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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
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RETURN TO: Traci Custard
3552 Farnam St
Omaha, NE 68131

CHECK NUMBER



POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, _____ CO2 Omaha LLC _____ recognizes that stormwater management facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called _____ CO2 _____ located in the jurisdiction of the City of Omaha, Douglas County, Nebraska; and,

WHEREAS, the Property Owner (whether one or more) is the owner of _____ Real property depicted on Exhibit "A" _____ (hereinafter referred to as "the Property"), and,

WHEREAS, the City of Omaha (hereinafter referred to as "the City") requires and the Property Owner, and its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of the City require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Post Construction Stormwater Management Plan, _____ OMA-20110302-177-P _____, (hereinafter referred to as "PCSMP"), should be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the covenants contained herein, and the following terms and conditions, the property owner agrees as follows:

1. The facility or facilities shall be constructed by the Property Owner in accordance with the PCSMP, which has been reviewed and accepted by the City of Omaha or its designee.
2. The Property Owner must develop and provide the "BMP Maintenance Requirements", attached here to as Exhibit "B", which have been reviewed and accepted by the City of Omaha or its designee. The BMP Maintenance Requirements shall describe the specific maintenance practices to be performed for the facilities and include a schedule for implementation of these practices. The Plan shall indicate that the facility or facilities shall be inspected by a professional qualified in stormwater BMP function and maintenance at least annually to ensure that it is operating properly. A written record of inspection results and any maintenance work shall be maintained and available for review by the City.
3. The Property Owner, its administrators, executors, successors, heirs, or assigns, shall construct and perpetually operate and maintain, at its sole expense, the facilities in strict accordance with the attached BMP Maintenance Requirements accepted by the City of Omaha or its designee.
4. The Property Owner, its administrators, executors, successors, heirs, or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. The City shall provide the Owner copies of the inspection findings and a directive to commence with the repairs if necessary.

The City will require the Property Owner to provide, within 7 calendar days, a written response addressing what actions will be taken to correct any deficiencies and provide a schedule of repairs within a reasonable time frame. Whenever possible, the City shall provide notice prior to entry. The City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the property.

5. The Property Owner its administrators, executors, successors, heirs, or assigns, agrees that should it fail to correct any defects in the facility or facilities within reasonable time frame agreed to in the response by the Property Owner for corrective actions, or shall fail to maintain the structure in accordance with the attached BMP Maintenance Requirements and with the law and applicable executive regulation or, in the event of an emergency as determined by the City of Omaha or its designee in its sole discretion, the City of Omaha or its designee is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as the City of Omaha or its designee deems necessary. Notwithstanding the foregoing, the City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the property.

The City of Omaha or its designee shall have the right to recover from the Property Owner any and all reasonable costs the City of Omaha expends to maintain or repair the facility or facilities or to correct any operational deficiencies subject to the provisions of the immediately preceding sentence relating to negligent acts of the City. Failure to pay the City of Omaha or its designee all of its expended costs, after forty-five days written notice, shall constitute a breach of the agreement. The City of Omaha or its designee shall thereafter be entitled to bring an action against the Property Owner to pay, or foreclose upon the lien hereby authorized by this agreement against the property, or both. Interest, collection costs, and reasonable attorney fees shall be added to the recovery to the successful party.

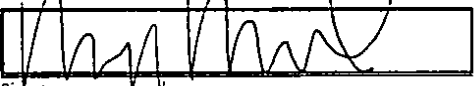
6. The Property Owner shall not obligate the City of Omaha to maintain or repair the facility or facilities, and the City of Omaha shall not be liable to any person for the condition or operation of the facility or facilities.
7. The Property Owner, its administrators, executors, successors, heirs, or assigns, hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims that may arise or be asserted against the City from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim unless due solely to the negligence of the City in which event the City shall be required to defend any such suit at its own expense. Notwithstanding the foregoing, if any claims are made against both the City of Omaha and the Property Owner, each will be required to defend any such suit or claim against it at its own expense. Each shall be responsible for payment of any recovery to the extent determined in such suit. If any judgment or claims against the City, its authorized agents or employees shall


be allowed, the Property Owner shall pay for all costs and expenses in connection herewith except to the extent of the negligent act of the City.


8. The Property Owner shall not in any way diminish, limit, or restrict the right of the City of Omaha to enforce any of its ordinances as authorized by law.
9. This Agreement shall be recorded with the Register of Deeds of Douglas County, Nebraska and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, successors, heirs, or assigns, including any homeowners or business association and any other successors in interest.


IN WITNESS WHEREOF, the Property Owner (s) has/ have executed this agreement this 31 day of January 2013

INDIVIDUAL, PARTNERSHIP and/or CORPORATION

<u>CO2 OMAHA LLC</u> Name of Individual, Partnership and/or Corporation
<u>NANCY MAMMEL</u> Name
<u>OWNER</u> Title
 Signature

 Name of Individual, Partnership and/or Corporation
 Name
 Title
 Signature

 Name of Individual, Partnership and/or Corporation
 Name
 Title
 Signature

 Name of Individual, Partnership and/or Corporation
 Name
 Title
 Signature

ACKNOWLEDGMENT

Nebraska
County
Douglas

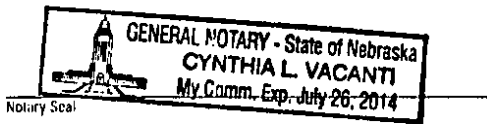
On this 31 day of January 13 before me, a Notary Public, in and for said County, personally came the above named:

NANCY MAMMEL
Name of Individual

who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Cynthia L. Vacanti
Notary Public



Project No. EGA101254

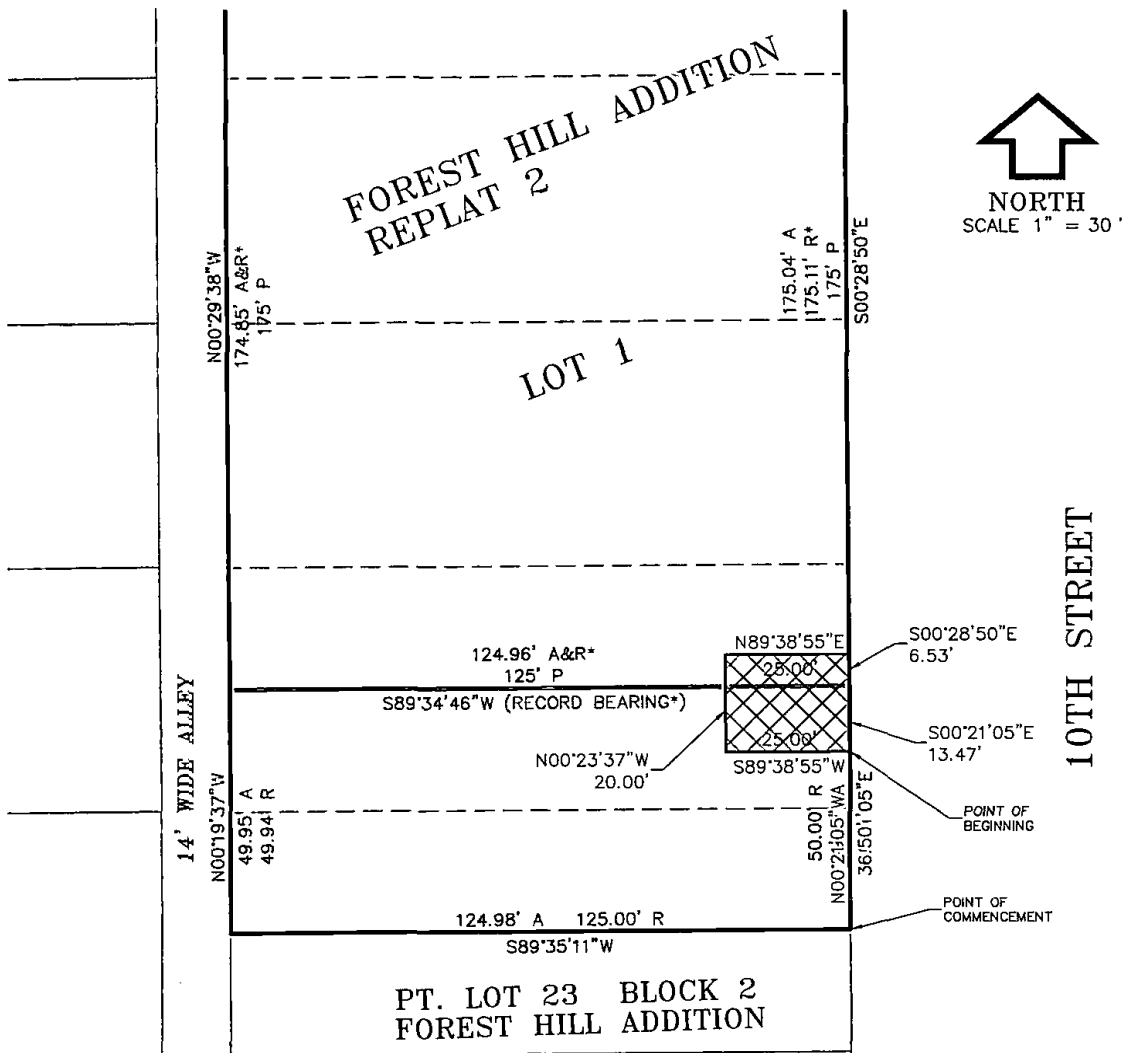
Exhibit "A"

Date: 9/15/11

DESCRIPTION & SKETCH

A PORTION OF LOT 1, FOREST HILL ADDITION REPLAT 2, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, FOREST HILL ADDITION REPLAT 2; THENCE N00°21'05"W (PLATTED BEARING) ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 36.50 FEET TO THE POINT OF BEGINNING; THENCE S89°38'55"W A DISTANCE OF 25.00 FEET; THENCE N00°23'37"W A DISTANCE OF 20.00 FEET; THENCE N89°38'55"E A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S00°28'50"E ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 6.53 FEET; THENCE S00°21'05"E ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 13.47 FEET TO THE POINT OF BEGINNING, CONTAINING 500 SQUARE FEET, MORE OR LESS.



**EHRHART
GRIFFIN &
ASSOCIATES**

ENGINEERING

PLANNING

LAND SURVEYING

3552 Farnam Street • Omaha, Nebraska 68131 • 402 / 551-0631

Project No. EGA101254

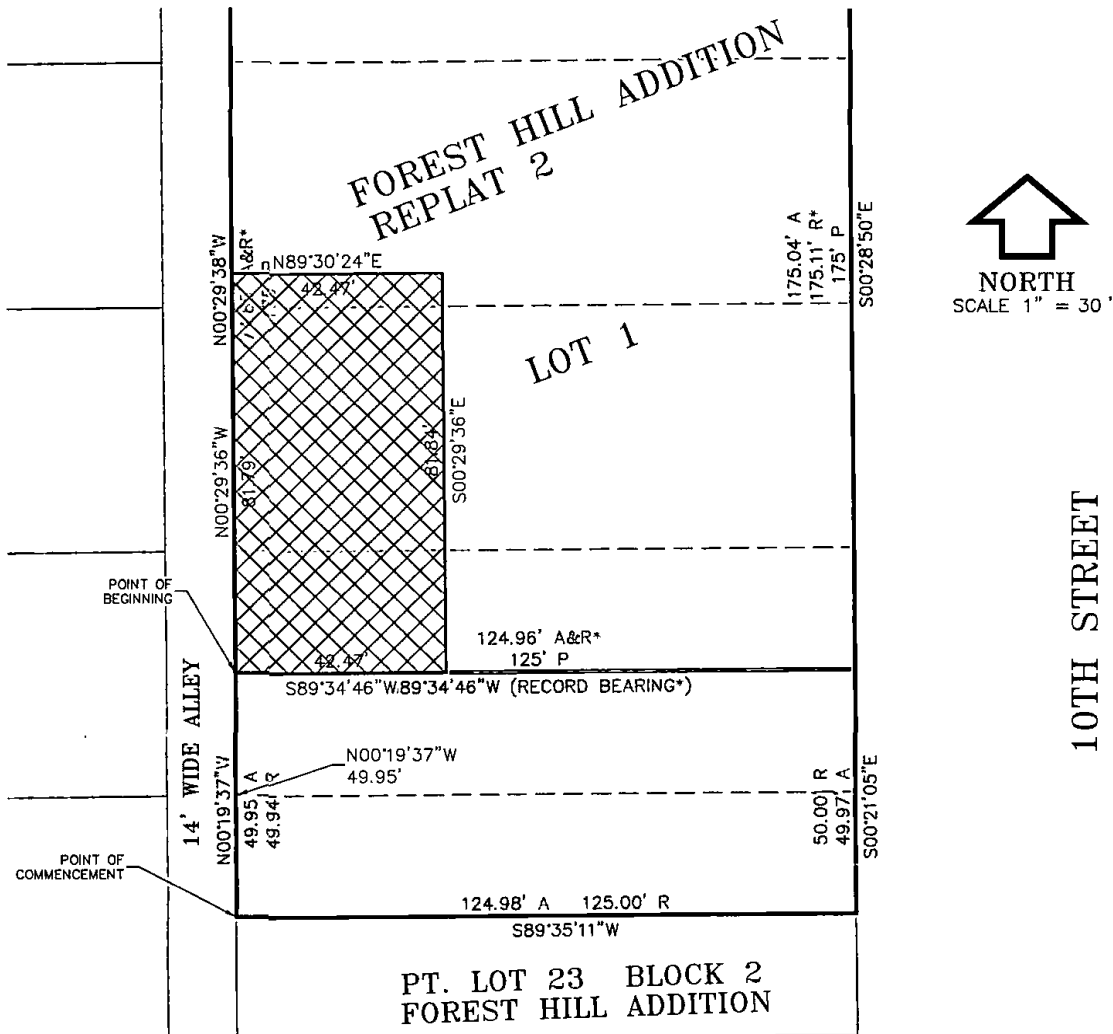
Exhibit "B"

Date: 9/15/11

DESCRIPTION & SKETCH

A PORTION OF LOT 1, FOREST HILL ADDITION REPLAT 2, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, FOREST HILL ADDITION REPLAT 2; THENCE N00°19'37"W (PLATTED BEARING) ON THE WEST LINE OF SAID LOT 1 A DISTANCE OF 49.95 FEET TO THE POINT OF BEGINNING; THENCE N00°29'36"W ON THE WEST LINE OF SAID LOT 1 A DISTANCE OF 81.79 FEET; THENCE N89°30'24"E A DISTANCE OF 42.47 FEET; THENCE S00°29'36"E A DISTANCE OF 81.84 FEET; THENCE S89°34'46"W A DISTANCE OF 42.47 FEET TO THE POINT OF BEGINNING, CONTAINING 3,475 SQUARE FEET, MORE OR LESS.



**EHRHART
GRIFFIN &
ASSOCIATES**

ENGINEERING

PLANNING

LAND SURVEYING

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BMP Maintenance Requirements

CO2
 1502 S 10th Street, Omaha, NE 68114
 PCSMP OMA20110302-177-P
 EGA101254

Total Site Area: 0.789 Ac.
 Total Disturbed Area: 0.789 Ac.
 Total Undisturbed Area: 0 Ac.
 Impervious Area Before Construction: 12%
 Impervious Area After Construction: 42%

1. General BMP information:

BMP ID	BMP Type	BMP Model	Location (Northing)	Location (Easting)	Latitude/Longitude
BMP1	Underground Detention	STC-450i	540450.7	2759047.7	41° 14' 41.06" N 95° 55' 46.37" W
BMP2	Pervious Patio	N/A	540365.4	2758979.9	41° 14' 40.25" N 95° 55' 47.31" W
BMP3	Gravel Drain	N/A	540362.7	2758944.1	41° 14' 40.24" N 95° 55' 47.78" W
BMP 4	Gravel Path	N/A	540279.6	2758964.8	41° 14' 39.41" N 95° 55' 47.56" W
BMP5	Pervious Concrete	N/A	540282.8	2758946.3	41° 14' 39.45" N 95° 55' 47.80" W

2. Details for the bioretention cells and the FLEXSTORM inlet filters are shown in Appendix B.

3. Maintenance Tasks and Schedules:

PERVIOUS PATIO		
Task No.	Task Description	Frequency
1	Inspect and remove sediment from patio surface.	Monthly
2	Vacuum sweep surface.	Annually
3	Replace filler washed limestone as needed.	Annually
4	Inspect for deterioration.	Annually

STORMCEPTOR		
Task No.	Task Description	Frequency
1	After construction is complete, inspect the unit before put into service	N/A
2	Inspect the accumulation of oil and sediment	Every 6 Month For the First Year
3	Inspect the functionality of the unit. Remove oil and sedimentation	Annually

IMPERVIOUS GRAVEL PATH		
Task No.	Task Description	Frequency
1	Inspect the gravel surface for leaves, debris or accumulated sediment. Remove leaves, debris and wash off sediment with water if necessary.	Spring, after melt off. Fall, 6 months after spring inspection.
2	Inspect cleanouts and outlet for debris or sediment. Flush out if necessary.	Annually
3	Inspect for wet areas that are not functioning. Remove and replace gravel as necessary.	Annually

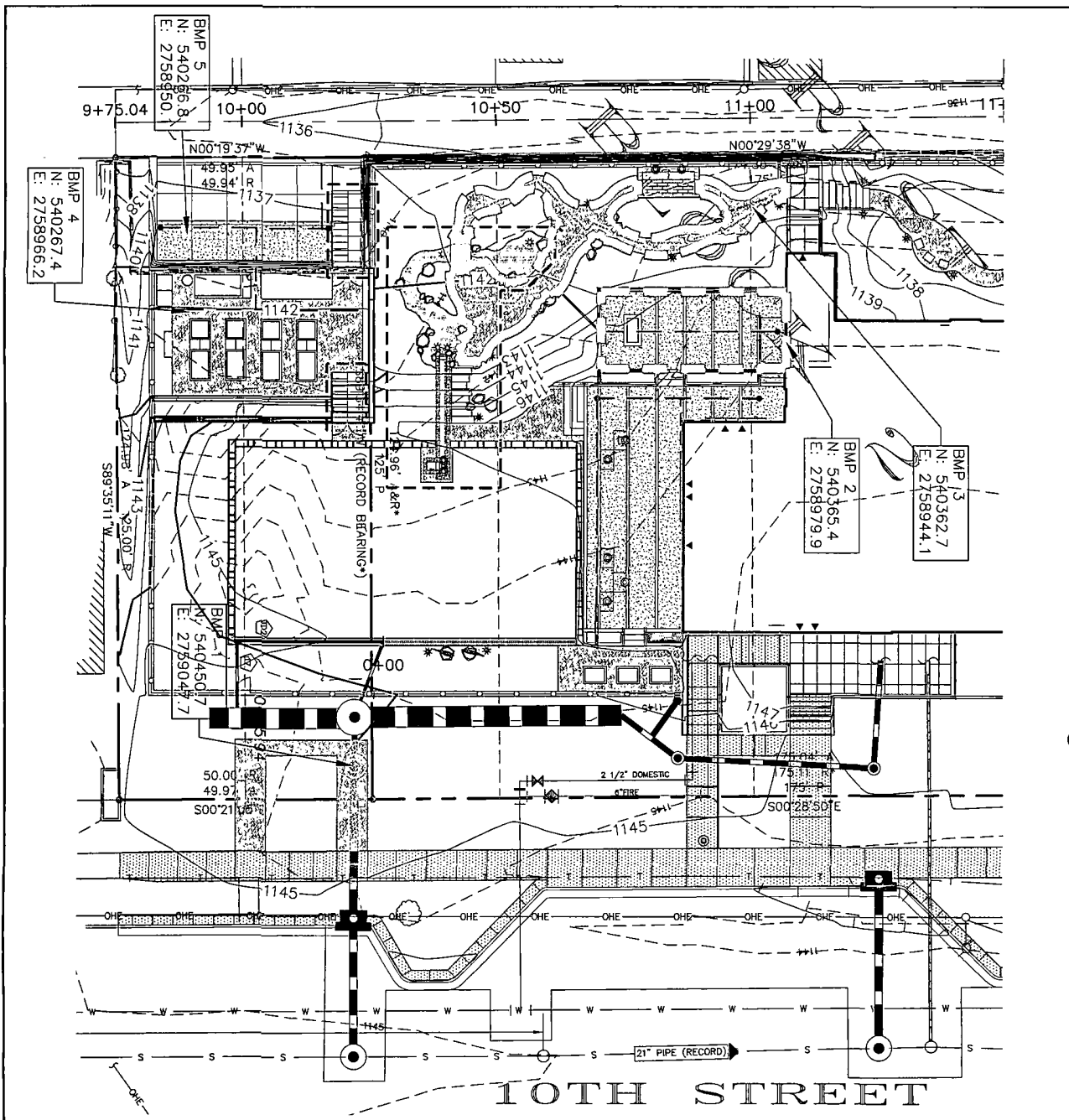
PERVIOUS CONCRETE		
Task No.	Task Description	Frequency
1	Inspect and remove sediment from pavement surface	Quarterly - as needed
2	Inspect and clean pavement of oil and grease	Quarterly - as needed
3	Vacuum sweep surface	Annually
4	Inspect for deterioration	Annually
5	Verify surface infiltration after storms	Annually

4. Maintenance Inspection Reports:

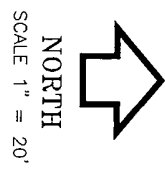
Annual maintenance inspection reports shall be completed and made available, to the City of Omaha, upon request. The first report shall be completed one year following the final approval date of the BMP and each year thereafter on or before the approval anniversary date.

APPENDIX A

Water Quality Treatment BMP Locations



BMP NO.	DETAIL
1	STORMCEPTOR MODEL SITC-450I
2	PERVIOUS PATIO
3	GRAVEL PATH
4	GRAVEL PATH
5	PERVIOUS CONCRETE



EHRHART GRIFFIN & ASSOCIATES

- ENGINEERING
- PLANNING
- LAND SURVEYING
- TRAFFIC ENGINEERING

3552 FARNAM STREET
 OMAHA, NEBRASKA 68131
 PHONE: 402-551-0631
 FAX: 402-551-6540

BMP LOCATION MAP C02

1502 S 10TH STREET
 OMAHA, NEBRASKA

DATE: 06/24/11
 DESIGNED BY: TLM
 DRAWN BY: TLM
 CHECKED BY: TLM

SHEET NO.
BMP