

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY

Recording Requested By:
FOREM Development Company
c/o Robert Miller
P.O. Box 647
Diablo, California 94528

OFFICE OF THE CLERK OF THE COUNTY OF ALAMEDA
RECORDED 9-23-05
SERIAL NUMBER 2005-410493
OFFICE OF THE CLERK OF THE COUNTY OF ALAMEDA
CHICAGO TITLE COMPANY

BY: [Signature]

When Recorded, Mail To:
Mee Ling Tung, Director
Alameda County Environmental Health Services
1131 Harbor Bay Parkway
Alameda, California 94502

**COVENANT AND ENVIRONMENTAL RESTRICTION
ON PROPERTY**

15900 Worthley Drive, San Lorenzo, California

This Covenant and Environmental Restriction on Property (this "**Covenant**") is made as of the 19TH day of SEPT., 2005 by FOREM Development Company, a California general partnership, ("**Covenantor**") who is the Owner of record of that certain property situated at 15900 Worthley Drive, in the City of San Lorenzo, County of Alameda, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "**Burdened Property**"), for the benefit of the Alameda County Environmental Health Services (the "**County**"), with reference to the following facts:

A. The Burdened Property and groundwater underlying the property contains hazardous materials.

B. Contamination of the Burdened Property. Soil at the Burdened Property was contaminated by outdoor painting conducted by Pacific Rolling Door Co. These operations resulted in contamination of soil and groundwater with inorganic and organic chemicals including lead, which constitute hazardous materials as that term is defined in Health & Safety Code Section 25260. In the years from 1995 through 2003, a total of 53 boreholes were drilled at the subject site to evaluate groundwater and soil conditions. Following evaluation, soil in those areas shown to contain greater than 750 mg/kg of lead was excavated in May of 2004 and disposed of as hazardous waste. Soil with concentrations of lead less than 750 mg/kg was left in place.

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil on the Burdened Property. Without the mitigation measures which have been performed on the

A 913098-60

Burdened Property, exposure to these contaminants could take place via in-place dermal contact and via wind dispersal resulting in ingestion by humans. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is used for manufacturing and is adjacent to industrial and commercial land uses.

E. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

ARTICLE I GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the County and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the County and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding

on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

ARTICLE II DEFINITIONS

2.1 County. "County" shall mean the Alameda County Environmental Health Services and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

ARTICLE III DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

- a. Development of the Burdened Property shall be restricted to industrial, commercial or office space;
- b. No residence for human habitation shall be permitted on the Burdened Property;
- c. No hospitals shall be permitted on the Burdened Property;
- d. No schools for persons under 21 years of age shall be permitted on the Burdened Property;
- e. No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;
- f. No Owners or Occupants of the Property or any portion thereof shall conduct any

excavation work on the Property, unless expressly permitted in writing by the County. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in accordance with all applicable provisions of local, state and federal law;

g. All uses and development of the Burdened Property shall be consistent with any applicable County Cleanup Order or Risk Management Plan, each of which is hereby incorporated by reference including future amendments thereto. All uses and development shall preserve the integrity of any cap, any remedial measures taken or remedial equipment installed, and any groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

h. No Owners or Occupants of the Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.

i. The Owner shall notify the County of each of the following: (1) The type, cause, location and date of any disturbance to any cap, any remedial measures taken or remedial equipment installed, and of the groundwater monitoring system installed on the Burdened Property pursuant to the requirements of the County, which could affect the ability of such cap or remedial measures, remedial equipment, or monitoring system to perform their respective functions and (2) the type and date of repair of such disturbance. Notification to the County shall be made by registered mail within ten (10) working days of both the discovery of such disturbance and the completion of repairs;

j. The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

k. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the property. Any such instrument shall contain the following statement:

The land described herein contains hazardous materials in soils and in the groundwater under the property, and is subject to a deed restriction dated as of ~~19TH SEPT.~~ ²⁰⁰⁵, and recorded on later, ²⁰⁰⁵, in the Official Records of Alameda County, California, as ~~Document No.~~ _____, which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE IV VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If To: "Covenantor"
FOREM Development Company
c/o Robert Miller
P.O. Box 647
Diablo, California 94528

If To: "County"
Alameda County Environmental Health Services
Attention: Director
1131 Harbor Bay Parkway
Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of Environmental Health Services. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor: Forest Development Co.

By: Richard G. Miller

Title: Managing Partner

Date: 9/19/05

Agency: Alameda County
Environmental Health Services

By: Woo P. Chung

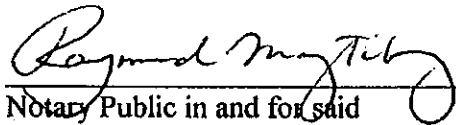
Title: Director

Date: 9/19/05

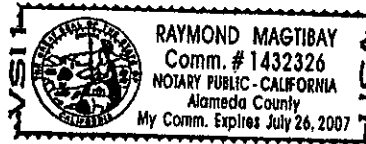
STATE OF CALIFORNIA)
)
COUNTY OF ALAMEDA)

On SEPTEMBER 19, 2005 before me, the undersigned a Notary Public in and for said state, personally appeared [Covenantor], personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument.

WITNESS my hand and official seal.



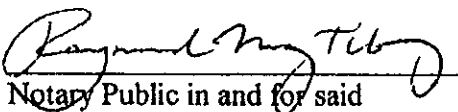
Notary Public in and for said
County and State



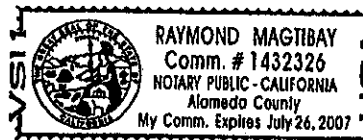
STATE OF CALIFORNIA)
)
COUNTY OF ALAMEDA)

On SEPTEMBER 19, 2005 before me, the undersigned a Notary Public in and for said state, personally appeared [DIRECTOR], personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument.

WITNESS my hand and official seal.



Notary Public in and for said
County and State



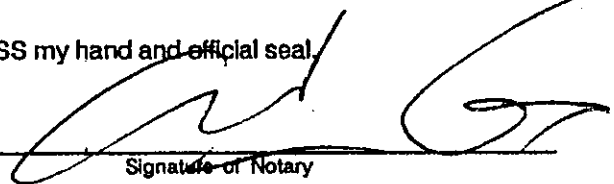
STATE OF California)
COUNTY OF Alameda) SS.

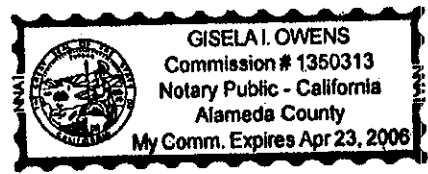
On September 19, 2005 before me, GISELA I. OWENS

a Notary Public in and for said County and State, personally appeared ROBERT MILLER

personally known to me (or 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.

WITNESS my hand and official seal.


Signature of Notary



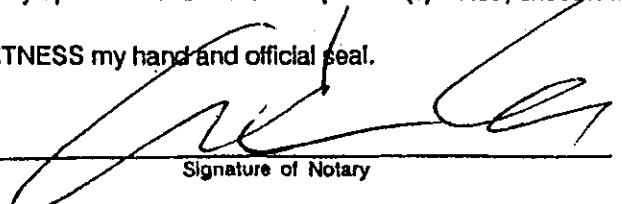
STATE OF CALIFORNIA)
COUNTY OF Alameda) SS.

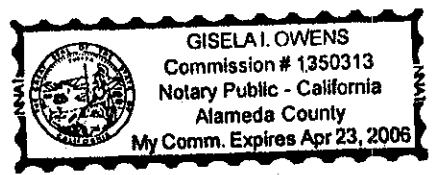
On September 19, 2005 before me, GISELA I. OWENS

a Notary Public in and for said County and State, personally appeared MEE LING TUNG

personally known to me (or 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.

WITNESS my hand and official seal.


Signature of Notary



ILLEGIBLE NOTARY SEAL DECLARATION
(Government Code 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC: Gisela I. Owens

COMMISSION NUMBER: 1350313

NOTARY PUBLIC STATE: CALIFORNIA

COUNTY: ALAMEDA

MY COMM. EXPIRES: April 23, 2006
(DATE)

SIGNATURE OF DECLARANT: 

PRINT NAME OF DECLARANT: S. Frederick

CITY & STATE OF EXECUTION: OAKLAND, CALIFORNIA

DATE SIGNED: 9/2/05

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

ILLEGIBLE NOTARY SEAL DECLARATION
(Government Code 27361.7)

I declare under penalty of perjury that the notary seal on the document to which this statement is attached, reads as follows:

NAME OF NOTARY PUBLIC: Raymond Magtibay

COMMISSION NUMBER: 1432326

NOTARY PUBLIC STATE: CALIFORNIA

COUNTY: ALAMEDA

MY COMM. EXPIRES: July 26, 2007
(DATE)

SIGNATURE OF DECLARANT: 

PRINT NAME OF DECLARANT: S. Frederick

CITY & STATE OF EXECUTION: OAKLAND, CALIFORNIA

DATE SIGNED: 9/2/05

THE ABOVE INFORMATION MUST BE LEGIBLE FOR SCANNING

DESCRIPTION

EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF THE RIGHT OF WAY, 60 FEET WIDE, OF THE SOUTHERN PACIFIC COMPANY, AT THE MOST EASTERN CORNER OF THE 7.50 ACRE TRACT DESCRIBED IN THE DEED BY GREENWOOD CORPORATION TO WESTINGHOUSE ELECTRIC CORPORATION, DATED SEPTEMBER 22, 1958 AND RECORDED OCTOBER 3, 1958, IN BOOK 8803 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 291, UNDER RECORDER'S SERIES NO. AP/101720; THENCE LEAVING SAID SOUTHWESTERN LINE AND RUNNING ALONG THE SOUTHEASTERN LINE OF SAID 7.50 ACRE TRACT, SOUTH 53° 36' WEST, 500.00 FEET TO THE DIRECT EXTENSION SOUTHEASTERLY OF THE NORTHEASTERN LINE OF COUNTY ROAD NO. 8100, KNOWN AS WORTHLEY DRIVE; THENCE ALONG SAID EXTENSION, SOUTH 36° 24' EAST, 200.00 FEET; THENCE NORTH 53° 36' EAST, 500.00 FEET TO THE SOUTHWESTERN LINE OF SAID RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY; THENCE ALONG THE LAST NAMED LINE, NORTH 36° 24' WEST, 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A DRILL TRACK OVER, ALONG AND ACROSS A STRIP OF LAND, 10.00 FEET IN WIDTH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERN LINE OF PARCEL 1, HEREINABOVE DESCRIBED, WITH THE SOUTHWESTERN LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY; AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 36° 24' EAST, 175.00 FEET; THENCE LEAVING SAID SOUTHWESTERN LINE, SOUTH 53° 36' WEST, 10.00 FEET; THENCE NORTH 36° 24' WEST, 175.00 FEET TO THE SOUTHEASTERN LINE OF PARCEL 1; THENCE ALONG THE LAST NAMED LINE, NORTH 53° 36' EAST, 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A SPUR TRACK OVER, ALONG AND ACROSS THE FOLLOWING:

BEGINNING AT THE INTERSECTION OF A LINE DRAWN PARALLEL WITH THE SOUTHWESTERN LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, AND DISTANT SOUTHWESTERLY 10.00 FEET THEREFROM, MEASURED AT RIGHT ANGLES THERETO, WITH THE SOUTHEASTERN LINE OF SAID PARCEL 1; AND RUNNING THENCE ALONG SAID PARALLEL LINE, SOUTH 36° 24' EAST, 175.00 FEET; THENCE LEAVING SAID SOUTHWESTERN LINE, NORTH 41° 59' 58" WEST, 153.734 FEET; THENCE NORTH 36° 24' WEST, 22.00 FEET TO THE SOUTHEASTERN LINE OF PARCEL 1; THENCE ALONG THE LAST NAMED LINE, NORTH 53° 36' EAST, 15.00 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 438-0010-003-05

R02511



Official Public Records

Document Detail [Menu](#) · [New Search](#) · [Search Results](#) · [Forms](#) · [Help](#)

Document Detail

Instrument Number: 2005410493
Sequence #: 0
Date Received: 09/23/2005 8:30:00 AM
Document Type: CONVENANT
Book:
Page:

Names

COUNTY ALAMEDA ENVIRONMENTAL HEALTH SERVICES
FOREM DEVELOPMENT CO

Associated Names

FOREM DEVELOPMENT CO
COUNTY ALAMEDA ENVIRONMENTAL HEALTH SERVICES

Legal Records - Parcel

#	Parcel ID
1	

Related Documents

None found

For issues with this software, please check the [FAQ](#).

Internet Public Access Module Version 3.1
Copyright © 2001 - 2003 Hart InterCivic, Inc. All Rights Reserved.