

ACCESS AND PARKING AGREEMENT

Document Number

Document Title

DOCUMENT # 2386817
RACINE COUNTY REGISTER OF DEEDS
August 05, 2014 9:33 AM



TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 6



*This Cover Page is Part of the MUTUAL ACCESS AND PARKING AGREEMENT.

Recording Area

Name and Return Address

Mario Espinoza
Taqueria Nuevo Vallaria
3700 Durand Avenue
Racine, WI 53405

AP. 6.

#276-00-00-23860-000

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE.

This info
the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the
document.
WRDA Rev. 12/22/2010

~ Mutual Access and Parking Agreement ~

This Agreement is executed by and between adjacent property owners as indicated in that certain CERTIFIED SURVEY MAP #3019 as recorded in the Office of the Register of Deeds for Racine County, Wisconsin as Document Number #2281106.

Wherein, Govednik Investments, LLC by Brian Govednik as the current title holder of record as to:

Lot 1 of Certified Survey Map No. 3019, being a part of
the SW ¼ of the SE ¼ of Section 19, Town 3 North,
Range 23 East, in the City of Racine, County of Racine,
State of Wisconsin. (Document Number No. #2281106)

Property Address: 3724 Durand Avenue, Racine, WI 53405

AND

Taqueria Neuvo Vallaria, LLC by Mario Espinoza as current title holder of record as to:

Lot 2 of Certified Survey Map No. 3019, being a part of
the SW ¼ of the SE ¼ of Section 19, Town 3 North,
Range 23 East, in the City of Racine, County of Racine,
State of Wisconsin. (Document No. #2281106)

Property Address: 3700 Durand Avenue, Racine, WI 53405

Govednik Investments, LLC desires to sell the **East 35 feet of Lot 1 of Certified Survey Map #3019** to Taqueria Neuvo Vallaria, LLC. . (Currently, there is a vacant building formerly known as a Laundry mat).

The Buyer, Mario Espinoza Owner of Lot 2 of Certified Survey Map #3019, **desires a separate**

Tax Parcel Number to said split off. Now Known as: 3716 Durand Avenue.
TAX Parcel Number: 276000023860006

ADDITIONAL PARKING:

The Buyer, hereby agrees to designate Six (6) additional Parking Spaces, along the Westside of the existing restaurant building located on his real estate (Lot 2 of CSM #3019 – **see proposed CSM attached for approval**). Thereby creating more than sufficient parking, complying and meeting with the City of Racine Parking Requirement Code.

ACCESS TO ADDITIONAL PARKING:

The Buyer, hereby agrees to provide access across and through his property to accommodate for the additional six (6) parking spaces agreed to and designated by the owner of Lot 2 of Certified Survey Map #3019.

MAINTENANCE OF PARKING SPACES:

Seller and Buyer hereby agree to mutually share in the cost of maintenance for the area designated for the additional parking spaces.

(Snow removal, repair, insurance costs, any and all issues that may be a part of total Parking Lot care and maintenance). Before any work is done by either party, a written approval and breakdown of costs must be approved by both legal owners of title.

Exception as of the date of this Agreement: The current Owner of Lot 1, of said Certified Survey Map 3019, Govednik Investments, LLC and the current Owner of Lot 2 of said Certified Survey Map 3019, Mario Espinoza of Taqueria Neuvo Vallaria, LLC have entered into an unrecorded Exclusive Rent to Own Agreement dated February 29th, 2012, effective March 5th, 2012. The terms and conditions set out in said Exclusive Rent to Own Agreement supersede and apply until said Rent to Own Agreement is fulfilled. If the Rent to Own Agreement is not fulfilled and the purchase of the real estate agreed to in said Agreement does not take place then the Mutual Access and Parking Agreement will become null and void.

TERM OF AGREEMENT:

The Term of this Access and Parking Agreement shall "run with the land." It is perpetual and Owners of the respective abutting properties agree to all the terms and conditions set out in this Agreement. This is a limited use Agreement, designed for the mutual benefit of the Owners and customers and the respective businesses that currently exist or may exist now and in the future.

APPLICATION – CURRENT and FUTURE:

This Agreement applies to current and all future owners of cited and identified real estate within this Agreement. This Agreement must be recorded in the Office of the Register of Deeds for the County of Racine, State of Wisconsin.

This Agreement is entered into on this 28 day of May, 2014.

Owner of Lot 1 of Certified Survey Map # 3019

x Brian M. Govednik manager

Brian Govednik on behalf of
Govednik Investments, LLC
3724 Durand Avenue, Racine, WI

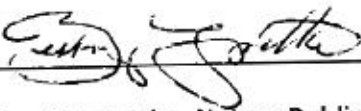
Owner of Lot 2 of Certified Survey Map #3019

x Mario Espinoza

Mario Espinoza on behalf of
Taqueria Neuvo Vallaria, LLC
3700 Durand Avenue, Racine, WI

~ ACKNOWLEDGMENT ~

Personally came before me on the 28 Day of May, 2014 the above named individuals known to me as Brian Govednik and Mario Espinoza, authorized signatories of said Limited Liability Company(s), to be the persons who executed the foregoing Agreement and acknowledged the same.

X 
Jeffrey C. Lapotko, Notary Public
State of Wisconsin



My Commission Expires: September 4th, 2016

(4)

This Document was Drafted and Agreed to By: Mario Espinoza and Brian Govednik

Return To: Mario Espinoza, Owner
Taqueria Neuvo Vallaria, LLC
3700 Durand Avenue
Racine, WI. 53405

CERTIFIED SURVEY MAP NO.-----
SHEET 2 OF 5
BEING A REDIVISION OF LOT 1 OF CERTIFIED
SURVEY MAP NO. 3015, VOLUME 9, PAGES
789-793, DOCUMENT NO. 2281106, BEING A
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 19, TOWN 3 NORTH, RANGE 23
EAST, IN THE CITY OF RACINE, COUNTY OF
RACINE, STATE OF WISCONSIN.

