

RECORDING REQUEST BY AND MAIL TO:

County of Los Angeles
Department of Public Works

- Building and Safety – Drainage and Grading Section
- Land Development – Drainage and Grading Section
- Land Development – Road/Sewer & Water Section

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

Space above this line is for Recorder's use

COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING
DRAINAGE ACCEPTANCE FROM TR 48312 AND RELEASE OF LIABILITY

The undersigned, Mountains Recreation and Conservation Authority (M.R.C.A.) ("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 Riopharm USA Inc. ("Developer") proposes to perform the work and/or construct the improvements depicted in Exhibit 2 ("Improvements"), on TR 48312, legally described in Exhibit 1.

Offsite Owner acknowledges that the improvements constructed on TR 48312 will alter the natural and/or existing surface water drainage patterns between TR 48312 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 48312.

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 48312, 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 48312 and/or the alteration of surface water drainage caused thereby.

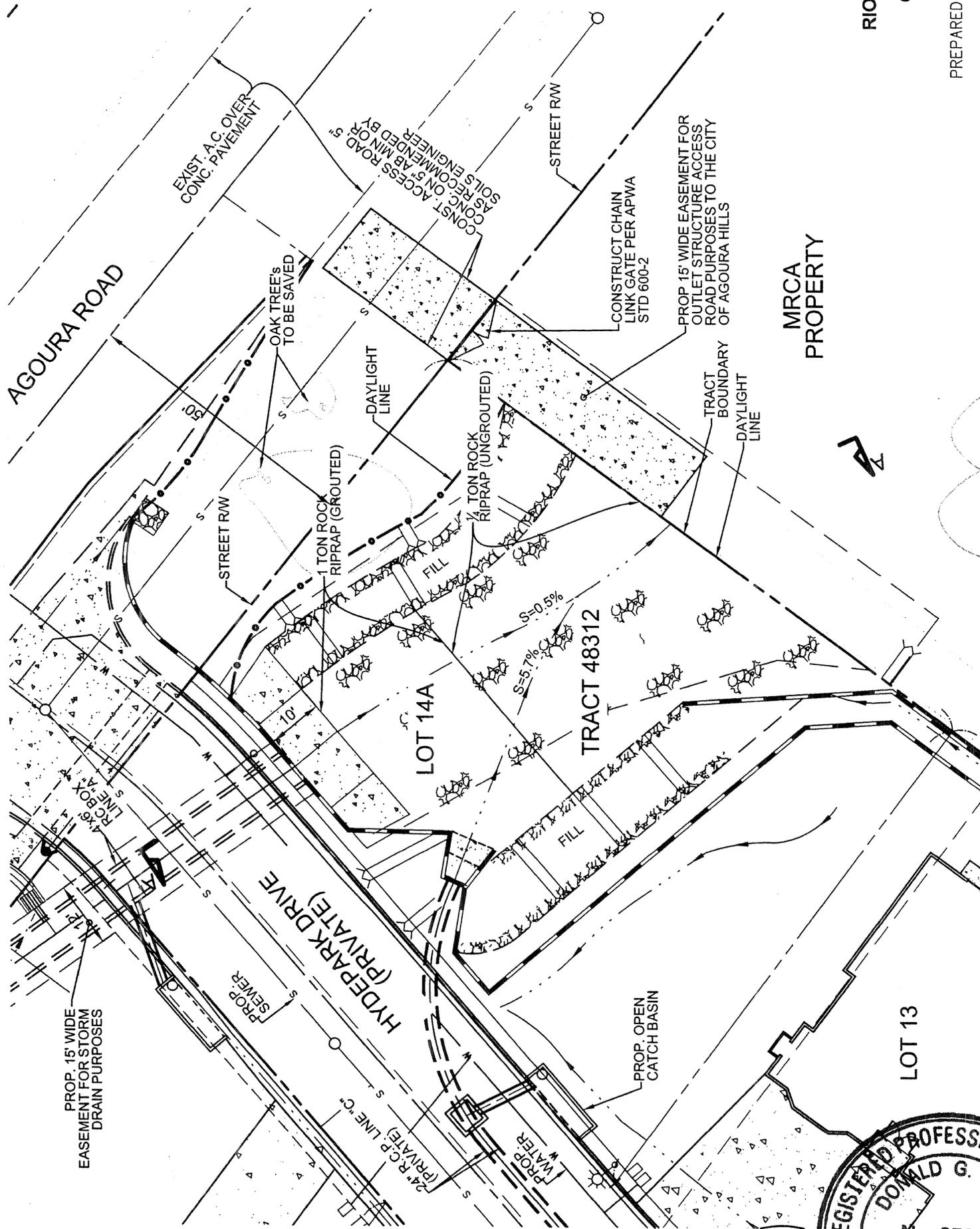
Offsite Owner makes the covenants and agreements described above on behalf of itself and its successors and assigns. Said covenants and agreements shall run with Offsite Property, shall be binding upon Offsite Owner, future owners, encumbrancers of the Offsite Property, and their successors, heirs or assignees, and shall continue in effect until the release of this Covenant and Agreement by the County, in its sole discretion.

Mountains Recreation and Conservation Authority (M.R.C.A.)
a public agency of the State of California

By: _____)
Name:
Title:

By: _____)
Name:
Title:

NOTE: EXHIBIT "2" IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY OF PLAN.



20
SCALE: 1" = 20'

EXHIBIT 2
RIOPHARM CASE #98-CUP-007
AGOURA ROAD
CITY OF AGOURA HILLS

PREPARED BY
ID#: Riopharm.Agoura
WESTLAND CIVIL, INC.
CIVIL ENGINEERS PLANNING / DESIGN LAND SURVEYORS
550 ST. CHARLES DR., SUITE 208, THOUSAND OAKS, CA, 91360
(805) 495-1330 FAX: (805) 446-9125

OUTLET DETAIL - LINE "B"

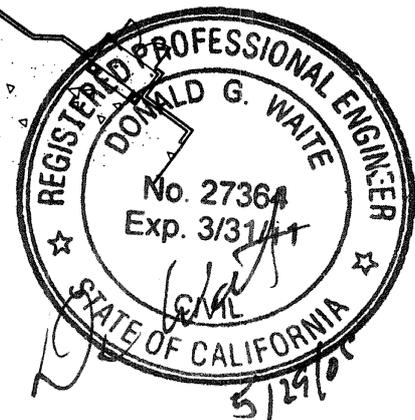


EXHIBIT 2