

154824

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

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RECEIVED FOR RECORD
3:35 Min. Past 3 o'clock P.M.

At Request of
Albert A. Webb Assoc.

Book 1982, Page 154824

SEP 7 1982

Recorded in Official Records
of Riverside County, California

William S. Eganly
Recorder

Fees \$ *11.00*

COVENANT AND AGREEMENT
AND GRANT OF EASEMENT

THIS COVENANT AND AGREEMENT AND GRANT OF EASEMENT is made and entered into this 27th day of July 1982, by and between VAN BUREN JOINT VENTURE, a California Joint Venture, comprised of National Investment Properties, Inc., a California corporation, Van Buren Investment Partnership, Ltd., a California Limited Partnership, and Van Buren Investors, Ltd., a California Limited Partnership, and Alice V. L. Wong, hereinafter referred to as the "First Party", and M.J.P. ESTATE CO., a California corporation, hereinafter referred to as the "Second Party".

WITNESSETH

WHEREAS, First Party owns that certain land located in the City of Riverside, County of Riverside, State of California, described as:

Parcels 1 and 2 of Parcel Map No. 16866, as shown by map on file in Book 105 of Parcel Maps, at pages 31 and 32 thereof, Records of Riverside County, California.

The land of said First Party is hereinafter referred to as Parcel "A"; and

WHEREAS, Second Party owns that certain land located in the City of Riverside, County of Riverside, State of California, described as:

DESCRIPTION APPROVAL
BY *George P. H. ...* 8.1.82
Surveyor

C/A-75

15482A

DESCRIPTION APPROVAL

George T. Hutchins
Surveyor

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Parcel 1 of Parcel Map No. 16865, as shown by map on file in Book 84 of Parcel Maps, at pages 9 and 10 thereof, Records of Riverside County, California.

The land of said Second Party is hereinafter referred to as Parcel "B"; and

WHEREAS, the parties hereto are desirous of creating reciprocal access easements for the common benefit of said parties;

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. That mutual, reciprocal and non-exclusive easements, rights and privileges to use the common areas on Parcel "A" for the benefit of Parcel "B" and on Parcel "B" for the benefit of Parcel "A", as designated by the areas crosshatched in black on Exhibit A, attached hereto and incorporated herein by this reference, for ingress and egress, are hereby granted for the benefit of the businesses located on said Parcels "A" and "B" and the customers thereof.

2. The easements hereby granted are superior and paramount to the rights-of-way of the parties hereto in the respective servient estates hereby established and are covenants running with the land.

3. No wall, fence, or other barrier shall be constructed on that portion of the common boundary line between Parcels "A" and "B" described hereinabove which cross the area crosshatched in black, as described in Paragraph 1. hereinabove.

4. That these easements are made and executed for the purpose of complying with the conditions imposed by the City of Riverside, California, for the approval of a Building Permit for Parcel "A", and that said easements shall not be extinguished or altered in any way by the parties hereto or their successors and assigns, without the prior consent of the City of Riverside.

C/A-75

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IN WITNESS WHEREOF the parties hereto have caused this Covenant and Agreement and Grant of Easement to be executed the day and year first above written.

FIRST PARTY

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.

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

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

SECOND PARTY

M.J.F. ESTATE CO.

By: John S. Sullivan
President

By: Norman M. Foster Assistant Secretary

[Signature]
APPROVED AS TO FORM
ASST. CITY ATTORNEY

154824

1 State of California)
County of Orange)ss.

2

3 On this 27th day of July, 1982, before me the
4 undersigned, a Notary Public in and for said State, personally appeared
5 Garnet E. Gahagan, known to me to be the President, and Thomas L. Channell II,
6 known to me to be the Secretary of the corporation that executed the within
7 Instrument, which corporation is known to me to be the General Partner of
8 National Investment Properties, Inc., Van Buren Investment Partnership, a
9 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.

10 WITNESS my hand and official seal.

11 Nadine Sweetmon
(Notary signature line) Nadine Sweetmon
12 Notary Public in and for said State



13 My Commission expires Sept. 6, 1985

14

15

16 State of California)
County of Orange)ss.

17

18 On this 27th day of July, 1982, before me the
undersigned, a Notary Public in and for said State, personally appeared
19 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
partners of Van Buren Joint Venture, a joint venture, and acknowledged
both as a partner-

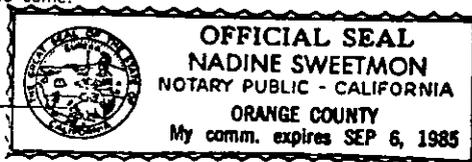
STATE OF CALIFORNIA
COUNTY OF Orange)ss.

On July 27, 1982, before me, the undersigned, a Notary Public in and for
said State, personally appeared Alice V. L. Wong

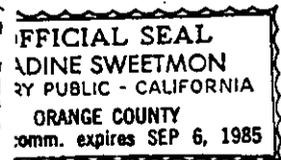
known to me to be the person _____ whose name _____
subscribed to the within instrument and acknowledged to me
that she executed the same.

WITNESS my hand and official seal.

Signature Nadine Sweetmon
Nadine Sweetmon



ACKNOWLEDGEMENT TO COVER -
NANT AND AGREEMENT AND GRANT OF
EASEMENT DATED JULY 27, 1982.



C/A-75

GRANT OF EASEMENT

154824

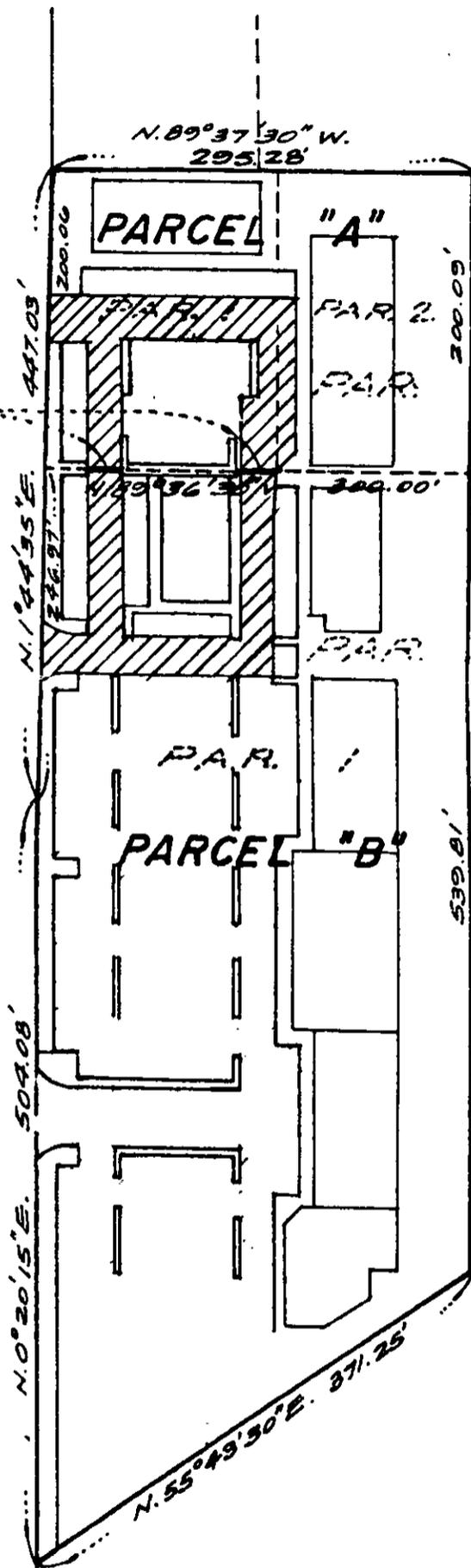
Form 5.01 - (Individual) First American Title Company

JACKSON ST.

154824

No wall, fence or other barriers shall be constructed in these locations

VAN BUREN BLVD.



MAP NO 16866
P.M.B. 105/31-32

MAP NO 16866
P.M.B. 84/9-10

• CITY OF RIVERSIDE, CALIFORNIA •

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

81-75

SCALE 1" = None

DRAWN BY *hlm* DATE 7/19/82

SUBJECT BUILDING PERMIT P.M. NO. 16866

EXHIBIT A

C/A-75