



WHEN RECORDED MAIL TO:

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

Project: Tract 32205
 Pitcairn & Choi
 Riverside, California

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COVENANT AND AGREEMENT
 FOR ACCEPTANCE OF DRAINAGE WATERS



THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 21 day of June, 2005, by **Empire Homes Riverside 72 LP, a California Limited Partnership ("Declarant")**, with reference to the following facts:

A. Declarant is the fee owner of the following described real property situated in the City of Riverside, County of Riverside, State of California, hereinafter referred to as "Property":

Lot 7 and Lot 6 of Tract 32205, recorded in Map Book 387 Pages 43 to 45.

B. Lots 6 and 7 are adjoining lots with Lot 6 lying South of Lot 7. Both lots are part of a residential development Tract 32205

C. Declarant desires to improve and develop Lot 6 by constructing a house. In connection with such development, Declarant has submitted to the City of Riverside certain grading plans (PW05-0158) for Tract 32205, which propose that the storm flow, irrigation and nuisance drainage water ("drainage waters") from Lot 6 will flow onto Lot 7 and that both Lots will be graded so as to establish drainage swales to channel the flow of the drainage waters on both lots onto Bligh Court, a public street, and natural water courses.

D. As a condition for the acceptance of Declarant's grading plans for Tract 32205 and the issuance of building and grading permits, City is requiring that an agreement be executed and recorded for cross-lot drainage to provide for the acceptance of drainage waters from Lot 6 onto Lot 7.

E. Declarant desires to provide for the acceptance of drainage waters from Lot 6 onto Lot 7 and are willing to record this Covenant and Agreement for Acceptance of Drainage waters ("Covenant") to put future owners and successor-in-interest on notice of such conditions and restrictions.

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside in Tract 32205 for the issuance of building and grading permits, Declarant hereby covenants and agrees with the City that the following restrictions shall apply to the Property:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated into this Covenant by reference.

DESCRIPTION APPROVAL:

BY: K. Stroud DATE 06/24/05

FOR: MARK S. BROWN
 CITY SURVEYOR

CIA 959

2. Construction of Drainage Swales/Facilities. Declarant shall construct or cause to be constructed the drainage facilities/swales on Lot 6 and Lot 7 in accordance with the grading plans (PW05-0158) for Tract 32205 filed with and accepted by the Public Works Department of City.

3. Acceptance of Drainage Waters. Declarant, for itself and its successors and assigns, hereby agrees to accept and does accept onto Lot 7 the drainage waters flowing from the adjacent Lot 6.

4. Noninterference with Cross-Lot Drainage Facilities/Swales. No structure, planting or other material shall be placed or permitted to remain or other activities undertaken on Lot 6 or Lot 7 which may damage, interfere with, obstruct, or retard the flow of drainage waters through the drainage facilities/swales constructed in accordance with the grading plans (PW05-0158) for Tract 32205 filed with and accepted by the Public Works Department of the City.

5. Maintenance of Drainage Facilities/Swales. Declarant shall continuously maintain, and repair if necessary, any and all of the cross-lot drainage facilities/swales described above; and this obligation for maintenance and repair shall be borne by the successors and assigns of Declarant as to each lot for the cross-lot drainage facilities/swales located on the respective lots.

6. Release. Declarant and it's respective successors and assigns, hereby release City, its officers and employees from any and all claims, demands, suits or other actions that they may now or in the future have arising out of or incurred as a result of the drainage waters flooding, flowing over, or remaining on the lots, whether due to natural surface water and storm water runoff or to the construction or maintenance of the drainage facilities/swales described above and the diversion of water into such facilities/swales. Declarant and it's respective successors and assigns, waive any and all rights and benefits which they now have, or in the future may have, conferred upon them by virtue of the provisions of Section 1542 of the Civil Code of the State of California, which provides as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR.

In this connection, Declarant agrees, represents and warrants that it is familiar with, has read, and understands Civil Code Section 1542, and Declarant realizes and acknowledges that factual matters now unknown to them may have given, or may hereafter give rise to claims, which are presently unknown, unanticipated and unsuspected. Declarant further agrees, represents and warrants that this release has been negotiated and agreed upon in light of such realization and that Declarant nevertheless intends to release, discharge, and acquit City from any such unknown claims which are in any way related to water flooding, flowing over, or remaining on the lots whether due to natural surface water or storm water runoff or the construction or maintenance of the drainage facilities/swales described above and the diversion of drainage waters into such facilities/swales.

7. Enforcement. The provisions of this Covenant shall be enforceable at law or in equity by the city, its successors or assigns. Should the City bring an action to enforce the terms of the covenant, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit. The failure of City to enforce any provision of this Covenant shall in no event be deemed to be a waiver of the right to do so thereafter nor the right to enforce any other provision hereof.

8. This Covenant shall run with the land and each and all of its terms shall be binding upon

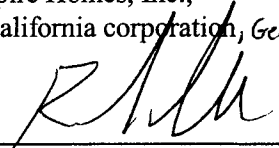
Public Works Director of the City of Riverside, California, by a writing duly recorded.

FURTHER, Declarant hereby represents and warrants that they have the legal power, right and actual authority to subject their respective lots to the restrictions, terms and conditions stated herein.


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

Empire Homes Riverside 72 LP, a
California Limited Partnership

By: Empire Homes, Inc.,
a California corporation, General Partner

By: 
Russell G. Van Cleve, President

APPROVED AS TO FORM:


Deputy City Attorney
By: Kristi J. Smith

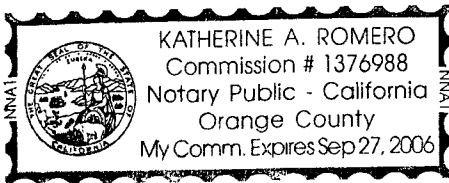
APPROVED AS TO CONTENT:


Public Works Department
By: 

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

On June 21, 2005, before me, Katherine A. Romero, the undersigned, a notary public in and for said State, personally appeared Russell G. Van Cleve personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who name is subscribed to the within instrument and acknowledge to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity, and that by his/~~her~~/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Katherine A. Romero
Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On _____, 2005, before me, _____, the undersigned, a notary public in and for said State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who name is subscribed to the within instrument and acknowledge to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity, and that by his/~~her~~/their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public