



WHEN RECORDED MAIL TO:

City Clerk
 City of Riverside
 City Hall, 3900 Main Street
 Riverside, CA 92522

Planning Cases: P07-0467

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COVENANT AND AGREEMENT
 ESTABLISHING NOTIFICATION PROCESS AND RESPONSIBILITY FOR
 WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION AND MAINTENANCE

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THIS COVENANT AND AGREEMENT FOR WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION AND MAINTENANCE is made and entered into this 8th day of January, 2008, by Kienle & Kienle Investments, LP, a California Limited Partnership ("Declarant"), with reference to the following facts:

- A. Declarant is the fee owner of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, and legally described in Exhibit "A", which is attached hereto and incorporated within by reference.
- B. Declarant has applied to the City of Riverside ("City") for Design Review Case Number P07-0467 for construction of an office building located at 7082 Indiana Avenue.
- C. As a condition of approval and prior to issuance of any permits, the City is requiring Declarant to execute and record an agreement stating that the future property owners shall be informed of the requirements to implement and maintain the Best Management Practices ("BMPs") as described in the approved project specific Water Quality Management Plan.
- D. Declarant intends by this document to comply with the conditions imposed by the City and to impose upon the Property mutually beneficial restrictions, conditions, covenants and agreements for the benefit of Property.

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside for the approval of Planning Case P07-0467, Declarant hereby declares that the Property is and hereafter shall be held, conveyed, transferred, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the following declarations, limitations, covenants, conditions, restrictions and easements, all of which are imposed as equitable servitudes pursuant to a general plan for the development of the Property for the purpose of enhancing and protecting the value and attractiveness of the Property, and each Parcel

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thereof, in accordance with the plan for the improvement of the Property, and to comply with certain conditions imposed by the City for the approval of P07-0467, and shall be binding and inure to the benefit of each successor and assignee in interest of each such party. Any conveyance, transfer, sale, assignment, lease or sublease made by Declarant of a Parcel of the Property shall be and hereby is deemed to incorporate by reference all the provisions of the Covenant and Agreement including, but not limited to, all the covenants, conditions, restrictions, limitations, grants of easement, rights, rights-of-way, and equitable servitude contained herein.

1. This Covenant and Agreement hereby establishes a notification process for future individual property owners to ensure they are subject to and adhere to the Water Quality Management Plan implementation measures and that it shall be the responsibility of the Declarant, its heirs, successors and assigns to implement and maintain all Best Management Practices (BMPs) in good working order.

2. Declarant shall use its best efforts to diligently implement and maintain all BMPs in a manner assuring peak performance at all times. All reasonable precautions shall be exercised by Declarant, its heirs, successors and assigns, in the removal and extraction of any material(s) from the BMPs and the ultimate disposal of the material(s) in a manner consistent with all relevant laws and regulations in effect at the time. As may be requested from time to time by the City, Declarant, its heirs, successors and assigns shall provide the City with documentation identifying the material(s) removed, the quantity, and disposal destination.

3. In the event Declarant, or its heirs, successors or assigns, fails to undertake the maintenance contemplated by this Covenant and Agreement within twenty-one (21) days of being given written notice by the City, or fails to complete any maintenance contemplated by this Covenant and Agreement with reasonable diligence, the City is hereby authorized to cause any maintenance necessary to be completed and charge the entire cost and expense to the Declarant or Declarant's heirs, successors or assigns, including administrative costs, reasonable attorneys fees and interest thereon at the maximum rate authorized by the Civil Code from the date of the notice of expense until paid in full. As an additional remedy, the Public Works Director may withdraw any previous urban runoff-related approval with respect to the Property on which BMPs have been installed and/or implemented until such time as Declarant, its heirs, successors or assigns, repays to City its reasonable costs incurred in accordance with this paragraph.

4. Any person who now or hereafter owns or acquires any right, title or interest in or to any parcel of the Property shall be deemed to have consented and agreed to every covenant, condition, restriction and easement contained herein.

5. In addition, each of the provisions hereof shall operate as covenants running with the land for the benefit of the Property and each Parcel thereof and shall inure to the benefit of all owners of the Parcels thereof, their successors and assigns in interest, and shall apply to and bind each successive owner of each Parcel, their successors and assigns in interest.

6. The terms of this Covenant and Agreement may be enforced by the City, its successors or assigns, and by any owner, lessee or tenant of the Parcels of the Property.

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Should the City or any owner, lessee or tenant bring an action to enforce any of the terms of this Covenant and Agreement, the prevailing party shall be entitled to costs of suit including reasonable attorneys' fees.

7. Subject to the prior written approval of the City by its Public Works Director, any provision contained herein may be terminated, modified or amended as to all of the Property or any portion thereof. No such termination, modification or amendment shall be effective until there shall have been executed, acknowledged and recorded in the Office of the Recorder of Riverside County, California, an appropriate instrument evidencing the same including the consent thereto by the City.

IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement to be executed as of the day and year first written above.

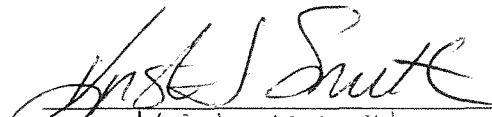
Kienle & Kienle Investments, LP, a California Limited Partnership

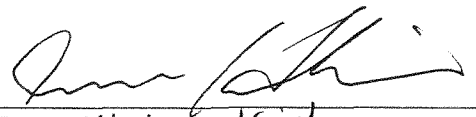

Name: Steven Kienle
Title: General Partner


Name: Walter Karl Kienle
Title: General Partner

APPROVED AS TO FORM:

APPROVED AS TO CONTENT


Name: Kristi J. Smith
Deputy City Attorney


Name: Elaine Hsieh
Public Works Department:



ACKNOWLEDGMENT

State of California
County of Riverside } ss.

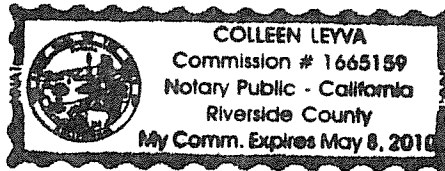
On January 8, 2008 before me, Colleen Leyva,
Notary Public, personally appeared Steven Kienle, Walter Karl Kienle

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 signatures(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.

Handwritten signature of Colleen Leyva



Signature

(seal)

OPTIONAL INFORMATION

Date of Document

Thumbprint of Signer

Type or Title of Document

Number of Pages in Document

Document in a Foreign Language

Type of Satisfactory Evidence:

- Personally Known with Paper Identification
Paper Identification
Credible Witness(es)

Capacity of Signer:

- Trustee
Power of Attorney
CEO / CFO / COO
President / Vice-President / Secretary / Treasurer
Other:

Check here if no thumbprint or fingerprint is available.

Other Information:



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EXHIBIT "A"

PARCEL 1

That certain real property located in the City of Riverside, Riverside County, California, more particularly described as follows:

Lot 1 together with Lots 2, 3 and 4 all in Block 6 of Orange Acres, as shown by map on file in Book 13, page 7 of Maps, records of Riverside County, California.

EXCEPTING THEREFROM that portion of said Lots 1, 2, 3 and 4, described as follows:

BEGINNING at the most westerly corner of said Lot 1;

Thence North 49°34'00" East, along the northwesterly line of said Lots 1, 2, 3 and 4, a distance of 300.00 feet to the most northerly corner of said Lot 4;

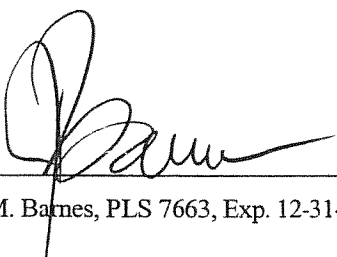
Thence South 34°00'00" East, along the northeasterly line of said Lot 4, a distance of 4.03 feet to a line that is parallel with and distant 44.00 feet southeasterly, as measured at right angles, from the centerline of Indiana Avenue as shown by said Map;

Thence South 49°34'00" West, along said parallel line, a distance of 287.50 feet;

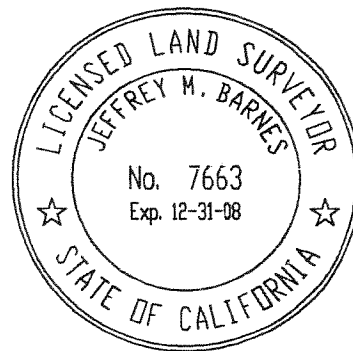
Thence South 5°28'25" East, a distance of 26.01 feet to a point in the southwesterly line of said Lot 1, distant 25.48 feet southeasterly from said most westerly corner of Lot 1;

Thence North 34°00'00" West, along said southwesterly line of Lot 1, a distance of 25.48 feet to the POINT OF BEGINNING.


This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Jeffrey M. Barnes, PLS 7663, Exp. 12-31-06 1/15/08 Date



DESCRIPTION APPROVAL:

BY:  1/23/08

DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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