Space above this line reserved for Recorder's use

SAMPLE NO. A2
COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING
DRAINAGE ACCEPTANCE FROM TR/PM   AND RELEASE OF LIABILITY

The undersigned, _____ ("Offsite Owner"), hereby certifies that it is the owner of the real property located in the County of Los Angeles, State of California, legally described in Exhibit 3 ("Offsite Property").

Offsite Owner acknowledges that _____ ("Developer") proposes to perform the work and/or construct the improvements depicted in Exhibit 2 ("Improvements"), on TR/PM _____, legally described in Exhibit 1.

Offsite Owner acknowledges that the Improvements constructed on TR/PM   will alter the natural and/or existing surface water drainage patterns between TR/PM _____ and the Offsite Property. Offsite Owner does hereby consent to such alteration and does hereby covenant and agree that the Offsite Property shall accept the surface water drainage as altered by the Improvements on TR/PM _____.

Offsite Owner acknowledges that the County of Los Angeles ("County") will rely on this Covenant in connection with its issuance of a building/grading permit for the Improvements on TR/PM _____, and Offsite Owner does hereby covenant and agree to fully release and discharge the County from any claims and/or actions the Offsite Owner may have against the County which arise from or are in any way connected with the Improvements on TR/PM _____ and/or the alteration of surface water drainage caused thereby.

Offsite Owner makes the covenants and agreements described above on behalf of itself and its successors and assigns. Said covenants and agreements shall run with Offsite Property, shall be binding upon Offsite Owner, future owners, encumbrancers of the Offsite Property, 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.

_____

3/7/06

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(Name if other than an individual)

/s/_____
(Name if an individual)

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