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20131481461



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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/16/13 AT 08:54AM

FEEs :	39.00
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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, KATHY LAM ("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 # 8417-006-022 TRACT NO. _____ LOT NO. _____
ADDRESS: 15845 E. QUEENSIDE DRIVE, COVINA, CA. 91722

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 the following LID features have been installed on the Subject Property:

- | | |
|---|--|
| <input type="checkbox"/> Porous pavement | <input type="checkbox"/> Dry Well |
| <input type="checkbox"/> Cistern/rain barrel | <input type="checkbox"/> Bioretention or biofiltration |
| <input type="checkbox"/> Infiltration trench/pit | <input type="checkbox"/> Storage containers |
| <input checked="" type="checkbox"/> Rain garden/planter box | <input checked="" type="checkbox"/> Landscaping and landscape irrigation |
| <input type="checkbox"/> Disconnect impervious surfaces | <input type="checkbox"/> Green roof |
| <input type="checkbox"/> 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: [Signature] Date: 10/16/13

By: KATHY LAM Date: 10/16/13

(PLEASE ATTACH NOTARY)

REFERENCE

PLAN CHECK NO.: _____ DISTRICT OFFICE NO.: _____

Exhibit 2

Address: 15845 E. QUEENSIDE DRIVE, COVINA, CA. 91722

Owner agrees to maintain the rain garden, landscaping and landscape irrigation LID features in a good and operable condition at all times, and in accordance with the LID Maintenance Guidelines below:

1. Downspout from rooftop or sheet flow from paving allows unimpeded storm water flow to the rain garden. Debris shall be removed routinely (e.g. no less than every 6 months) and upon discovery. Damaged pipe shall be repaired upon discovery.
2. Rain garden reservoir receives and detains storm water prior to infiltration. Water should drain from reservoir within 3 or 4 hours of storm event. Sources of clogging shall be identified and corrected. Topsoil may need to be amended with sand or replaced all together.
3. Spill prevention measures shall be exercised when handling substances that contaminate storm water. Releases of pollutants shall be corrected as soon as identified.
4. Insects and rodents shall not be harbored in the rain garden. Pest control measures shall be taken when insects/rodents are found to be present. If sprays are considered, then a mosquito larvicide such as Bacillus thurensensis or Altoside formulations can be applied only if absolutely necessary, and only by a licensed individual or contractor. Holes in the ground located in and around the rain garden shall be filled and compacted.
5. Filter media consisting of sand, gravel and topsoil shall allow storm water to percolate uniformly through the rain garden. The rain garden shall be excavated and cleaned; and gravel or soil shall be replaced to correct low infiltration rates. Holes that are not consistent with the design and allow water to flow directly through the rain garden to the ground shall be plugged. Sediment accumulation shall be hand removed using proper erosion control measures. Sediment shall be removed if it is more than 4 inches thick. Litter and debris shall be removed routinely (e.g. no less than quarterly) and upon discovery.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles } SS

On October 16, 2013 before me, JESSICA M. GARCIA, a Notary Public,
personally appeared ***** KATHY LAM *****

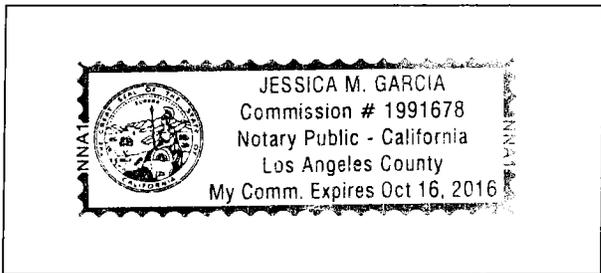
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Signature *Jessica M. Garcia*

NOTARY SEAL BELOW



OPTIONAL

Though the information is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Covenant and Agreement

Document Date: October 16, 2013 Number of Pages: Three

Signer(s) Other Than Named Above: None

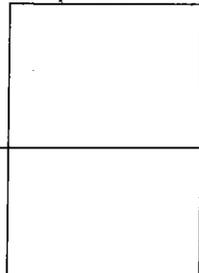
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer-Title(s): _____
- Partner- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Right Thumbprint of Signer

Top of Thumb Here



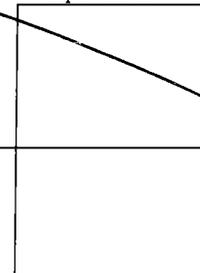
Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer-Title(s): _____
- Partner- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

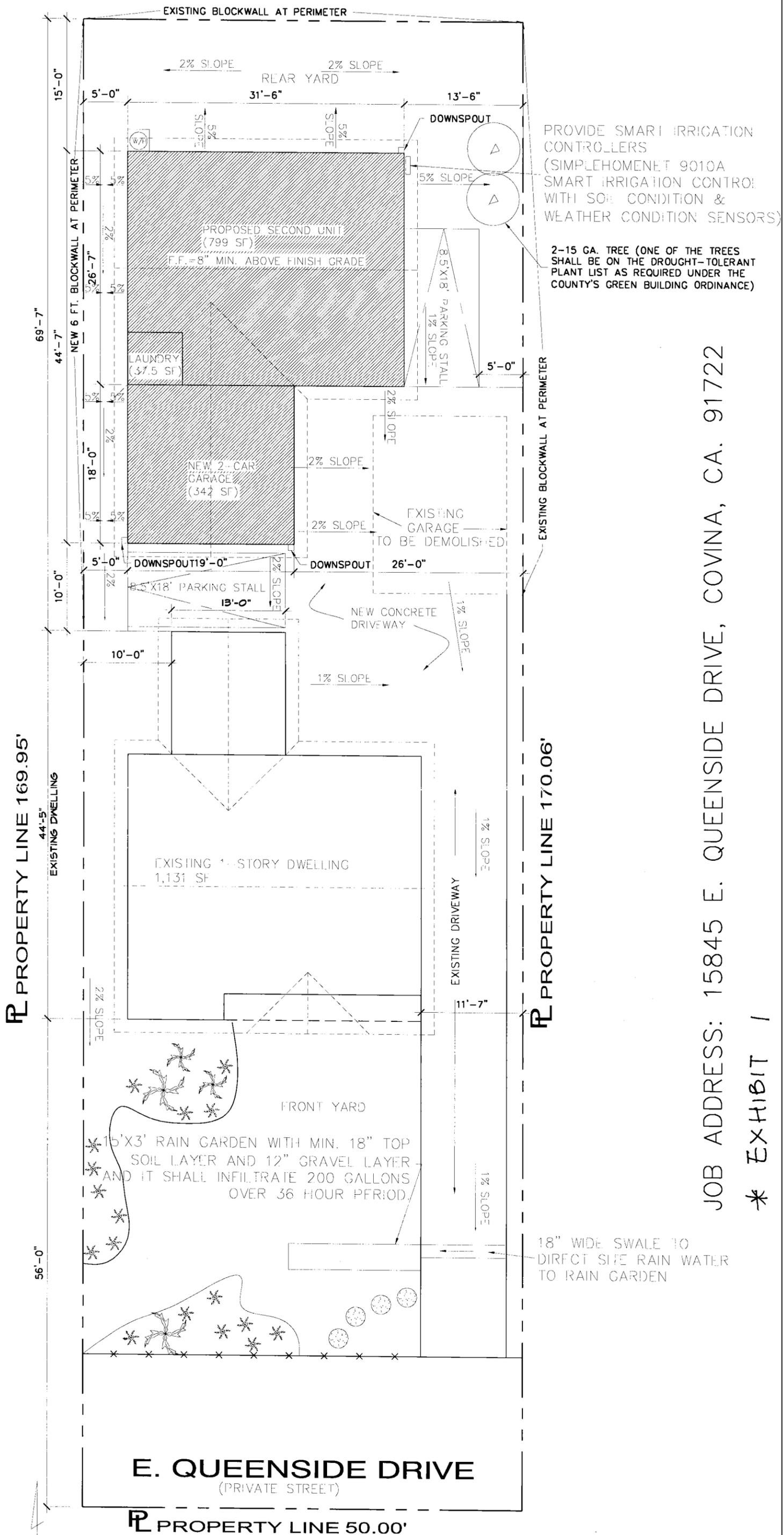
Right Thumbprint of Signer

Top of Thumb Here



Signer is Representing: _____

PROPERTY LINE 50.00'



JOB ADDRESS: 15845 E. QUEENSIDE DRIVE, COVINA, CA. 91722

* EXHIBIT 1

SITE PLAN

1"=10'-0"