

WHEN RECORDED MAIL TO:

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

Planning Cases: P10-0510 and P10-0511

DOC # 2011-0115134

03/14/2011 03:51P Fee:30.00

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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 3rd day of Feb, 2011, by LA SIERRA UNIVERSITY, a California Non-Profit Religious Corporation ("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 received approval from the City of Riverside ("City") for Design Review Case Number P10-0510 and Minor CUP Case Number P10-0511 for construction of an School of Business and adjacent parking lot located at 4500 Riverwalk Parkway on the La Sierra University Campus.

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 P10-0510 and P10-0511, 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

C/A 1201 W

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 P10-0510 and P10-0511, 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.



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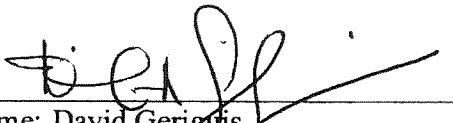
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6. The terms of this Covenant and Agreement may be enforced by the City, its successors or assigns, and by any owner, lessee or tenant of the Parcels of the Property. Should the City or any owner, lessee or tenant bring an action to enforce any of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

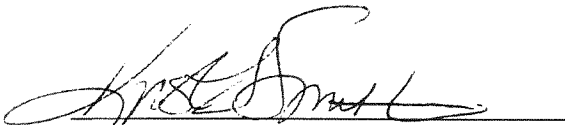
LA SIERRA UNIVERSITY, a California Non-Profit Religious Corporation



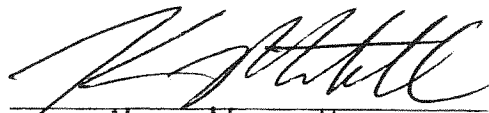
Name: David Gerigolis
Title: Vice President, Financial Administration

APPROVED AS TO FORM:

APPROVED AS TO CONTENT



Name: Kristi J. Smith
Deputy City Attorney



Name: Kevin Marstall
Public Works Department:



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**EXHIBIT A
LEGAL DESCRIPTION**

That portion of Lot 12, Tract Map 29058 on file in Map Book 289, pages 27 through 36, inclusive, Records of Riverside County, California, more particularly described as follows;

Commencing at the intersection of the north line of said Lot 12 and the centerline of Pierce Street (vacated);

Thence South $1^{\circ}42'22''$ East along the centerline of said Pierce Street (vacated) a distance of 151.02 feet to the true point of beginning;

Thence North $88^{\circ}17'38''$ East, perpendicular to said centerline, a distance of 463.55 feet ;

Thence South $00^{\circ}00'00''$ East a distance of 42.13 feet to the beginning of a tangent curve, concave to the east, having a radius of 411.82 feet ;

Thence southerly, along said curve, to the left, through a central angle of $17^{\circ}49'08''$ an arc distance of 128.08 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 12.00 feet;

Thence along said curve to the left, through a central angle of $90^{\circ}10'52''$ an arc distance of 18.89 feet;

Thence North $72^{\circ}00'00''$ East a distance of 136.61 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 670.01 feet, a radial line to said point bears North $72^{\circ}00'02''$ East;

Thence southerly, along said curve, to the right, through a central angle of $24^{\circ}01'54''$, an arc distance of 281.02 feet;

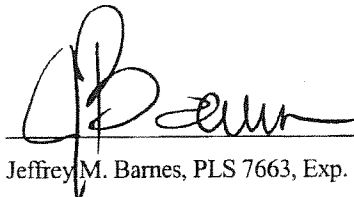
Thence North $84^{\circ}23'43''$ West a distance of 61.00 feet to the beginning of a non-tangent curve, concave to the west, having a radius of 607.79 feet; a radial line to said point bears South $83^{\circ}55'50''$ East;

Thence southerly along said curve, to the right, through a central angle of $11^{\circ}56'53''$, an arc distance of 126.74 feet;

Thence North $72^{\circ}00'00''$ West a distance of 589.04 feet to a point on the centerline of Pierce Street (vacated);

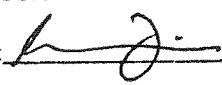
Thence North $1^{\circ}42'22''$ West along said centerline, a distance of 333.22 feet to the TRUE POINT OF BEGINNING.

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. 12-31-12 2/10/2011 Date



DESCRIPTION APPROVAL:

BY:  2/24/11
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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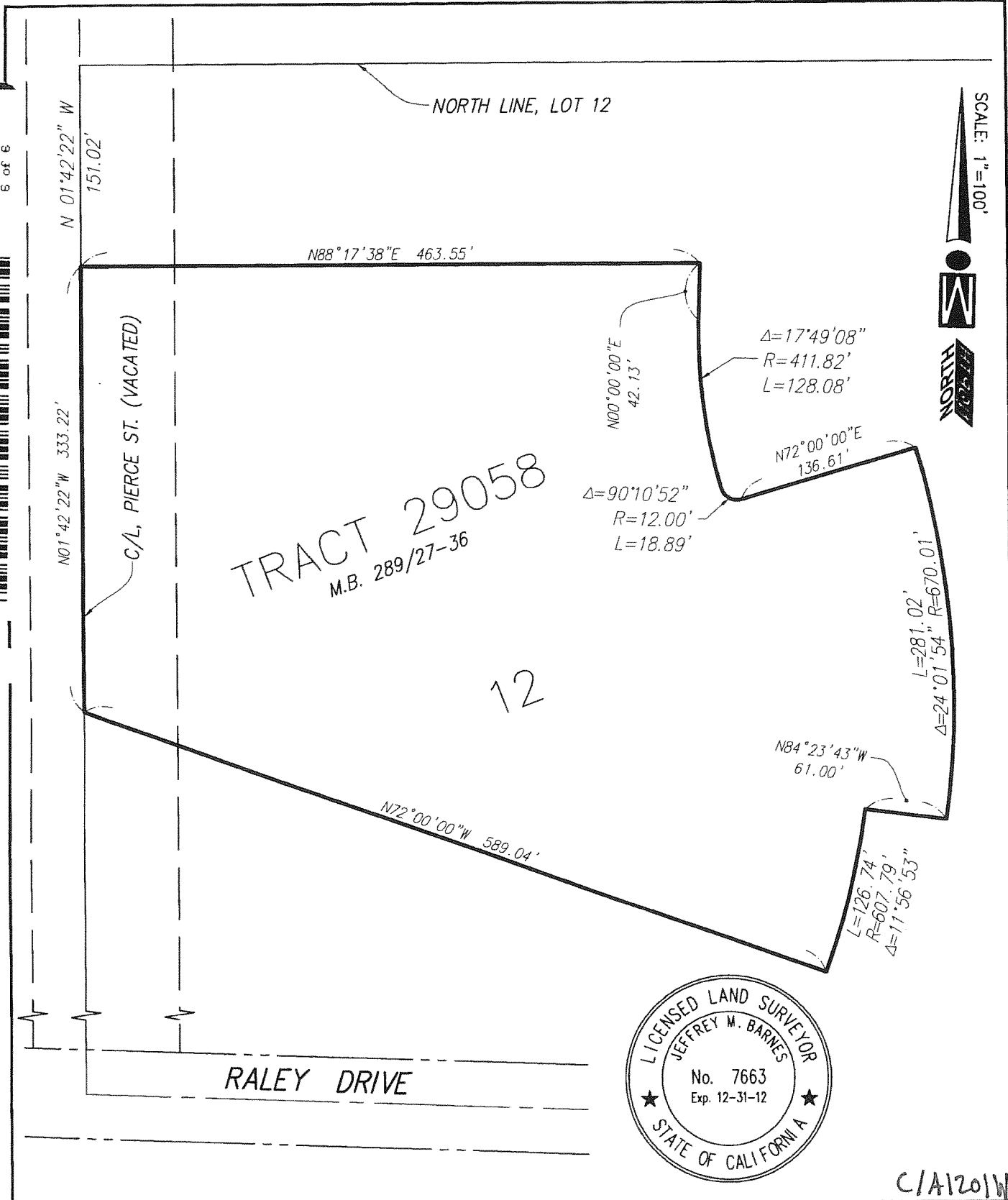
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IW CONSULTING ENGINEERS, INC.

3544 UNIVERSITY AVENUE • RIVERSIDE CA 92501 • PH: (951) 905-5300 • FAX: (951) 905-5302 • WWW.IWCEI.COM

EXHIBIT "A"

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Last Plotted: Thu Feb 10, 2011 - 2:39pm
Last Saved: Thu Feb 10, 2011 - 2:38pm
Layout: p 8.5x11 P
Plotted By: jorgec
Drawing: G:\245.027\Drawings\Final\Exhibits\245027-WQMP Plot.dwg

IW Consulting Engineers, Inc.

- Civil Engineering
- Surveying
- Land Planning

3544 University Avenue
Riverside, CA 92501

Tel: 951.905.5300
Fax: 951.905.5302

<p>W.Q.M.P. PARCEL</p> <p>PORTION OF LOT 12, M.B. 289/27-36, O.R.R.C.</p>	W.O. 245.027
	BY: JMB
	DATE: 2/10/2011
	SCALE: 1"=100'
	PAGE: 2 of 2