INSTRUCTIONS

COVENANT AND AGREEMENT

Exposition Corridor Transit Neighborhood Plan: Transit Benefits, Unbundled Parking, Community Amenities, and Vehicle Trip Reduction

Instructions for Covenant Review and Recordation

These instructions are provided as a guide to completing the attached Covenant and Agreement Form and preparing necessary materials for the Exposition Corridor Transit Neighborhood Plan for any of the following:

- Expo TNP Specific Plan Section 2.6.1.C requiring that transit benefits be provided to encourage residents and employees to utilize transit and alternative modes of transportation.
- Expo TNP Specific Plan Section 2.6.2.C requiring that automobile parking spaces in this development shall be leased or sold separately.
- Expo TNP Specific Plan Section 3.3.2.D requiring that the Community Amenities will be maintained in good condition by the property owner unless or until the property is redeveloped.
- Expo TNP Specific Plan Section 3.4 requiring that projects employ transportation demand management strategies and submit annual reporting.

Covenant Forms submitted with unclear or inconsistent information will result in delays in review and approval.

1. Complete out the attached Covenant and Agreement Form. Documents must be clearly legible to produce a readable photographic record. This pertains to the document text, notary seals, certificates, and other attachments such as conditions of approval and legal descriptions.

2. Property owner(s) must print and sign their name(s). Signature(s) must be original unless the document is a certified copy issued by the appropriate custodian of the public record. Signature(s) must be notarized.

3. The legal description must be in compliance with the Los Angeles Bureau of Engineering Land Records Division. If the Lot, Block, and Tract number of the project site are not available, or if the legal description is complex or contains a lot cut reference (i.e., “Arb” number), attach a Legal Description with metes and bounds of the property as an Exhibit. This can be obtained from a Title Report, Grant Deed, or an Engineer’s Survey.

4. Prior to recordation, submit the completed and notarized Covenant and Agreement Form, any Exhibits, and/or document(s) to be recorded, to Los Angeles City Planning (LACP) Expo TNP Project Planner for approval and signature. All Exhibits must be labeled accordingly.

Expo TNP Project Planner
200 N Spring Street, Room 720
Los Angeles, CA 90012
planning.expotnp@lacity.org

5. Following City Planning review and signature, record the Covenant and Agreement Form, including any documents to be recorded, with the Los Angeles County Registrar-Recorder, and obtain a CERTIFIED copy. The original form is kept by the County Recorder and will be returned at a later date to whomever is listed under the "When Recorded Mail to:" section. Documents may be recorded at the following locations:

Location	**Address**
Norwalk	12400 Imperial Highway Norwalk, CA
Van Nuys	14340 Sylvan Street Van Nuys, CA
LAX / Courthouse	11701 South La Cienega Boulevard, 6th Floor Los Angeles, CA
Lancaster	44509 16th Street West, Suite 101 Lancaster, CA

6. Return the certified copy of the recorded Covenant and Agreement to the Expo TNP Project Planner.

For any questions, please contact the Expo TNP Project Planner listed above.

RECORDING REQUESTED BY

When Recorded Mail to:

Name:_____

Address: _____

_____

_____

Space Above This Line Reserved For Recorder's Use

COVENANT AND AGREEMENT

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described property located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description, if the property has a complex legal description attach the legal description on a separate page(s)):

Legal Description _____;

Site Address _____

That in consideration of the Approval of Case No. _____ by the Department of City Planning, I (we) do hereby promise, covenant and agree to and with the City of Los Angeles and the Department of City Planning of said City that to the extent of our interest, I (we) acknowledge and will comply with:

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Department of City Planning of the City of Los Angeles approves its termination.

_____ _____

Print Name of Property Owner Signature of Property Owner

_____ _____

Print Name of Property Owner Signature of Property Owner

_____ _____

Print Name of Property Owner Signature of Property Owner

Dated this _____ day of _____, 20_____.

FOR CITY PLANNING USE ONLY

Case Number: _____

Condition Number(s): _____ and/or Ordinance Number: _____

Approved for Recording by the Undersigned on this Date: _____

Print Name: _____ Signature: _____

THIS PAGE FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT **CIVIL CODE SECTION 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 _____)

On _____ before me, _____

Here Insert Name and Title of the Officer

Personally appeared _____

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