Covenant and Agreement

Regarding Maintenance of Vehicle Lift System – 2 Levels

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California.

Legal Description:

[Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.]

as recorded in Book [__________], Page [______], Records of Los Angeles County, which property is located and known as [ADDRESS]:

and in consideration of the City of Los Angeles allowing the approval of the (____)–2 levels vehicle lift system to be located in a residential building in accordance with the building permit as required parking spaces, on said property, we do hereby covenant and agree to and with the Department of Building and Safety (“LADBS”) to maintain the layout and location of the vehicle lift system, and indicated parking spaces on the building permit. The vehicle lift system shall be maintained and be in operable conditions at all times. Owner of the property where the vehicle lift system is installed shall be responsible to have complete training on the safety operation of such system and insure that any user of the vehicle lift system is fully trained.

The operation manual of the vehicle lift system shall be kept in a safe accessible place.

This Covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.