

2017-0070654

02/17/2017 10:29 AM Fee: \$ 36.00

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Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



WHEN RECORDED MAIL TO:

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

Planning Case: P15-0850

9					R	A	Exam: 28		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
8						17	1		
SIZE	NCOR	SMF	NCHG	T:					

For Recorder's Office Use Only

50.50

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 13<sup>th</sup> day of February, 2017 by HFC/PRP Madison, 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 the construction of the Madison Plaza located at 3490 Madison Avenue (PW17-0081).

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 P15-0850, 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 P15-0850, 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.

HFC/PRP MADISON, LLC

By: Hanover-PRP Properties, LLC,  
a Delaware limited liability company,  
it's Sole Member

By: Peninsula Retail Partners IV, LLC,  
a California limited liability company,  
It's Manager Member

By:   
Brett Del Valle, Manager

APPROVED AS TO FORM:



Name: Ruthann Elder  
Deputy City Attorney

APPROVED AS TO CONTENT



Name: Mark Steuer  
Public Works Department:

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

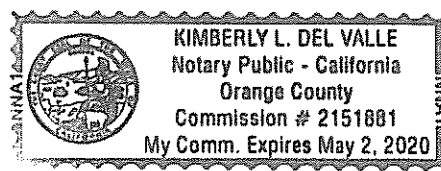
On 2/14/2017, before me, Kimberly L. Del Valle a

notary public, personally appeared Brett Del Valle, 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.

Kimberly L. Del Valle (SEAL)  
Signature



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PROJECT: P16-0657

APN'S: 230-090-002, 230-090-003, 230-090-004, & 230-090-005

**PARCEL 1**

THAT PORTION OF PARCELS 1, 2 AND 3, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;**

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET;

THENCE SOUTH 56°00'00" WEST 15.74 FEET;

THENCE SOUTH 34°00'00" EAST 60.05 FEET;

THENCE NORTH 56°00'00" EAST 66.79 FEET;

THENCE SOUTH 34°00'00" EAST 49.73 FEET;

THENCE NORTH 56°00'00" EAST 160.45 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 10.12 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE MOST EASTERLY CORNER OF PARCEL 3 OF SAID RECORD OF SURVEY;

THENCE SOUTH 56°00'00" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 3 125.00 FEET TO AN ANGLE POINT THEREIN;

THENCE SOUTH 34°00'00" EAST 182.08 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 50°41'42" WEST 522.68 FEET ALONG THE SOUTHEASTERLY LINES OF SAID PARCELS 3, 2 AND 1 RESPECTIVELY TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, SAID CORNER BEING A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY;

THENCE NORTH 33°57'22" WEST 637.49 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1 TO THE MOST WESTERLY CORNER OF SAID PARCEL 1;

THENCE NORTH 55°59'32" EAST 656.94 FEET ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 1 TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 308,233 SQUARE FEET OR 7.08 ACRES

**PARCEL 2**

THAT PORTION OF PARCELS 1 AND 2, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET;

THENCE NORTH 56°00'00" EAST 51.04 FEET;

THENCE NORTH 34°00'00" WEST 41.81 FEET;

THENCE NORTH 56°00'00" EAST 170.20 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 29°25'34" WEST 28.38 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE NORTH 34°00'00" WEST 124.71 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 36,298 SQUARE FEET OR 0.83 ACRES

**PARCEL 3**

THAT PORTION OF PARCELS 2 AND 3, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY A MAP FILED IN BOOK 41, PAGE 68, OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE (44.00' HALF WIDTH) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 34°00'00" EAST 92.46 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

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THENCE SOUTH 56°00'00" WEST 223.50 FEET LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 34°00'00" EAST 194.81 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 56°00'00" EAST 51.04 FEET;

THENCE NORTH 34°00'00" WEST 41.81 FEET;

THENCE NORTH 56°00'00" EAST 170.20 FEET TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 29°25'34" EAST 122.10 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT THEREIN;

THENCE SOUTH 34°00'00" EAST 29.88 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 56°00'00" WEST 160.45 FEET;

THENCE NORTH 34°00'00" WEST 49.73 FEET;


THENCE SOUTH 56°00'00" WEST 66.79 FEET;

THENCE NORTH 34°00'00" WEST 60.05 FEET;

THENCE NORTH 56°00'00" EAST 15.74 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 28,926 SQUARE FEET OR 0.66 ACRES


THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT.

  
DUSTIN BYRON WILTON, P.L.S. 8080  
REGISTRATION EXPIRES 12/31/17

9-16-16  
DATE

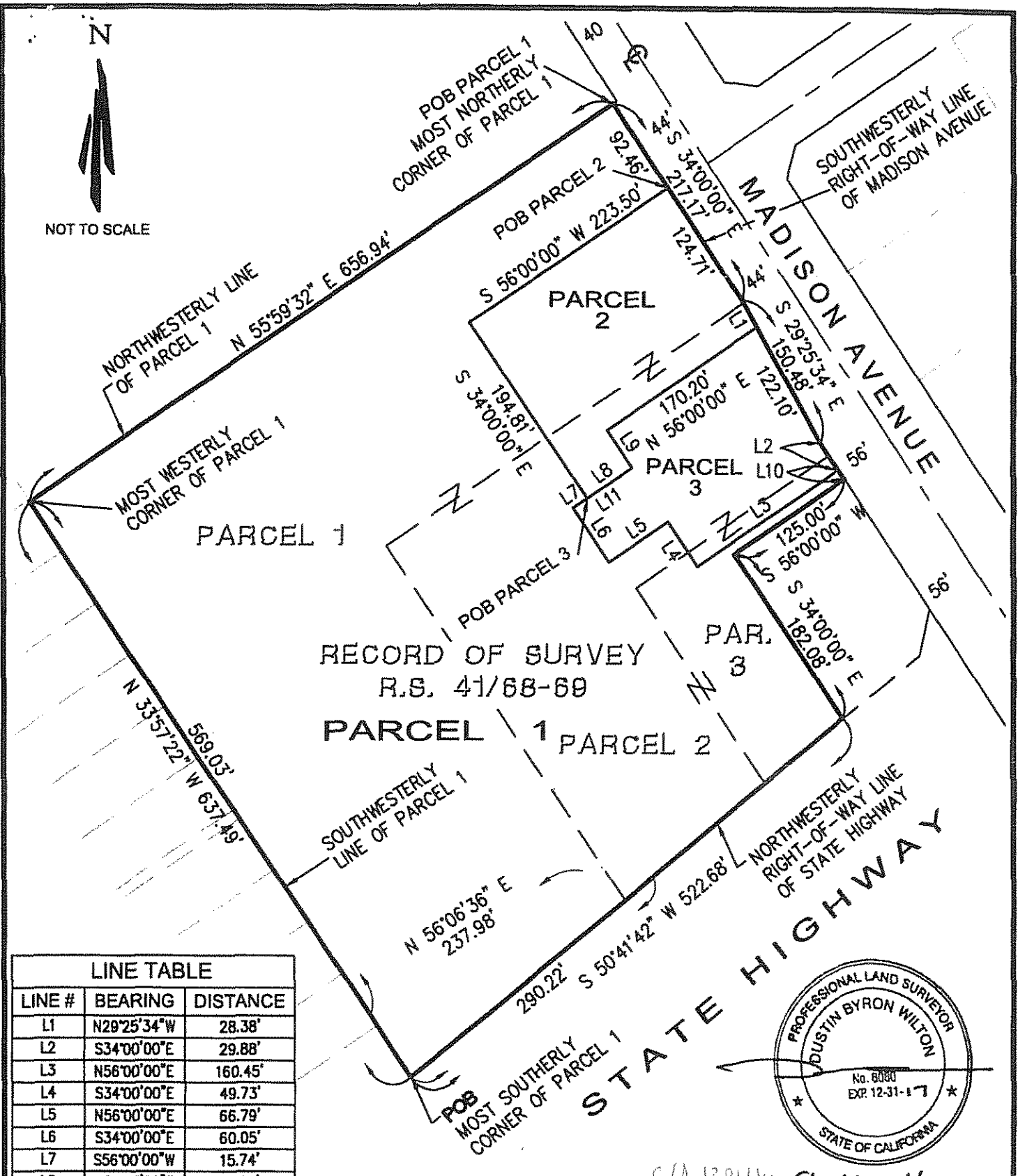


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DESCRIPTION APPROVAL:  
  
CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR  
9/23/16  
DATE



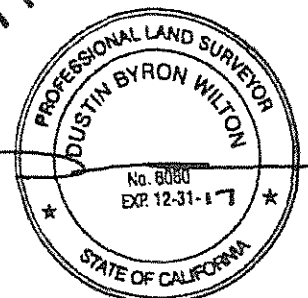
NOT TO SCALE



RECORD OF SURVEY  
R.S. 41/68-69

PARCEL 1 PARCEL 2

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N29°25'34"W	28.38'
L2	S34°00'00"E	29.88'
L3	N56°00'00"E	160.45'
L4	S34°00'00"E	49.73'
L5	N56°00'00"E	66.79'
L6	S34°00'00"E	60.05'
L7	S56°00'00"W	15.74'
L8	N56°00'00"E	51.04'
L9	N34°00'00"W	41.81'
L10	S34°00'00"E	10.12'
L11	N56°00'00"E	66.78'



C/A-1384W 9-16-16

701 N. Parkcenter Drive  
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211  
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LOT LINE ADJUSTMENT