

RECORDING REQUESTED BY  
AND MAIL TO:

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION  
900 S. FREMONT AVENUE, 3RD FLOOR  
ALHAMBRA, CA 91803-1331



Space above this line is for Recorder's use

**COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT  
DEVELOPMENT (LID) FEATURES**

The undersigned, MESFO VENTURES LLC. ("Owner"), hereby certifies that it owns the real property described as follows ("Subject Property"), located in the County of Los Angeles, State of California:

LEGAL DESCRIPTION

ASSESSOR'S ID # 6060-005-020 TRACT NO. 3003 LOT NO. 33 FT OF LOT 167  
ADDRESS: 1313 W. 103rd Street  
Los Angeles, Ca 90044

Owner is aware of the requirements of County of Los Angeles' Green Building Standards Code, Title 31 relating to LID standards. In accordance with said Title 31, Section 4.106.4 the following LID features have been installed on the Subject Property:

- |   |  |
|---|--|
| <input type="checkbox"/> Porous pavement                    | <input type="checkbox"/> Dry Well  |
| <input type="checkbox"/> Cistern/rain barrel                | <input type="checkbox"/> Storage containers                              |
| <input checked="" type="checkbox"/> Rain garden/planter box | <input checked="" type="checkbox"/> Landscaping and landscape irrigation |
| <input type="checkbox"/> Disconnect impervious surfaces     | <input type="checkbox"/> Green roof                                      |
| <input type="checkbox"/> Other                              |  |

The location & type of each LID feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1.

Owner hereby covenants and agrees to maintain the above-described LID features in a good and operable condition at all times, and in accordance with the LID Maintenance Guidelines, attached hereto as Exhibit 2.

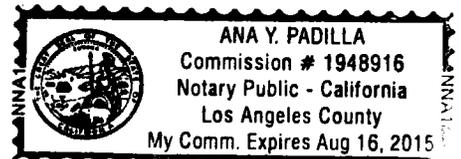
Owner further covenants and agrees that the above-described LID features shall not be removed from the Subject Property unless and until they have been replaced with other LID features in accordance with County of Los Angeles' Green Building Standards Code, Title 31.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the LID features that are located on the Subject Property, including the type(s) and location(s) of all such features, and instructions for properly maintaining all such features.

Owner makes this Covenant and Agreement on behalf of itself and its successors and assigns. This Covenant and Agreement shall run with the Subject Property and shall be binding upon Owner, future owners, and their heirs, successors and assignees, and shall continue in effect until the release of this Covenant and Agreement by the County of Los Angeles, in its sole discretion.

Owner(s):

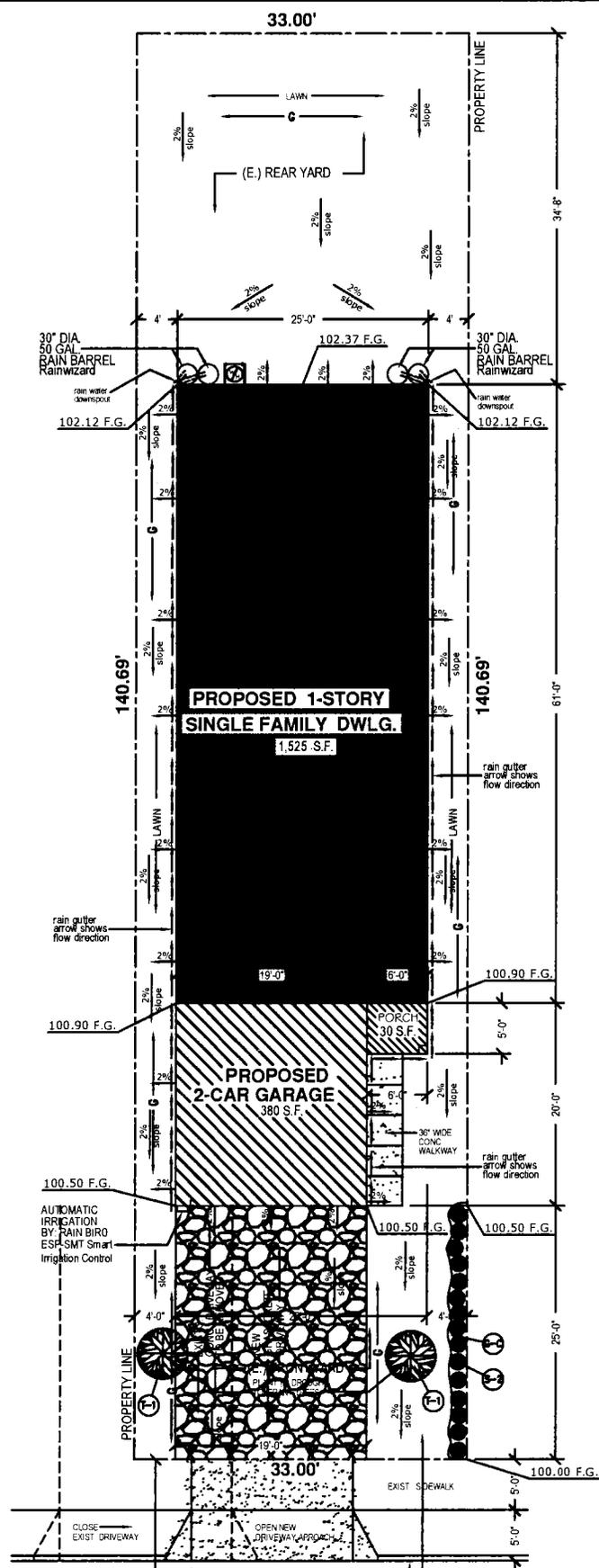
By: [Signature] Date: 6/4/2012  
By: \_\_\_\_\_ Date: \_\_\_\_\_



(PLEASE ATTACH NOTARY)

REFERENCE

PLAN CHECK NO.: BL12032700-19 DISTRICT OFFICE NO.: 0700



**IMPERVIOUS AREA:**  
 EXISTG. IMPERVIOUS AREA = 109 S.F.  
 PROPOSED IMPERVIOUS AREA = 2,290 S.F.  
 TOTAL IMPERVIOUS AREA = 2,399 S.F.

**DROUGHT-TOLERANT TOTAL LANDSCAPE**  
 TOTAL LANDSCAPE AREA = 2,187.77 S.F.  
 (75% MIN.) REQUIRED

75% OF 2,187.77 = 1,640.82 S.F. REQUI.  
 2,187.77 S.F. PROVIDED  
 2,187.77 > 1,640.82

1313 W. 103rd Street

**PLOT PLAN**  
 SCALE 1/8"=1'-0"

**FRONT YARD LANDSCAPE**  
 FRONT YARD AREA = 825 S.F.  
 MIN 50% OF LANDSCAPE REQUI.  
 50% 825 S.F. = 412.50 S.F. REQUI.  
 (N) GRASSCRETE PROVIDED = 223 S.F.  
 (19' X 25' = 475 S.F. X 47% = 223 S.F.)  
 LANDSCAPE PROVIDED = 602 S.F.  
 (825 - 223 = 602 S.F.)  
 602 S.F. > 412.50 S.F.

**DROUGHT-TOLERANT @ FRONT YARD**  
 (75% MIN.) REQUIRED

75% OF 602 = 451.50 S.F. REQUI.  
 602 S.F. PROVIDED  
 602 > 451.50