

Deed Restriction Overview

The enclosed Deed Restriction is required by the Los Angeles County Regional Park and Open Space District (RPOSD) to record a restriction on the title to the property. The restriction ensures that the property is used for a purpose consistent with the grant scope in perpetuity.

- **Development-only projects**

The deed restriction is required to be recorded once the Project Agreement is executed and before grant reimbursement.

- **Acquisition-only projects**

The deed restriction is required after the acquisition is complete and the Grantee takes ownership of the property.

- **Acquisition/Development projects**

The deed restriction is required after the acquisition is complete and prior to paying for reimbursement of development costs.

Deed Restriction Instructions

1. Fill in all the blank spaces of the Deed Restriction form as indicated below. Do not alter the Deed Restriction form.

Deed Restriction Form – Page 1

I. WHEREAS, _____ (hereinafter referred to as “Owner(s)”

Insert ownership information as it appears on the deed.

Deed Restriction Form – Page 2

5. SEVERABILITY.

Dated: _____, 20 ____

Insert the date the Deed Restriction is signed by the Grantee’s Authorized Representative or designee in the presence of a notary.

Business Name (if property is owned by a business): _____

Signed: _____

Signed: _____

PRINT/TYPE NAME & TITLE OF ABOVE
(GRANTEE’S AUTHORIZED REPRESENTATIVE)

PRINT/TYPE NAME & TITLE OF ABOVE
(ADDITIONAL SIGNATURE, AS REQUIRED)

The Grantee's Authorized Representative or designee signs in the presence of a notary. Additional signature lines may be added if multiple signatures are required.

2. To the Deed Restriction form attach:
 - (1) A page entitled, "Exhibit A (Legal Description of Property)".
 - (2) Exhibit A: A formal legal description of every parcel of property to which grant funds will be allocated. This information can be obtained from the grant deed or title policy. (NOTE: The assessor's parcel number or a street address is NOT a valid legal description.)
 - (3) Exhibit B: A complete copy of the Project Agreement signed by the Grantee and RPOSD.
3. Notarize it: Take the unsigned Deed Restriction form, "Exhibit A", and "Exhibit B", to a notary. The Grantee's Authorized Representative or designee signs the Deed Restriction form signature page in the presence of a notary. The notary then completes the "Notary Acknowledgement" section.
4. Record it: Take the notarized Deed Restriction form, "Exhibit A", and "Exhibit B", to the County Recorder's Office of the county in which the property is located and ask the County Clerk to "record the Deed Restriction form, Exhibit A, and Exhibit B, on the title to the property."
5. Send a copy of the notarized and recorded Deed Restriction form, "Exhibit A", and "Exhibit B" to the RPOSD Program Manager.