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DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

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, Matt Begin ("Owner"), hereby certifies that it owns the real property described as follows ("Subject Property"), located in the County of Los Angeles, State of California:

LEGAL DESCRIPTION

ASSESSOR'S ID # 8404-004-090 TRACT NO. See Attached LOT NO. See Attached
ADDRESS: 1953.3 E. Cypress St. Covina, CA

Owner is aware of the requirements of the County of Los Angeles' Green Building Standards Code, Title 31, Section 4.106.4 (LID), and National Pollutant Discharge Elimination System (NPDES) permit. The following post-construction BMP features have been installed on the Subject Property:

- Porous pavement
- ~~Cistern/rain barrel~~
- Infiltration trench/pit
- Bioretention or biofiltration
- Rain garden/planter box
- Disconnect impervious surfaces
- Dry Well
- Storage containers
- Landscaping and landscape irrigation
- Green roof
- Other _____

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 properly 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: Matt Begin Date: 10/10/13
By: MATT BEGIN Date: _____

(PLEASE ATTACH NOTARY)

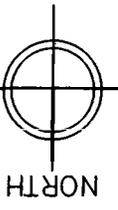
REFERENCE

PLAN CHECK NO.: GR 1307110003 DISTRICT OFFICE NO.: 5.00

ATTACHMENTS

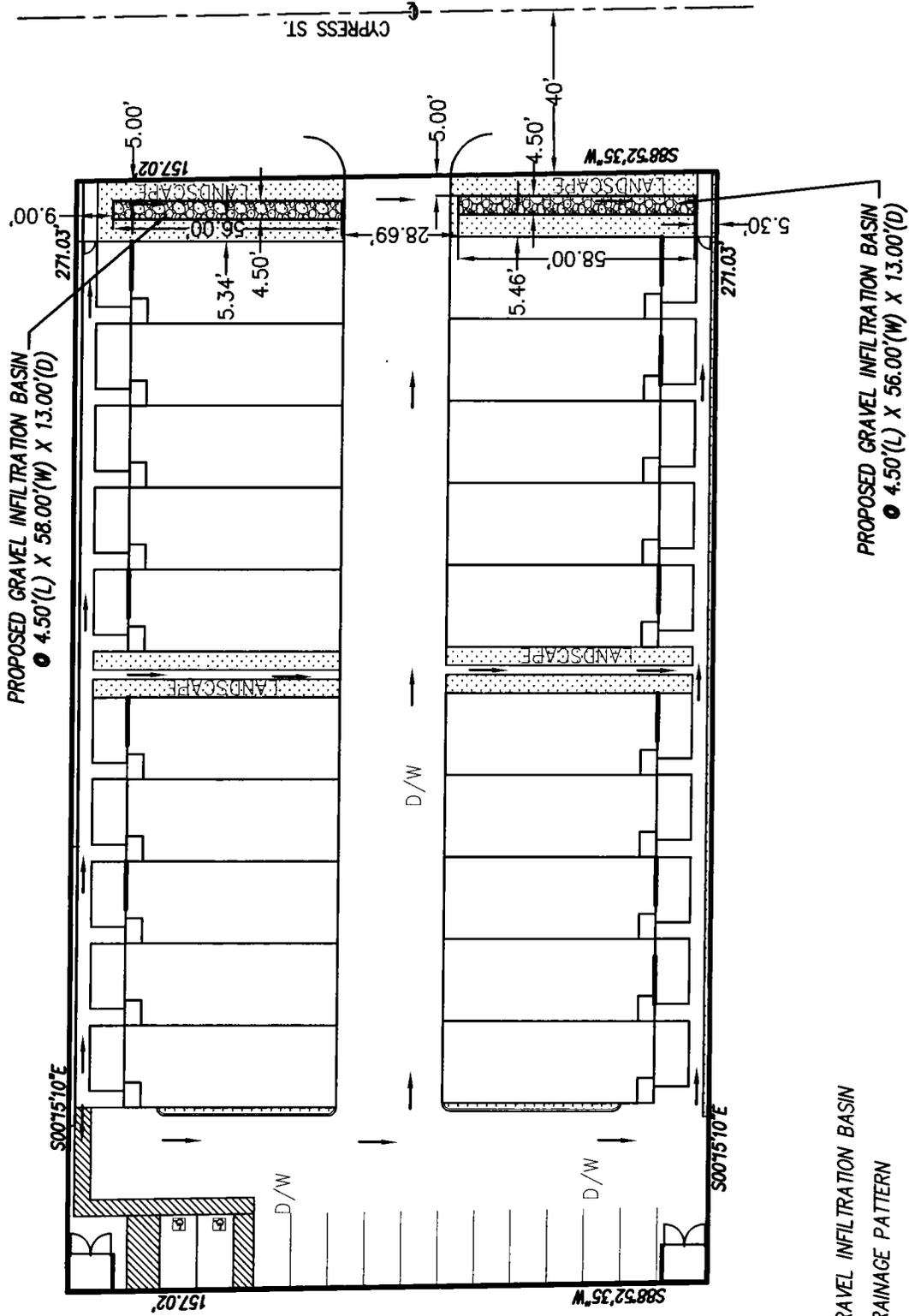
Legal Description

That portion of Lot 1, Section 7, Township 1 South, Range 9 West, San Bernardino of Meridian, and Portion of Section 7, Subdivision of The Rancho Addition To San Jose, and a portion of the Rancho San Jose, County of Los Angeles, State of California, as per map recorded in book 22, page 21 et seq., of Miscellaneous Records, In the office of the county recorder of said county.



SCALE: 1"=40'

EXHIBIT 1 LID SITE DIAGRAM



LEGEND:

-  PROPOSED GRAVEL INFILTRATION BASIN
-  PROPOSED DRAINAGE PATTERN
-  PROPERTY LINE
-  D/W DRIVEWAY

NOTE:

FOR DETAILS OF DRAINAGE PATTERN/DEVICES, PLEASE SEE SEPARATE ENGINEERING PLAN.

EXHIBIT 2

LID MAINTENANCE GUIDELINES

A. INFILTRATION PIT

THE PROPERTY OWNER SHALL MAINTAIN THE UNDERGROUND INFILTRATION CHAMBER QUARTERLY THROUGH THE FIRST YEAR OF USE WITH YEARLY INSPECTIONS THEREAFTER. TO MONITOR THE ACCUMULATION OF FINE SEDIMENTS THAT MAY ENTER THE DETENTION/RETENTION AREA, THE INFILTRATION SYSTEM MAY INCLUDE A MONITORING WELL, FLUSH PORTS, OR BOTH. FLUSHING SHOULD BE PERFORMED IF SEDIMENT SHOULD REACH A PRE-DETERMINED DEPTH OR VOLUME OF STORAGE CAPACITY WHICH REDUCES PERFORMANCE OF THE SYSTEM TO UNACCEPTABLE LEVELS.

OPERATION & MAINTENANCE PLAN FOR FILTER INSERT

The maintenance program will include the following key components:

- 1. REGULAR SWEEPING AND REMOVAL OF DEBRIS:**
Vehicle parking lot will be swept on a regular basis. Sediments and debris (litter, leaves, papers and cans, etc.) within the area, especially around the drainage inlet, will be collected and removed. The frequency of sweeping will be based on the amount of sediment and debris generated.
- 2. REGULAR INSPECTIONS:**
The catch basin, and downspout filter insert will be inspected on a regular basis. The frequency of inspection will be based on a pollutant loading, amount of debris leaves, etc., and amount of runoff. At a minimum, there will be three inspections per year.
- 3. CONDUCT OF THE VISUAL INSPECTION:**
 - a. Broom sweep around the inlet and remove the inlet grate
 - b. Inspect the filter liner for serviceability. If called for, the filter body will be replaced.
 - c. Check the condition of the absorbent pouches and visually check the condition of the enclosed absorbent. If the surface of the granules is more than 50% coated with a dark gray or black substance, the pouches will be replaced with new ones.
 - d. Check for loose or missing nuts (on some models) and gaps between the filter and the inlet wall, which would allow bypass of the filter during low flows.
 - e. The filter components will be replaced in the inlet and the grate replaced.
- 4. CLEANING OUT THE FILTER INSERT:**
Regardless of the model of the filter insert, the devices must be cleaned out on a recurring basis. The manufacturer recommends at least three cleanings per year – more in high exposure areas.
 - a. The Standard Filter, in most cases, can be cleaned out by removing the devices from the inlet and dumping the contents into a DOT approved drum for later disposal. If the oil-absorbent pouches need to be changed, the time to change them is immediately after dumping and before the filter is replaced in the inlet.
 - b. Because of weight, method of installment and so forth, some filter inserts will be cleaned with the aid of vector truck. If necessary, the oil-absorbent pouches will be changed after the pollutants have been removed and as the filter is being returned to service,
- 5. MAINTENANCE OF RAIN GUTTER**
Inspection of the rain gutter system is required on a regular basis.
The gutter guard will be added over the gutters to help in keeping rain gutters in great shape and preventing leaves, sticks and other debris from clogging up the gutter system.
The rain gutter will be cleaned twice a year. It must be cleaned at least once in the fall season when lots of leaves fall down.
Replace any missing nails that hold the gutter to the roof and patch holes in gutters as necessary. Rusty metal gutters should also be replaced as necessary.
Be sure to use downspouts and that the roof runoff flows out and well away from

building.

As part of regular inspection, also check downspouts for rust, flaking or peeling paint, leaks and repairing or replacement shall be done as necessary.

6. STENCILING:

Legibility of stencils and or signs at all storm drain inlets and catch basins within the project area must be maintained at all time.

7. MAINTENANCE LOG:

Keep a log of all inspections and maintenance performed on the catch basins and filter inserts. Keep this log on-site.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On October 10, 2013 before me, Ernie Melendrez a notary public
(Here insert name and title of the officer)

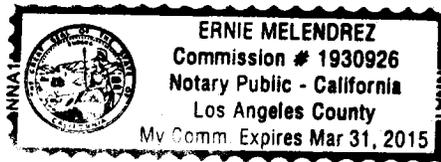
personally appeared Matt Begin

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

Ernie Melendrez
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

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

DESCRIPTION OF THE ATTACHED DOCUMENT
Consent and Agreement regarding
the maintenance of low impact development
(Title or description of attached document)
(LID) & National Infiltrant Discharge
elimination system (NIDES) BMPs
(Title or description of attached document continued)

Number of Pages 6 Document Date 10/10/2013

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____