

WHEN RECORDED MAIL TO:

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

Planning Case: P08-0202

DOC # 2008-0517001

09/23/2008 08:00A Fee:33.00

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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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 \_\_\_ day of \_\_\_\_\_, 2008, by William B. Allen, Trustee of the William B. Allen Living Trust Established November 9, 1991, 6191 Jurupa Avenue, Riverside, CA 92504 ("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 P08-0202, a 23 unit apartment complex located at 1054 Orange Street to be known as the Orangeville Senior Living Apartments.

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 P08-0202, 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,

C/A 1185 W

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 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 P08-0202 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. 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.

WILLIAM B. ALLEN, TRUSTEE OF THE  
William B. Allen Living Trust ESTABLISHED NOVEMBER 9, 1991



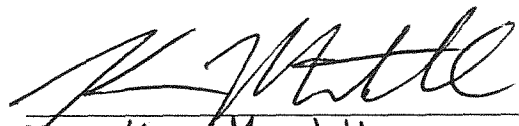
Name: \_\_\_\_\_ Title TRUSTEE

APPROVED AS TO FORM:



Name: Krish J. Smith  
Deputy City Attorney

APPROVED AS TO CONTENT



Name: Kevin Marstall  
Public Works Department:



C/A 1185 W

**ACKNOWLEDGMENT**

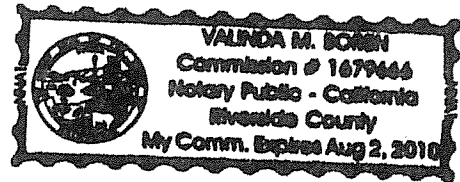
State of California  
County of Riverside

On September 9, 2008 before me, Valinda M. Boren - Notary Public  
(insert name and title of the officer)

personally appeared William B. Allen  
who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is ~~(s)~~ ~~(s)~~  
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 Valinda M. Boren (Seal)

**DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document Covenant and Agreement City of Riverside

Document Date 9/8/08 Number of Pages 3

Signers other Than Named Above None



2008-0517001  
09/23/2008 08:00A  
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C/A1185W

Exhibit "A"

LEGAL DESCRIPTION

The land referred to is situated in the County of Riverside , City of Riverside, State of California, and is described as follows:

All that portion of Lot 94 of Lands of Southern California Colony Association, in the City of Riverside, County of Riverside, State of California, as shown by Map Recorded in Book 7, Page 3, of Maps, Records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point on the northerly line of said Lot, 25 feet easterly from the northwest corner thereof, said point being on the easterly line of North Orange Street;

Thence easterly along said northerly line 263.3 feet;

Thence southerly and parallel with the westerly line of said Lot, 392 feet;

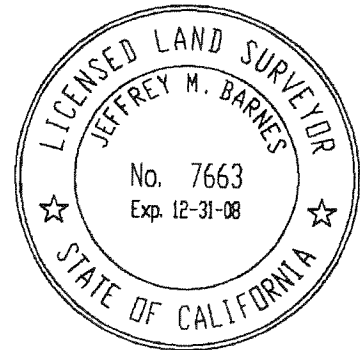
Thence westerly and parallel with the northerly line of said Lot 263.3 feet to a point on the easterly line of North Orange Street;

Thence northerly along the easterly line of North Orange Street, 392 feet to the POINT OF BEGINNING.

Excepting therefrom any portion included in Nash Subdivision, as shown by Map on File in Book 37, Page 89 of Maps, Records of Riverside County, California.

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

*[Signature]* 9/8/2008  
Jeffrey M. Barnes, PLS 7663, Exp. 12-31-08 Date



DESCRIPTION APPROVAL:

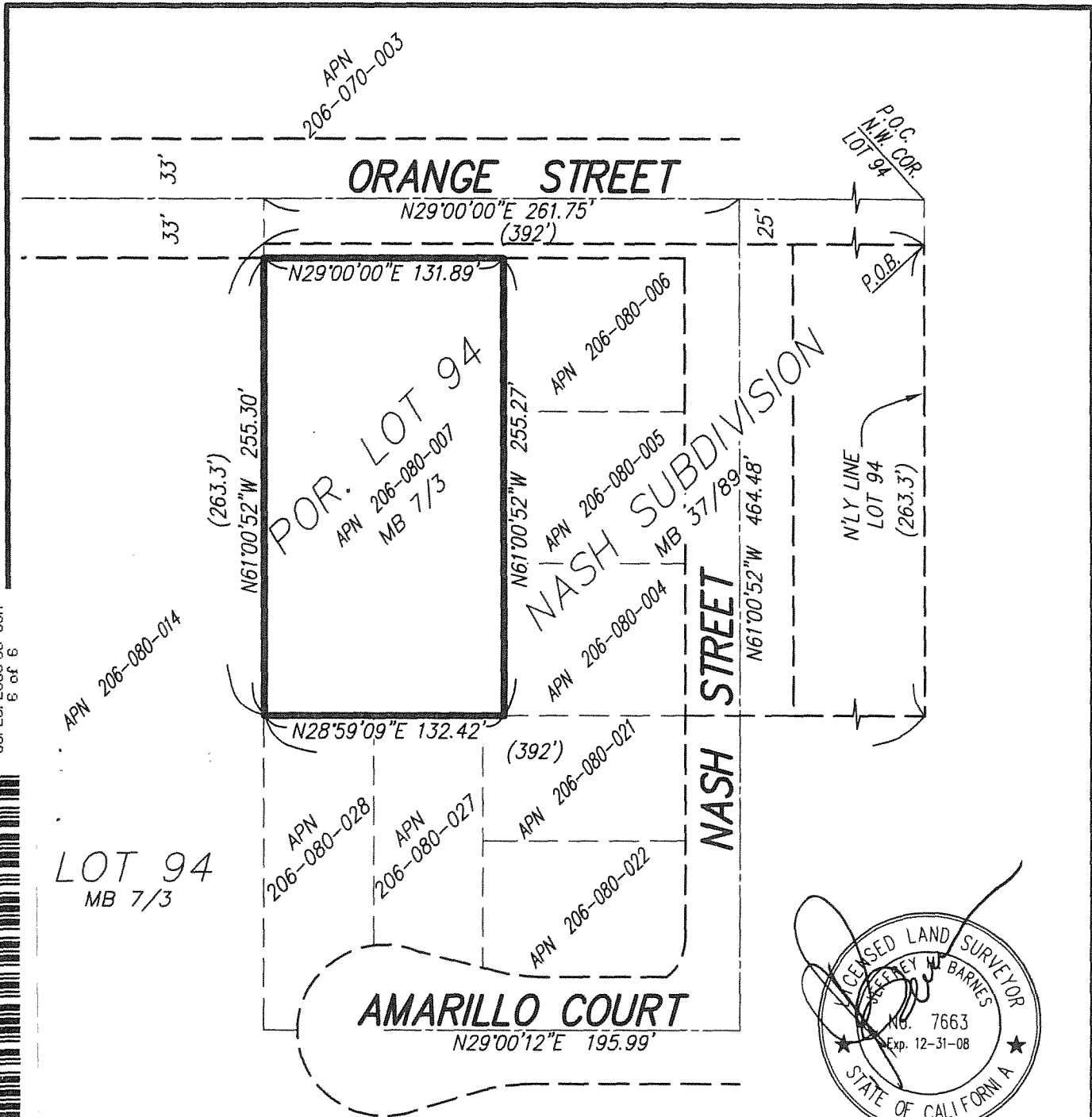
BY: *[Signature]* 09.17.08  
DATE  
FOR: MARK S. BROWN  
CITY SURVEYOR

C/A1185 W

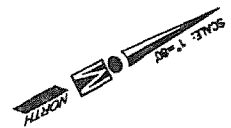
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2008-0517001  
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( ) INDICATES REC. DISTANCES PER DEED RECORDED 10/17/06 AS INSTRUMENT NO. 2006-0762413



NOTE: THIS PLAT IS SOLELY AN AID IN LOCATING THE ATTACHED LEGAL DESCRIPTION AND IS NOT CONSIDERED A PART THEREOF

**IW Consulting Engineers, Inc.**

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue  
Riverside, CA 92501

Tel: 951.687.2929  
Fax: 951.687.2999

WQMP EXHIBIT

1054 ORANGE STREET  
A.P.N. NO. 206-080-007  
IN THE CITY OF RIVERSIDE, CALIFORNIA

W.O.	290.005
BY:	TS
DATE:	08/07/2008
SCALE:	1" = 80'
C/A 1185 W	