COVENANT EXHIBIT

Landscape and Site Design Ordinance Exhibit (Chapter 1 Zoning)

This form applies to properties subject to Section 12.40 of Chapter 1 of the Los Angeles Municipal Code (LAMC). For more information on a property's applied zoning, visit zimas.lacity.org.

Prior to the issuance of a building permit, the owner of the lot or lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any remedy provided by law.

Section 12.40 H.1(b) of Chapter 1 of the Los Angeles Municipal Code (LAMC) requires the following: Prior to a final approval, the applicant shall execute and record a Covenant and Agreement acknowledging and agreeing to comply with all selected Landscape and Site Design Ordinance's Mandatory and Elective Standards. The Covenant and Agreement shall include the approved Landscape and Site Design Ordinance Administrative Review Form, the approved Exhibit A (Plans, Landscape Plans, Elevations, Sections), a Landscape Management Plan and the tree planting in-lieu fee payment (if applicable) as referenced in Exhibits A-C attached herein, and as verified by the Department of City Planning, shall be recorded in the County Recorder's Office. A certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning.

Exhibit A:

Approved Landscape and Site Design Ordinance Administrative Review Form (CP-4106)

The Administrative Review form demonstrates the project's compliance with the Landscape and Site Design Ordinance and Point System. The Applicant must complete the Administrative Review Form using the online Landscape and Site Design Ordinance Calculator. See attached Landscape and Site Design Ordinance Administrative Review Form.

Exhibit B:

Final stamped approved Exhibit A (All required materials to satisfy the Landscape and Site Design Ordinance including: Site Plan, Landscape Plan, Elevation and Section).

Exhibit C:

Landscape Management Plan. As part of the Covenant and Agreement, a landscape management plan for landscape installation on public and private property shall be provided to the Director of Planning by the project's Landscape Practitioner after substantial completion of project landscape improvements. Where public improvements are required, a landscape management plan for landscape installation shall be provided by the project's Landscape Practitioner to the Department of Public Works Bureau of Contract Administration prior to the issuance of the project's certificate of completion. The landscape management plan shall include:

1. Plans showing landscape installation, irrigation, and drainage.
2. Recommended irrigation for each hydrozone during the initial five-year plant establishment period to ensure that newly planted trees and landscape are healthy, vigorous, and fully established.
3. Recommended summer and winter irrigation schedules after the five-year plant establishment period.
4. A statement acknowledging that pruning of any required parking lot trees, once they are established, shall not reduce the tree shading to less than 50% of its summer canopy prior to pruning.
5. A guarantee of maintenance of any existing or installed plant material, on public or private property, and replacement in-kind of any such plant material that must be removed for any reason.
   The landscape management plan shall be in effect for the life of the building.

Tree Planting In-Lieu Fee Payment (if applicable). Prior to issuance of a Certificate of Occupancy, the applicant shall provide LA City Planning evidence of payment of tree planting in-lieu fees to the Board of Public Works, for any Development Tree Planting Requirement under the provisions of this ordinance and LAMC Section 62.177.