



# **CITY OF BELL**

## **Lot Merger Application & Documentation**

**RECORDING REQUESTED BY:**

City of Bell

**WHEN RECORDED MAIL TO:**

City of Bell  
6330 Pine Avenue  
Bell, CA 90201  
Attn: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL**

A.P.N. \_\_\_\_\_

The undersigned do hereby declare as follows:

1. That they are the owners of the following described parcels of real property in the City of Bell, California, as described in Exhibit "A" and shown on Exhibit "B" attached hereto and by this reference made a part hereof.
2. That all of said parcels are held and owned by the undersigned as a single, consolidated, combined and integrated lot or building site.
3. Accordingly, the undersigned agrees and covenant that all of said parcels are hereby combined into a single building site pursuant to the laws and ordinances of the City of Bell, and that henceforth, all of said parcels will be used only as one single, combined, consolidated and integrated lot or building site in the City of Bell, subject to all of the laws, ordinances and regulations of the City of Bell, and in particular the subdivision and zoning ordinances thereof, and that the same will never be separated in ownership or otherwise treated as separate parcels except pursuant to all applicable laws and regulations of the City of Bell.
4. The foregoing declarations and covenants are intended as covenants to run with the land and shall bind all owners of said land, their heirs, successors and assigns of the undersigned:

**OWNER**

\_\_\_\_\_  
Print Owner's Name

\_\_\_\_\_  
Print Owner's Name

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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**DECLARATION OF LOT MERGER AND CONSOLIDATION**

A.P.N. \_\_\_\_\_

The undersigned do hereby declare as follows:

- 5. That they are the owners of the following described parcels of real property in the City of Bell, California  
  
See Exhibit "A" attached hereto and by this reference made a part hereof.
- 6. That they hereby merge, consolidate, combine and integrate into a single parcel as described in Exhibit "B" and shown on Exhibit "C" (Plat Map).
- 7. Accordingly, said combined parcel will only be conveyed as a single parcel and will never be divided or otherwise treated as multiple parcels except in full compliance with all City of Bell ordinances and regulations governing the division of property.
- 8. That said combined parcel may be used for \_\_\_\_\_ purposes only and may not contain more than one (1) building unit, except as may be authorized by the regulations and ordinances of the City of Bell.
- 9. The foregoing declaration of lot merger and consolidation shall run with the land and shall bind all owners of said land and their heirs, successors and assigns of the undersigned.

**OWNER**

\_\_\_\_\_  
Print Owner's Name

\_\_\_\_\_  
Print Owner's Name

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )

S.S.

COUNTY OF LOS ANGELES )

On \_\_\_\_\_, 200\_\_, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared Carlos H. Alvarado, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacities and that by his signature on the instrument the persons, or the entity upon behalf of which his person acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public in and for said County and State

**OWNER'S**

**NOTARY ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )

S.S.

COUNTY OF LOS ANGELES )

On \_\_\_\_\_, 200\_\_, before me, \_\_\_\_\_,  
a Notary Public in and for said state, personally appeared \_\_\_\_\_

\_\_\_\_\_ personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which their persons acted, executed the instrument.

WITNESS my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public in and for said County and State

**COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL**

**EXHIBIT "A"**

**EXISTING LEGAL DESCRIPTIONS**

**DECLARATION OF LOT MERGER AND CONSOLIDATION**

**EXHIBIT "B"**

**PROPOSED LEGAL DESCRIPTIONS**

**DECLARATION OF LOT MERGER AND CONSOLIDATION**

**EXHIBIT "C"**

**PLAT MAP**

ENVIRONMENTAL INFORMATION FORM  
(To be completed by applicant)

Date Filed \_\_\_\_\_

GENERAL INFORMATION

1. Name and address of developer or project sponsor: \_\_\_\_\_

2. Address of project: \_\_\_\_\_

Assessor's Block and Lot Number \_\_\_\_\_

3. Name, address, and telephone number of person to be contacted concerning this project: \_\_\_\_\_

4. Indicate number of the permit application for the project to which this form pertains: \_\_\_\_\_

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: \_\_\_\_\_

6. Existing zoning district: \_\_\_\_\_

7. Proposed use of site (Project for which this form is filed): \_\_\_\_\_

PROJECT DESCRIPTION

8. Site size. \_\_\_\_\_

9. Square footage. \_\_\_\_\_

10. Number of floors of construction. \_\_\_\_\_

11. Amount of off-street parking provided. \_\_\_\_\_

12. Attach plans. \_\_\_\_\_

13. Propose scheduling. \_\_\_\_\_

14. Associated projects. \_\_\_\_\_

15. Anticipated incremental development. \_\_\_\_\_

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. \_\_\_\_\_

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented square footage of sales area, and loading facilities. \_\_\_\_\_

18. If industrial, indicate type, estimated employment per shift, and loading facilities. \_\_\_\_\_

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. \_\_\_\_\_

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. \_\_\_\_\_

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO

\_\_\_ \_\_\_ 21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.

\_\_\_ \_\_\_ 22. Change in scenic views or vistas from existing residential areas or public lands or roads.

\_\_\_ \_\_\_ 23. Change in pattern, scale or character of general area of project.

\_\_\_ \_\_\_ 24. Significant amounts of solid waste or litter.

\_\_\_ \_\_\_ 25. Change in dust, ash, smoke, fumes or odors in vicinity.

\_\_\_ \_\_\_ 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

\_\_\_ \_\_\_ 27. Substantial change in existing noise or vibration levels in the vicinity.

\_\_\_ \_\_\_ 28. Site on filled land or on slope of 10 percent or more.

\_\_\_ \_\_\_ 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.

\_\_\_ \_\_\_ 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).

\_\_\_ \_\_\_ 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas etc.).

YES NO

\_\_\_\_ 32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

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34. Describe the surrounding properties, including information on plants and animals any any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

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CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date \_\_\_\_\_

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)