

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
900 S. FREMONT AVENUE, 3RD FLOOR
ALHAMBRA, CA 91803-1331



Space above this line is for Recorder's use

COVENANT AND AGREEMENT
REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) &
NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) BMPs

The undersigned, Down Marie Fanning ("Owner"), hereby certifies that it owns the real property described as follows ("Subject Property"), located in the County of Los Angeles, State of California:

ASSESSOR'S ID # 5853-002-011 LEGAL DESCRIPTION 150ft of Lot 24 BK C
5853-002-043 TRACT NO. 875 SW of NW LOT NO. 24 BK C

ADDRESS: 1614 Pepper Dr.
Pasadena, CA 91104 per Exhibit 1A ATTACHED

Owner is aware of the requirements of County of Los Angeles' Green Building Standards Code, Title 31 relating to LID standards. In accordance with said Title 31, Section 4.106.4 & 5.108.2 the following LID features have been installed on the Subject Property:

- Porous pavement
- Cistern/rain barrel
- Infiltration trench/pit
- Rain garden/planter box
- Disconnect impervious surfaces
- Other Installing 2 x 15 gallon trees (acer macrophyllum bigleaf maple) catch basin w/ sump pump discharges to street.
- Dry Well
- Bioretention or biofiltration
- Storage containers
- Landscaping and landscape irrigation
- Green roof

The location, including GPS x-y coordinates, and type of each post-construction BMP feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1.

Owner hereby covenants and agrees to maintain the above-described post-construction BMP features in a good and operable condition at all times, and in accordance with the LID/NPDES Maintenance Guidelines, attached hereto as Exhibit 2.

Owner further covenants and agrees that the above-described post-construction BMP features shall not be removed from the Subject Property unless and until they have been replaced with other post-construction BMP features in accordance with County of Los Angeles' Green Building Standards Code, Title 31 and NPDES permit.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the post-construction BMP features that are located on the Subject Property, including the type(s) and location(s) of all such features, and instructions for property maintaining all such features.

Owner makes this Covenant and Agreement on behalf of itself and its successors and assigns. This Covenant and Agreement shall run with the Subject Property and shall be binding upon owner, future owners, and their heirs, successors and assignees, and shall continue in effect until the release of this Covenant and Agreement by the County of Los Angeles, in its sole discretion.

Owner(s):
By: DM Moore Date: 7/14/14
By: Down Marie Fanning Date: _____
(PLEASE ATTACH NOTARY)

PLAN CHECK NO.: BL1312020023 REFERENCE DISTRICT OFFICE NO.: 0510

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On Jun 23 2014 before me, DENEBA CRAVIOTO NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared DAWN MARIE FANNING

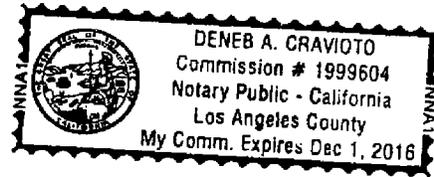
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ is are subscribed to the within instrument and acknowledged to me that he ~~she~~ she / they executed the same in his ~~her~~ her / their authorized capacity(ies), and that by his ~~her~~ her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Deneba Cravioto
 Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

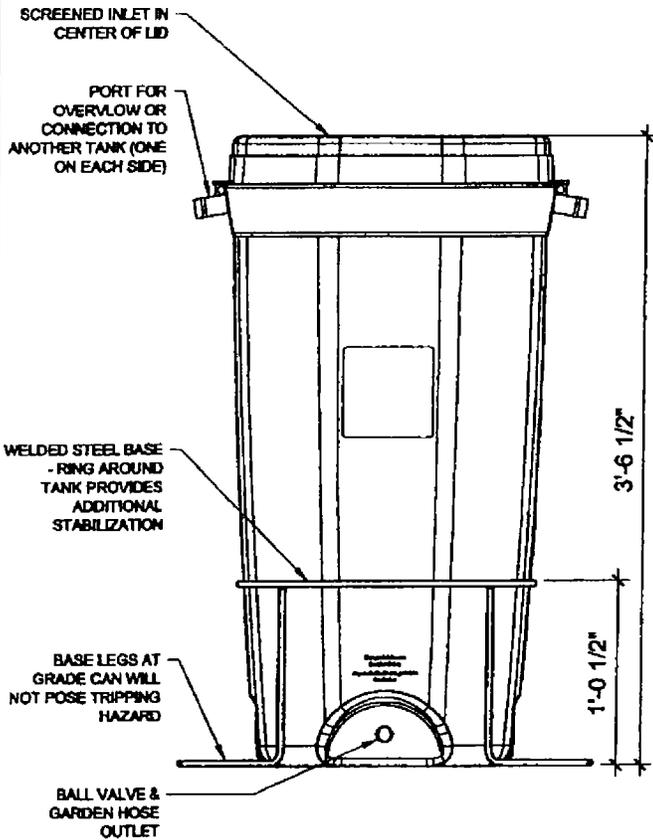
(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

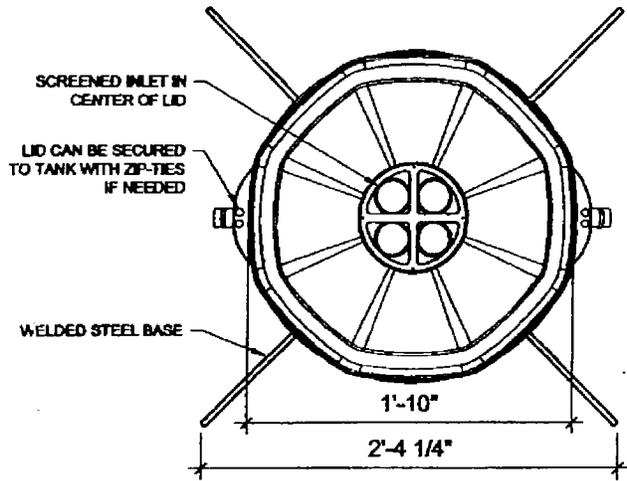
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they-~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT 1A



Rain Barrel Cistern System

Scale: 1:12

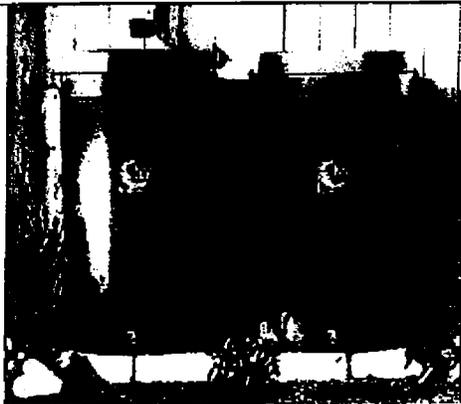


Rain Barrel - Top View

Scale: 1:12

PLEASE NOTE:

* HEAVY DUTY ZIP TIES MUST BE USED TO HOLD THE LID ON!



Rain Barrel Cistern System



Inlet Detail

1/4" TALL RAISED LETTERING CANNOT PEEL OFF

**Non potable use
Do Not Drink**

**Aqua de lluvia no potable
No Beba**

"Do Not Drink" Warning

Scale: 1:2

Notes:

1. All screens are 20x20 stainless steel mesh.
2. Tank capacity is 50 gallons
3. 50% recycled plastic content; 100% recyclable

HEY! TANKS L.A.

4886 Avoca Street
Los Angeles, CA 90041
(877)648-2657
heytanksla.com



HEY! TANKS L.A.

Exhibit 2

Low Impact Development BMP's

1. Landscaping and Landscaping Irrigation

Trees

- a. Plant two 15 gallon trees as shown on the site plans, near impervious surfaces (10' max. distance), and follow instructions pertinent to the specified species.
- b. Two of the 15 gallon trees is drought tolerant. (acer macrophyllum- Big Leaf Maple)
- c. Trees will be maintained and inspected on a regular basis with the care of mulching, fertilizing, and pruning. These inspections can detect early defect of trees and correct the defect before they become damaging the trees.

Smart Irrigation Controller

Irritrol-model# irritol 205T 1" thread valve w/ 120v power supply.

- a. Controllers shall be weather or soil moisture based controllers that automatically adjust irrigation in response to changes in plants' needs as weather condition change.
- b. Weather based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicated with controller.
- c. Proper maintenance of smart irrigation system is an important part of an efficient system. All systems should be maintained per manufacturer's specifications.

Rain Barrels

- a. Rain barrels shall be protected with 20" x 20" stainless steel mesh screen top at inlet and secured with zip ties.
- b. Rain barrel water shall be only used for watering landscape planting and not to be used for potable use.
- c. Proper maintenance of rain barrel shall be maintained by homeowner to keep all debris, pest and mosquitos, from rain barrel water on a biweekly basis during all seasons.

See next page for Exhibit 1, site plan containing locations of above items.



MAY 11 2014

FOR THE CLERK OF THE BOARD OF SUPERVISORS
CITY OF SAN FRANCISCO

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Pages:
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07/15/14 AT 08:37AM

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PAID:	<u>30.00</u>



LEADSHEET



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DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED