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Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/22/17 AT 11:43AM

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PAID:	33.00



LEADSHEET



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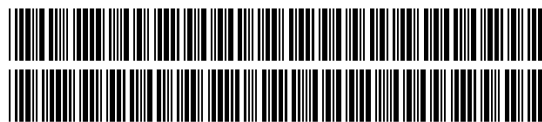
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DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E492668

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME GUILHERMO MONTERO

MAILING 631 N. HILLCREST RD

CITY, STATE, ZIP CODE
BEVERLY HILLS, CA 90210

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

MASTER COVENANT AGREEMENT

Recording requested by and mail to:

Name: GUILLERMO MONTERO
Address: 325 N. MAPLE DR #17281
BEVERLY HILLS, CA 90210

***** Space Above This Line For Recorder's Use *****

MASTER COVENANT AND AGREEMENT
REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE

I (We), the undersigned, hereby certify that I am (we are) the owner(s) of the hereinafter legally described real property ("Property") located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

LEGAL DESCRIPTION

ASSESSOR'S ID# 4320-002-043 TRACT NO. 5609 BLOCK NO. 56 LOT NO. 25

Site Address 2377 GLENDON AVENUE LOS ANGELES, CA 90064

In consideration of the City of Los Angeles allowing residential development on said Property, I (we) do hereby covenant and agree to install, operate and maintain in a good operable condition at all times, at my (our) sole cost, all on-site stormwater Best Management Practices (BMPs) per approved plans. The location and type of each BMP feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1. I (we) shall maintain, in accordance with the attached Operation & Maintenance Plan (Attachment 1), the following on-site stormwater BMPs:

- Rain Tank (min 55 gal): # of barrels _____; _____ total gallons, with minimum of _____ Sq. Ft. of vegetated landscaping
- Rain Tank / Cistern: # of tanks / cistern _____; _____ total gallons, with minimum of _____ Sq. Ft. of vegetated landscaping
- Porous pavement/pavers: 556.42 Sq. Ft. (for incidental rainfall); and / or _____ Sq. Ft. with _____ ft sub base
- Rain Garden (lined): # of rain gardens _____; _____ total Sq. Ft. Dry Well: _____ Cu. Ft.
- Rain Garden (unlined): # of rain gardens _____; _____ total Sq. Ft. Infiltration Trench: _____ Cu. Ft.
- Flow Thru Planter: # of planters 2; 110 total Sq. Ft. Green Roof: _____ Sq. Ft.
- Other: _____

Owner further covenants and agrees that the above-described stormwater device(s) shall not be removed from the Subject Property unless a revised Plan is approved by the Bureau of Sanitation. In the event that any portion of the above-specified on-site stormwater pollution removal device(s) or BMPs is modified, I (we) shall immediately provide the Bureau of Sanitation of the City of Los Angeles with a revised Plan for their approval, and sign and record a Supplemental Covenant and Agreement, specifying all of the on-site stormwater pollution removal device(s) and BMPs, as modified (along with a modified O&M Plan). No Supplemental Covenant and Agreement shall, in any way, limit or diminish my (our) General Maintenance Obligation.

This Master Covenant and Agreement, and all obligations herein, shall run with the Property and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Bureau of Sanitation approves the termination hereof.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the stormwater device(s) that are located on the Subject Property, including the type(s) and location(s) of all such devices, and instructions for properly maintaining all such devices.

2377 GLENDON LLC
(Print Name of Property Owner)


(Signature of Property Owner)

Dated this 16th day of February 2017.

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this _____ day of _____ 20____.

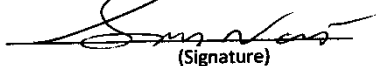
(PLEASE ATTACH NOTARY ACKNOWLEDGEMENT)

***** Space Below This Line For Bureau Internal Use *****

Permit No. 16010 30000 06042

Approved for recording by: Department of Public Works, Bureau of Sanitation

Sam Navid
(Print Name) Engineering Associate


(Signature)

Date: 2-21-17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

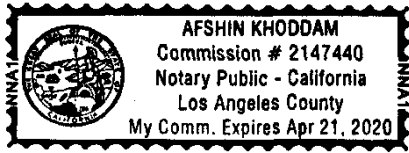
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 2/16, 2017 before me, AFSHIN KHODDAM, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Guillermo A. Montero
Name(s) of Signer(s)

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.



Signature _____
Signature of Notary Public

Place Notary Seal Above

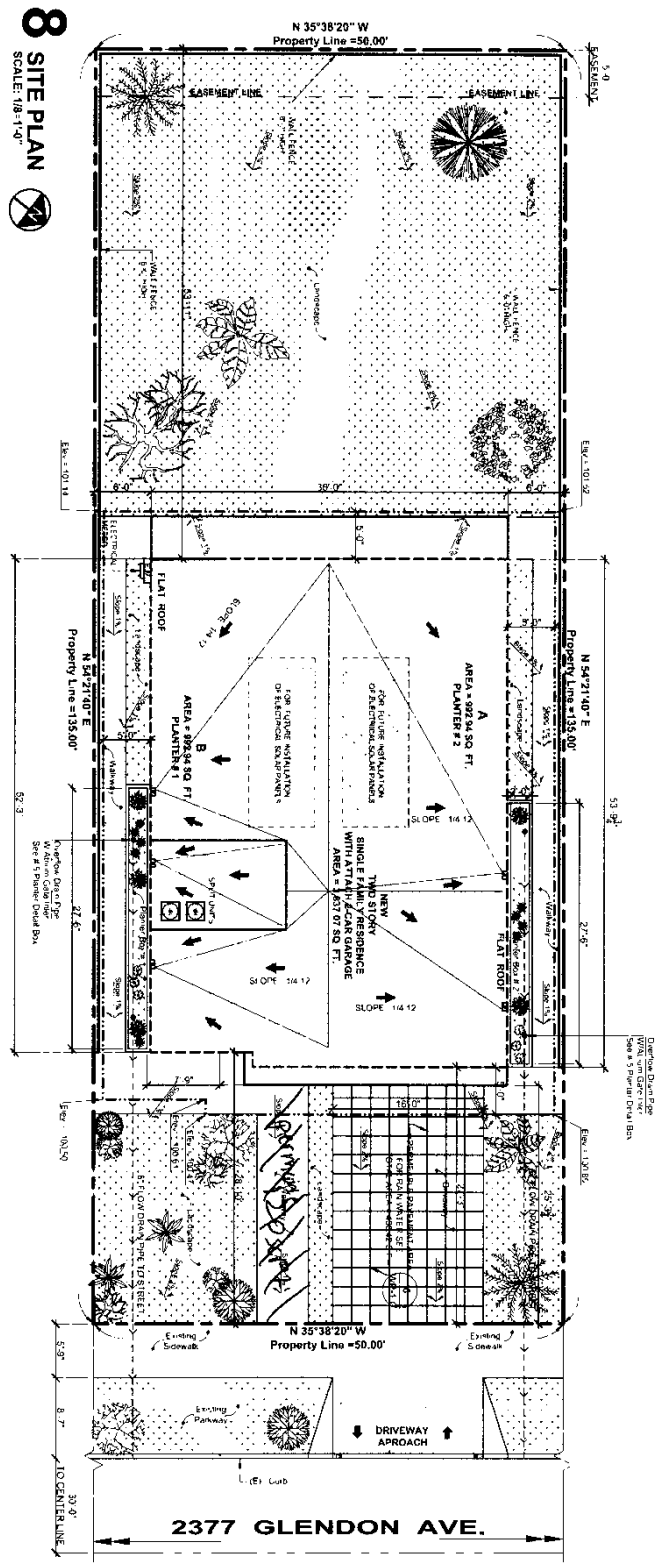
OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Master Covenant and Agreement Document Date: 2,16,2017
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

Exhibit 1
 2377 S Glendon Av
 2-Plant & Box (1105sqft)
 55642sqft permeable pavement



8 SITE PLAN
 SCALE: 1/8" = 1'-0"

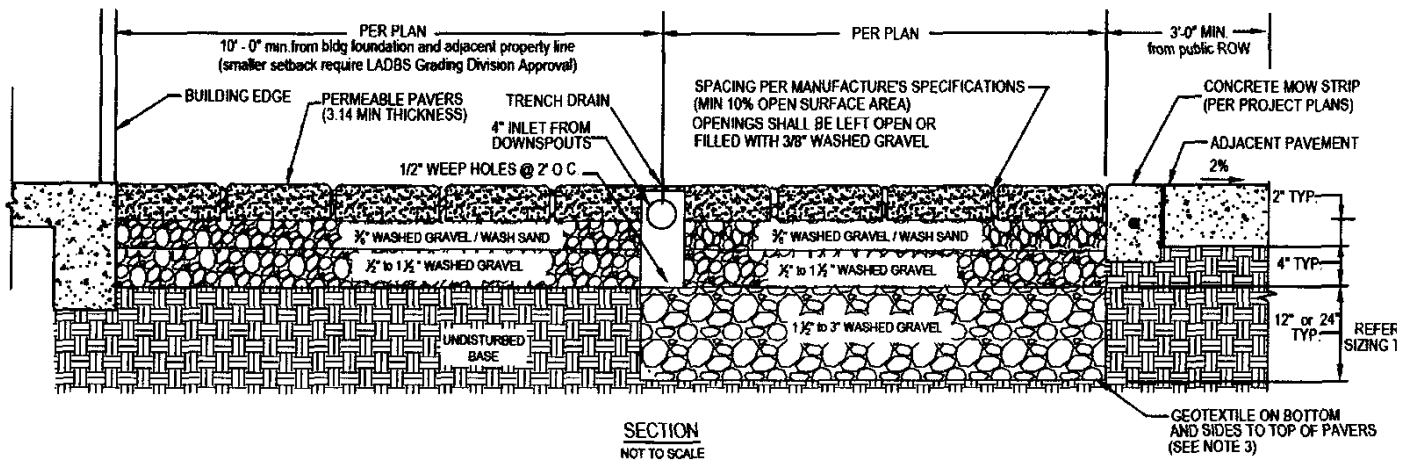
ATTACHMENT 1

Operation & Maintenance Plan - Permeable Pavers

- Pavement will be inspected after rains for pooling or other visible problems. Surface clogging or movement of modular pavers can cause problems with both drainage and pavement function. Missing sand or gravel between pavers will be replaced as necessary.
- Pavement will be inspected for vegetation. Depending on the type of pavement and growth, vegetation may need to be removed. Home owners have talked with the contractor or manufacturer for additional maintenance requirements for their specific installation.
- Permeable pavement can involve significant maintenance, depending on the type of pavement installed.
- If a pretreatment sedimentation catch basin or trench drain was incorporated in the design, accumulated sediments should be removed once they fill twenty percent of the catch basin or trench drain's capacity.

Maintenance Log

Keep a log of all inspection and maintenance performed on the permeable pavers. Keep this log on-site.



ATTACHMENT 1

Operation & Maintenance Plan – Planter Box

- Planters will undergo annual plant and soil maintenance typical of landscape care procedures to ensure optimum filtration, storage, and drainage capabilities.
- Planters have not been installed on elevated platforms, decks or porches without consulting local building code officials.
- The project is in full compliance with all applicable sections of the current municipal code, including drainage requirements per the Los Angeles Building and Safety Code
- Following rain events, planters will be inspected to ensure that standing water is not present in the planter for more than 72 hours (3 days). Ponded water that is not completely drained after 72 hours can cause vector breeding.
- Standing water will not remain for more than 3 days. Extended periods of flooding will not only kill vegetation, but may result in the breeding of mosquitoes or other vectors. If vector breeding occurs at a site as a result of contained stormwater or inadequately maintained BMPs, the Greater Los Angeles County Vector Control District has the ability to fine site owners for violating the California Health and Safety Code (Section 2060 – 2067).
- Pesticide additives will not be used in the planters.

Maintenance Log

Keep a log of all inspection and maintenance performed on the planters. Keep this log on-site.

