

RECORDING REQUEST BY AND MAIL TO:

County of Los Angeles
Department of Public Works
Land Development Division
Grading and Drainage Unit

P.O. Box 1460
Alhambra, California 91802-1460

Space above this line reserved for Recorder's use

SAMPLE NO. B1
COVENANT AND AGREEMENT BY OWNER REGARDING
OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR/PM _____,
AND INDEMNIFICATION

The undersigned, _____ ("Owner"), hereby certifies that it owns the real property hereinafter identified as TR/PM _____, located in the County of Los Angeles, State of California, legally described in Exhibit 1.

Owner acknowledges that the improvements depicted in Exhibit 2 ("Offsite Improvements") located on offsite property, legally described in Exhibit 3 ("Offsite Property") will alter the natural and/or existing surface water drainage patterns between the Offsite Property and TR/PM _____.

In consideration of the issuance of a building/grading permit to perform the work and/or construct the Offsite Improvements, Owner, does hereby covenant and agree to indemnify the County of Los Angeles ("County") from any claims and/or actions made against the County which arise from or are in any way connected with the Offsite Improvements and/or the alteration of surface water drainage caused thereby.

Owner further covenants and agrees as follows:

- Owner shall maintain the Offsite Improvements in good condition unless the County discharges this obligation through a subsequently recorded written instrument.
- Offsite Owner shall adequately irrigate the planted slopes ("Offsite Slopes"), as depicted in Exhibit 2, which are located on the Offsite Property.

Owner makes this covenant and agreement on behalf of itself and its successors and assigns. Said covenant and agreement shall run with TR/PM _____, shall be binding upon Owner, future owners, encumbrancers of the TR/PM _____, and their successors, heirs, or assignees, and shall continue in effect until the release of this Covenant and Agreement by the County, in its sole discretion.

(Name if other than an individual)

/s/ _____
(Name if an individual)

/s/ _____
(Title if other than an individual)