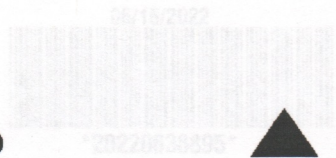


Recorded at the request of Audrey S. Peabody  
and mailed to: \_\_\_\_\_  
Applicant's Name



▲ This page is part of your document - DO NOT DISCARD ▲

Los Angeles County  
Environmental Health  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, Ca 91706



**20220638895**



Pages:  
0006

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

06/16/22 AT 10:33AM

REGARDING NON-CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM  
AND THE USE AND TRANSFER OF OWNERSHIP OF PROPERTY  
SUBJECT TO THIS COVENANT AND AGREEMENT

WHEREAS Audrey Peabody  
property owner(s) (hereinafter referred to as OWNER) owns that certain real property  
(hereinafter referred to as PROPERTY), which is served, or shall be served, by an  
Onsite Wastewater Treatment System constructed and installed pursuant to the County  
Uniform Plumbing Code and Health and Safety Code; and

FEES:	34.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	109.00

WHEREAS, OWNER represents that they are the sole owners of the PROPERTY, being  
situated in the County of Los Angeles, State of California, and described as follows:

▲ Description of PROPERTY: ▲



Street location/Location of PROPERTY: **LEADSHEET**  
555 Saddle Rd, Topanga CA 90290

NOW THEREFORE, OWNER, in consideration of the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) to the OWNER, being the Non-  
Conventional Onsite Wastewater Treatment System for the PROPERTY, does hereby promise, covenant and agree to all times all applicable federal, state, and  
local laws and requirements regarding the construction, operation, repair and maintenance of a Non-  
Conventional Onsite Wastewater Treatment System by the County for the PROPERTY, and  
that the OWNER shall at all times maintain in force a legally valid and binding maintenance and  
monitoring agreement with an approved servicing company covering such system, and shall provide  
upon request all maintenance and monitoring records to the County of Los Angeles Department of  
Public Health or its successor agency (DAR - Counter (Upfront Scan)). Such agreement shall include computer  
monitoring and annual testing required by County of Los Angeles Department of Public Health of the efficiency and effectiveness of the  
system, including effluent testing as may be applicable. Said testing shall be to ensure the continued  
ability of the system to meet applicable federal, state, and local laws and requirements, including  
secondary waste discharge standards. Should the system not be in compliance with said laws and  
requirements, OWNER shall ensure that maintenance and/or repair is performed on the system, and the  
system shall be subject to re-testing. A copy of the maintenance and monitoring agreement shall be provided to the County of Los Angeles Department of Public Health upon change in the maintenance

202206160710011

00022464936



013481257

SEQ:  
01

DAR - Counter (Upfront Scan)



**THIS FORM IS NOT TO BE DUPLICATED**

Recorded at the request: Andrey S Perfitlyev  
and mailed to: \_\_\_\_\_ Applicants Name



Los Angeles County  
Environmental Health  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, Ca 91706

SPACE ABOVE THIS LINE FOR RECORDERS USE

**COVENANT AND AGREEMENT  
REGARDING NON-CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM  
AND THE USE AND TRANSFER OF OWNERSHIP OF PROPERTY  
SUBJECT TO THIS COVENANT AND AGREEMENT**

WHEREAS Andrey Perfitlyev the undersigned property owner(s) (hereinafter referred to as **OWNER**) owns that certain real property described below (hereinafter referred to as **PROPERTY**), which is served, or shall be served, by an Non-Conventional Onsite Wastewater Treatment System constructed and installed pursuant to the County of Los Angeles Uniform Plumbing Code and Health and Safety Code; and

WHEREAS, OWNER represents that they are the sole owners of the **PROPERTY**, being situated in the County of Los Angeles, State of California, and described as follows:

Legal Description of PROPERTY: EXHIBIT "A"  
( if lengthy, include as EXHIBIT "A" )

Street location/Location of PROPERTY:  
555 Sadie Rd, Topanga CA 90290

NOW THEREFORE, the undersigned **OWNER**, in consideration for constructing the Non-Conventional Onsite Wastewater Treatment System and/or occupying dwelling(s) on **PROPERTY**, does hereby promise, covenant and agree to comply with at all times all applicable federal, state, and local laws and requirements regarding the construction, operation, repair and maintenance of a Non-Conventional Onsite Wastewater Treatment System approved by the County for the **PROPERTY**, and that the **OWNER** shall at all times maintain in force a legally valid and binding maintenance and monitoring agreement with an approved servicing company covering such system, and shall provide upon request all maintenance and monitoring information to the County of Los Angeles Department of Public Health or its successor agency (County Health). Said agreement shall include computer monitoring and annual testing required by County Health of the efficiency and effectiveness of the system, including effluent testing as may be applicable. Said testing shall be to ensure the continued ability of the system to meet applicable federal, state, and local laws and requirements, including secondary waste discharge standards. Should the system not be in compliance with said laws and requirements, OWNER shall ensure that maintenance and/or repair is performed on the system, and the system shall be subject to re-testing. If following maintenance and repair, the system is still unable to meet applicable laws and requirements, the system shall be replaced with a new Non-Conventional Onsite Wastewater Treatment System upon approval by County Health. A copy of the maintenance and monitoring agreement shall be filed with County Health. Upon a material change in the maintenance

agreement or a change of the approved servicing company, OWNER shall file the new or replacement maintenance and monitoring agreement with County Health within 30 days of said change.

The County is hereby granted easement rights to inspect the Non-Conventional Onsite Wastewater Treatment System, with reasonable notice to OWNER absent an emergency, to insure compliance with the Covenant and Agreement.

Upon approval of the Non-Conventional Onsite Wastewater Treatment System for the PROPERTY, OWNER shall have this document recorded with the Los Angeles County Recorder's Office against the title of the PROPERTY.

This COVENANT AND AGREEMENT, as well as the appurtenant easement for access as set forth above, shall run with the land and shall be binding upon all future owner, heirs, successors, and assigns of the PROPERTY.

This COVENANT AND AGREEMENT shall only be terminated by a RELEASE OF COVENANT AND AGREEMENT duly executed by an authorized agent of the County of Los Angeles, Division of Environmental Health, or its successor agency; said RELEASE shall not be effective until recorded in the County of Los Angeles Recorder's Office.

Dated this 13 day of June [month], 2022 [year]

Andrey Perfiljev  
Print Name

[Signature]  
Signature

\_\_\_\_\_  
Print Name

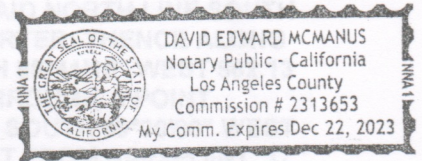
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature



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 JUNE 13TH 2022 before me, DAVID EDWARD MCMANUS - NOTARY PUBLIC  
(Date) (Here Insert Name and Title of the Officer)  
personally appeared ANDREY PERFIJEV  
(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.

HOA.1184282.3 Revised 07/30/15  
Signature David Edward McManus (Seal)  
(Signature of Notary Public)