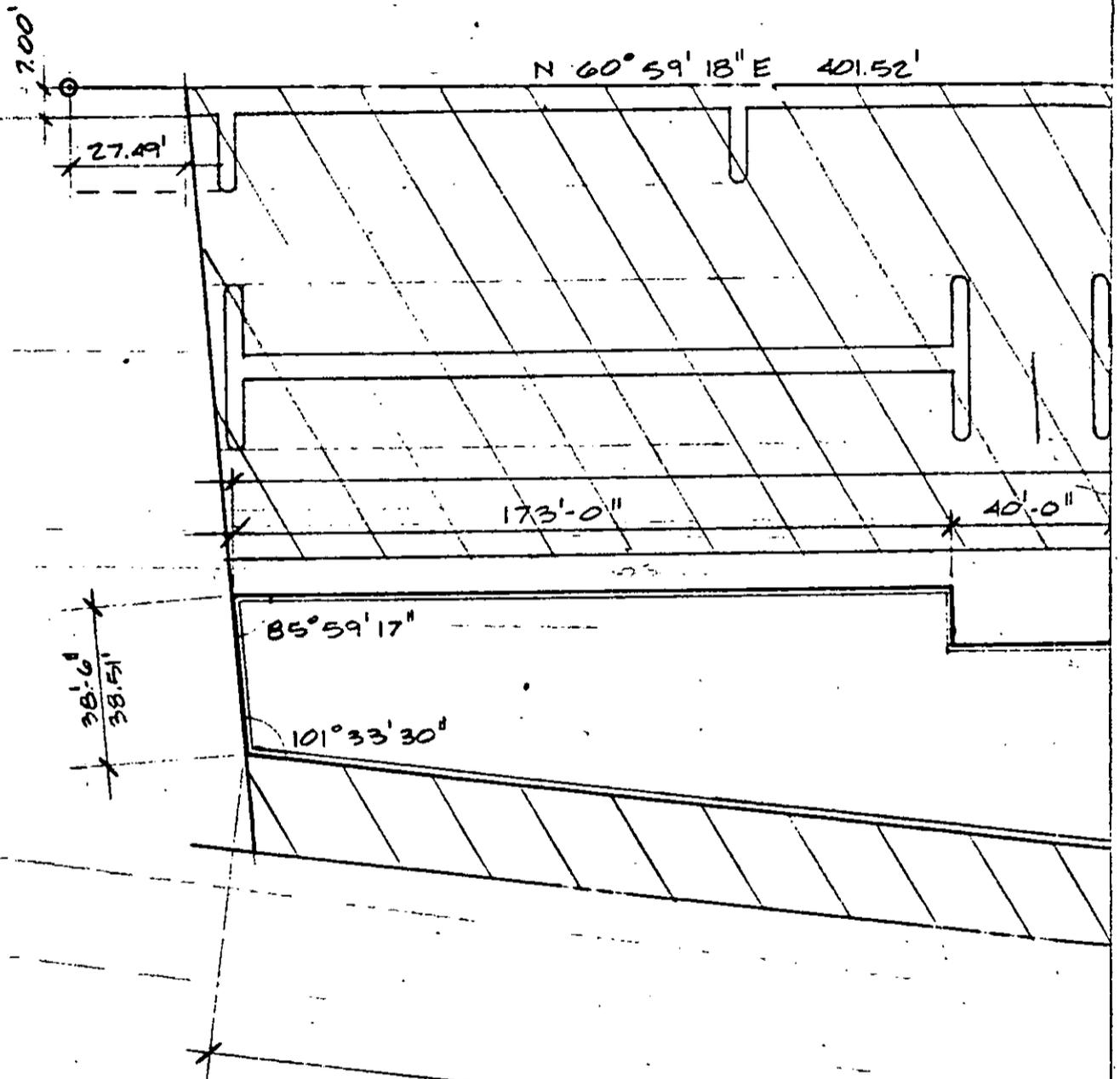
Estelle J. Kuhlman



C/A-6 -6

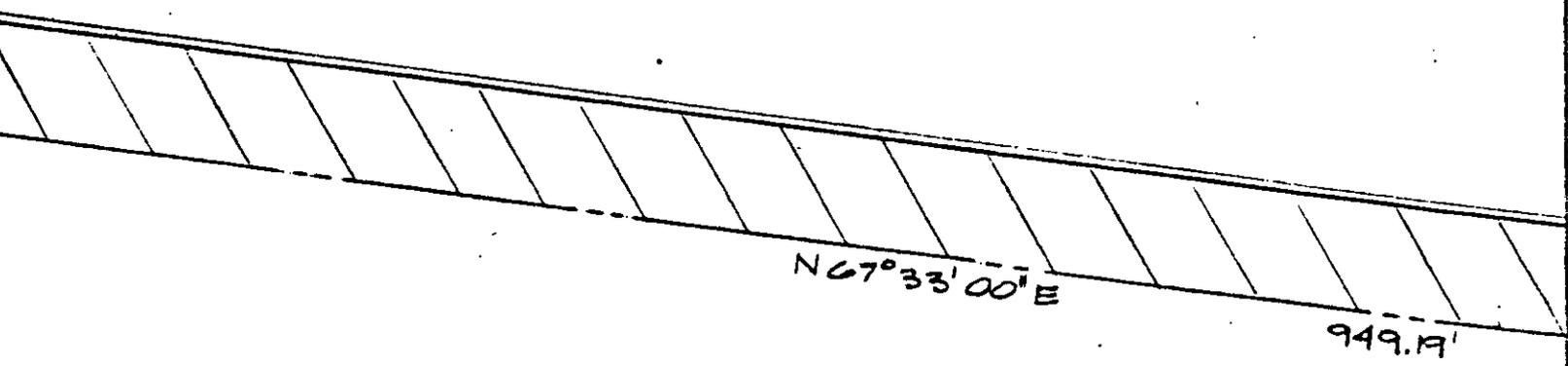
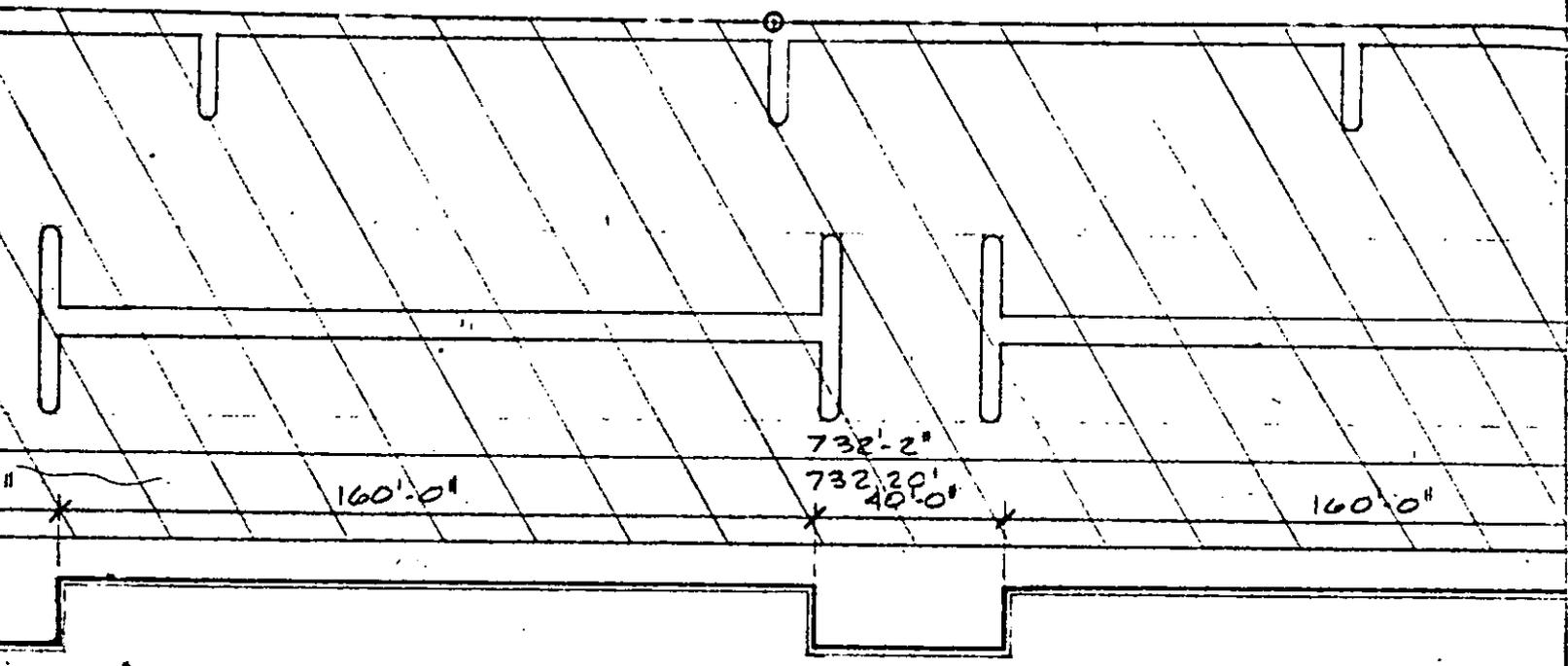
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RIVERSIDE Fwy

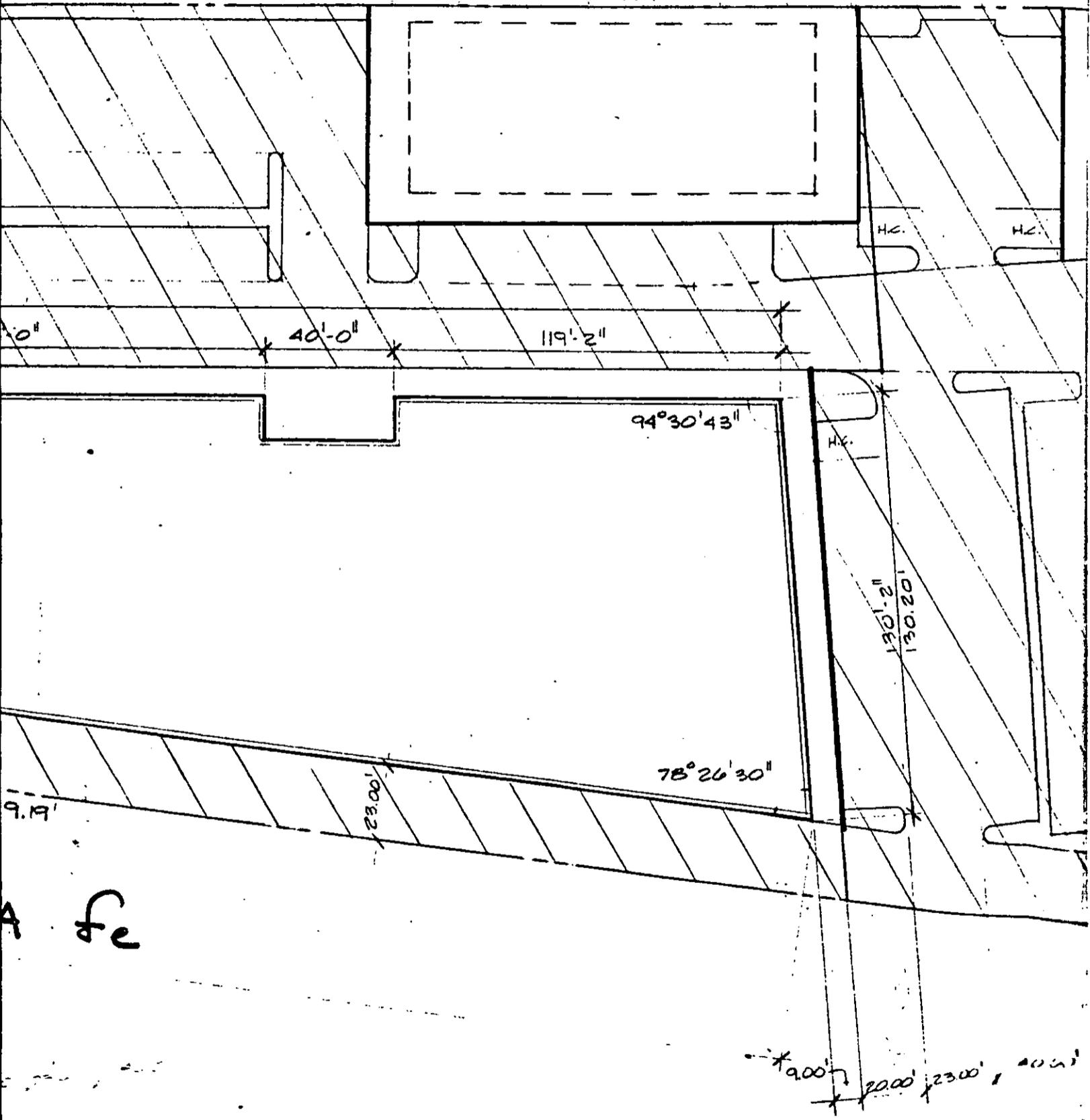


745'-0"
745.03'

SANTA fe

94986

N 60° 11' 01" E 607.95'



A Fe

900', 2000', 2300', 4000'

TYLER Ave.

