



Cross Access / Common Driveway / Cross Parking Agreement

This cross access / common driveway / cross parking agreement (the "Agreement") is hereby made on this date _____, 20 ____; between Owner #1 and Owner #2.

Owner 1:

Name

Address

City, State, Zip Code

County

Owner 2:

Name

Address

City, State, Zip Code

County

Recitals

- A. _____, is the owner of real property more fully described on Exhibit "A" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 1");
- B. _____ is the owner of real property more fully described on Exhibit "B" (legal description) attached hereto and incorporated herein by this reference (as "Parcel 2");
- C. The parties to this agreement desire to create/grant a perpetual easement on, over, upon, and across portions of each property (**Parcel 1** and **Parcel 2**) for purposes of vehicular and pedestrian ingress and egress to and from, and non-exclusive parking rights, and for all other uses expressly contemplated by this agreement;
- D. The parties agree that these mutual easements will be defined, at a minimum, by the designated areas in Exhibit "C" (property layout with hatched areas) for **Parcel 1** and Exhibit "D" for **Parcel 2** (property layout with hatched areas). These exhibits are hereby defined as the "Easement Areas" and attached hereto.

1. Granting of Easements

- 1.1 Cross Access Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross access easements for purposes of vehicular and pedestrian ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.2 Common Driveway Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual common driveway easements for purposes of vehicular ingress and egress on, over, upon, and across the areas defined in the Easement Areas.
- 1.3 Cross Parking Easement. The interested parties representing Parcel 1 and Parcel 2 hereby grant and convey perpetual, non-exclusive, mutual cross parking easements for use of all parking spaces within the areas defined in the Easement Areas.

For more information or for a copy of this publication in an alternate format, contact Planning & Development at (602) 262-7811 voice / (602) 534-5500 TTY.

2. Maintenance

2.1 Maintenance of Easement Areas. Each party, at its sole cost and expense, shall maintain and keep the easements areas in a commercially reasonable condition and state of repair.

3. Mutual Indemnities

3.1 Indemnity. Each party held by this Agreement will indemnify, defend, and hold harmless the other for, from, and against any and all claims suffered or incurred in connection with any alleged bodily injury or property damage arising out of use or enjoyment of the Easements Areas, unless caused by negligence or willful misconduct.

4. Run with the Land

4.1 The covenants, conditions, restrictions, easements, and the other provisions of this Agreement shall run with and be appurtenant to each portion of Parcel 1 and Parcel 2, and shall be binding upon each portion of Parcel 1 and Parcel 2 and the Owner(s) thereof and all successors in title to any portion of Parcel 1 or Parcel 2 during their respective ownership.

5. Modification

5.1 The terms and conditions of this Agreement may be abrogated, modified, rescinded or amended in whole or in part only by written instrument executed by all the then Owners of Parcel 1 and Parcel 2 (and their mortgagees), and recorded with the County Recorder of Maricopa County, Arizona. A copy must be reviewed by the city of Phoenix Traffic Engineer Code Consistency Coordinator prior to recording.

IN WITNESS WHEREOF, this Agreement has been made as of the effective date.

Parcel 1:

Signature

Printed Name

Title

State of _____

County of _____

The foregoing instrument was signed before me,
the undersigned Notary Public,

this _____ day of _____, 20 ____

by _____

Notary Public _____

Parcel 2:

Signature

Printed Name

Title

State of _____

County of _____

The foregoing instrument was signed before me,
the undersigned Notary Public,

this ____ day of _____, 20 ____

by _____

Notary Public _____