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

3/7/06
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)