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06/11/2008 08:00A Fee:21.00

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

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

Planning Case: P06-1506

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

THIS COVENANT AND AGREEMENT FOR WATER QUALITY MANAGEMENT PLAN IMPLEMENTATION AND MAINTENANCE is made and entered into this 7th day of May, 2008, by Citrus Business Park, LLC, ("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 two (2) commercial/warehouse buildings, Building A and B with associated loading docks and parking areas (non-trailer) for Phase I.

C. As a condition of approval and prior to the map recordation and/or 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 P06-1506, 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

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purpose of enhancing and protecting the value and attractiveness of the Property, and each Parcel 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 P06-1506, 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 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.

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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. 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.

**Citrus Business Park, LLC**

A. Mazid Calillo

RAY

R. MAZID CALILLO

Name:

Title: co-manager

APPROVED AS TO FORM:

Krish J. Smith

Name: Krish J. Smith  
Deputy City Attorney

APPROVED AS TO CONTENT

Elaine Hsieh

Name: Elaine Hsieh  
Public Works Department:

C/A 1179 W

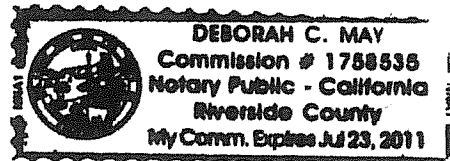
STATE OF California )  
 )  
COUNTY OF Riverside )

On May 27<sup>th</sup>, 2007, before me, Deborah C. May, Notary Public, personally appeared Raymarino Calvillo, 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.

Deborah C. May (SEAL)  
Notary Public Signature



STATE OF \_\_\_\_\_ )  
 )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public Signature

**EXHIBIT A**  
**(Legal Description)**

PARCEL ONE:

LOTS 68 AND 69 OF EAST RIVERSIDE IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 33 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THE SOUTH HALF OF VALLEY STREET (66.00 FEET WIDE) ABUTTING SAID LOTS, SAID VALLEY STREET BEING VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, A CERTIFIED COPY OF SAID RESOLUTION, BEING RECORDED JULY 17, 1945 IN BOOK 685 PAGE 513 OF OFFICIAL RECORDS, SAID LOTS AND SOUTH HALF OF VALLEY STREET BEING DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF IOWA AVENUE (100.00 FEET WIDE) WITH THE CENTERLINE AND CITRUS AVENUE (66.00 FEET WIDE) THENCE SOUTH 89°55'30" EAST, 98.50 FEET ON SAID CENTERLINE OF CITRUS AVENUE TO THE CENTERLINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD RIGHT OF WAY (100.00 FEET WIDE) AS SHOWN ON SAID MAP; THENCE NORTH 34°58'30" EAST, 729.00 FEET ON SAID CENTERLINE; TO THE WESTERLY PROLONGATION OF SAID VALLEY STREET; THENCE NORTH 89°56'45" EAST, 61.06 FEET ON SAID PROLONGATION TO THE EASTERLY LINE OF SAID RIGHT OF WAY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°56'45" EAST ON LAST SAID CENTERLINE TO THE WEST LINE OF THE RIGHT OF WAY OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, HEMET BRANCH (100.00 FEET WIDE); THENCE SOUTH 01°46'30" WEST, 567.89 FEET ON SAID WEST LINE TO THE NORTH LINE OF SAID CITRUS AVENUE; THENCE NORTH 89°55'30" WEST, 1,537.18 FEET ON SAID NORTH LINE TO SAID EAST LINE ON THE RAILROAD RIGHT OF WAY; THENCE NORTH 34°58'30" EAST, 688.93 FEET ON SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JUNE 23, 1967 AS INSTRUMENT NO. 54534 OF OFFICIAL RECORDS.

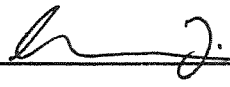
PARCEL TWO:

BLOCKS 28, 33, 34, 35 AND 36 AND THAT PORTION OF BLOCK 27 LYING SOUTHEASTERLY OF THE RIGHT OF WAY OF THE RIVERSIDE, SANTA ANA AND LOS ANGELES RAILROAD AS SHOWN BY MAP OF EAST RIVERSIDE, RECORDED IN BOOK 7, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND THAT PORTION OF STREETS ADJOINING SAID BLOCKS INCLUDED IN THE FOLLOWING DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY WITH THE CENTER LINE OF VALLEY STREET AS SHOWN BY SAID MAP: THENCE EASTERLY ON THE CENTER LINE OF VALLEY STREET 1151 FEET MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHERN CALIFORNIA RAILROAD RIGHT OF WAY; THENCE NORTHERLY ON SAID WESTERLY LINE OF SAID RIGHT OF WAY 1104 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF VILLA STREET; THENCE WESTERLY ON THE SOUTHERLY LINE OF VILLA STREET, 405 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE RIVERSIDE, SANTA ANA AND LOS ANGELES RAILROAD AS SHOWN BY SAID MAP; THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

APN: 247-150-008-5 (Affects: A portion of Parcel One), 247-150-009-6 (Affects: A portion of Parcel One), 247-112-002-1 (Affects: A portion of Parcel Two), 247-150-011-7 (Affects: A portion of Parcel Two), 247-106-006-6 (Affects: A portion of Parcel Two)

DESCRIPTION APPROVAL:

BY:  6/6/08  
DATE

FOR: MARK S. BROWN  
CITY SURVEYOR

C/A 1179 W