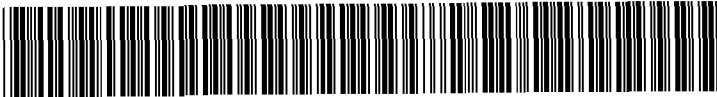




MISC 2017057223



JUL 24 2017 11:03 P 10

Fee amount: 64.00
FB: 07-05674
COMP: DW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
07/24/2017 11:03:41.00



2017057223

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

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

WHEREAS, the Property Owner (whether one of more) is the owner of Lot 2, Capitol District Replat 1 (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, PCSMP OMA-20140725-2675-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 20th day of July, 2017.

CAPITOL DISTRICT HOTEL, LLC, a Nebraska limited liability company

By: Capitol District Hotel Manager, LLC, a Nebraska limited liability company, its Managing Member

By: The Capitol District, LLC, a Nebraska limited liability company, its Sole Member

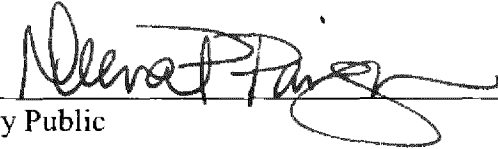
By: MTM Capitol District, LLC, a Nebraska limited liability company, its Administrative Member

By: 
Name: Michael T. Moylan
Title: Sole Member

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 20th day of July 2017, by Michael T. Moylan, Sole Member of MTM Capitol District, LLC, a Nebraska limited liability company, the administrative member of The Capitol District, LLC, a Nebraska limited liability company, the sole member of Capitol District Hotel Manager, LLC, a Nebraska limited liability company, the managing member of Capitol District Hotel, LLC, a Nebraska limited liability company, on behalf of the company.



Notary Public

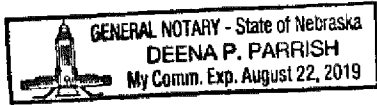
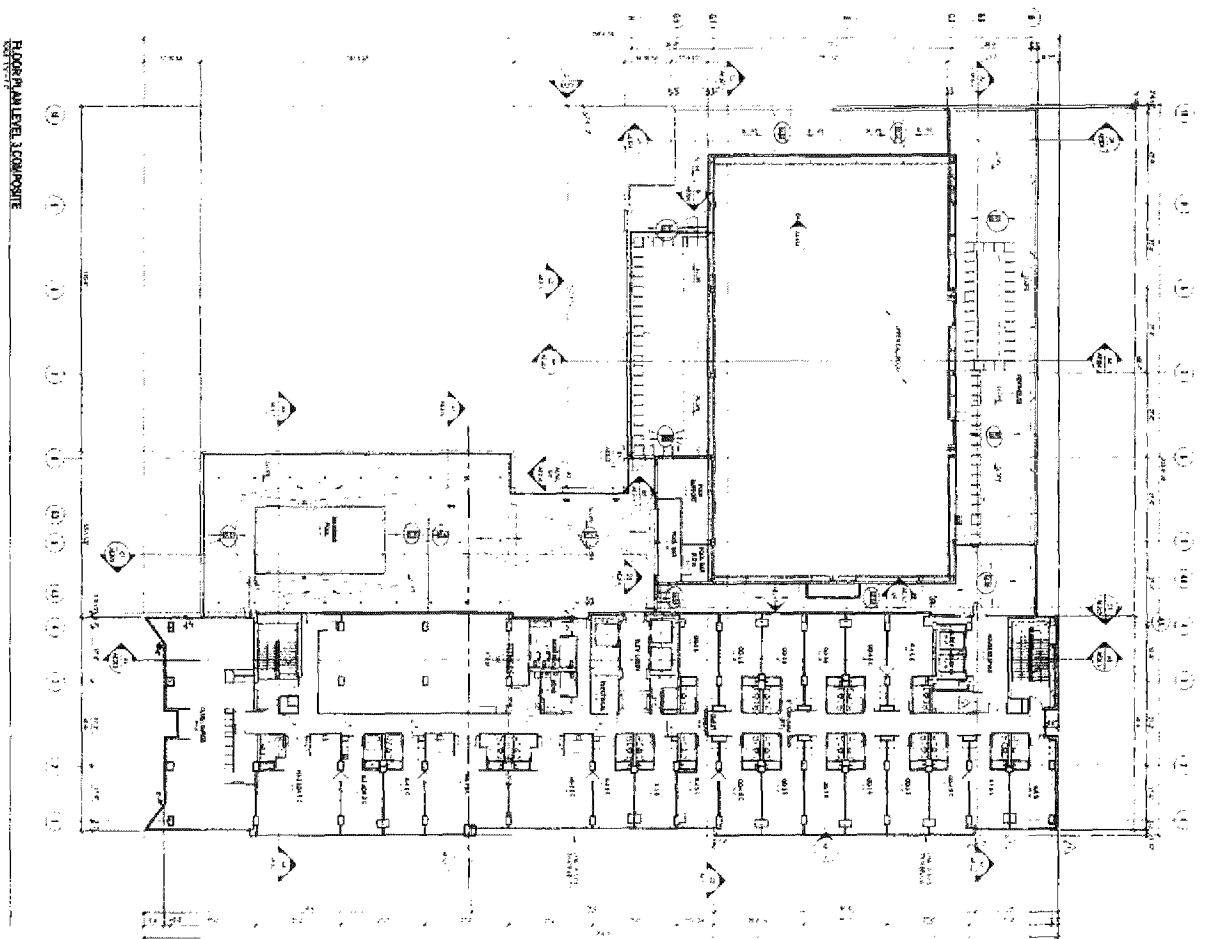


Exhibit "A"

Insert Real Property Depiction



FLOOR PLAN LEVEL 3 CONPOSITE



Marion County District

BLANKENHORN

Architectural Firm

LEO A DALY

01

121012.dwg

PLAN

B

C

REVISIONS

DATE

CONSTRUCTION DOCUMENTS

Project No. 02-10-01-000

ISSUED 12/15/12

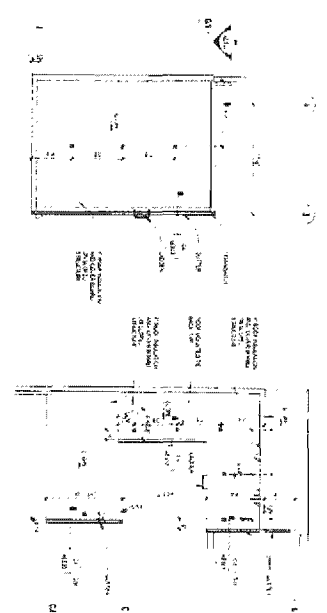
CONCEPT

AE103

NOTES - SHEET A113

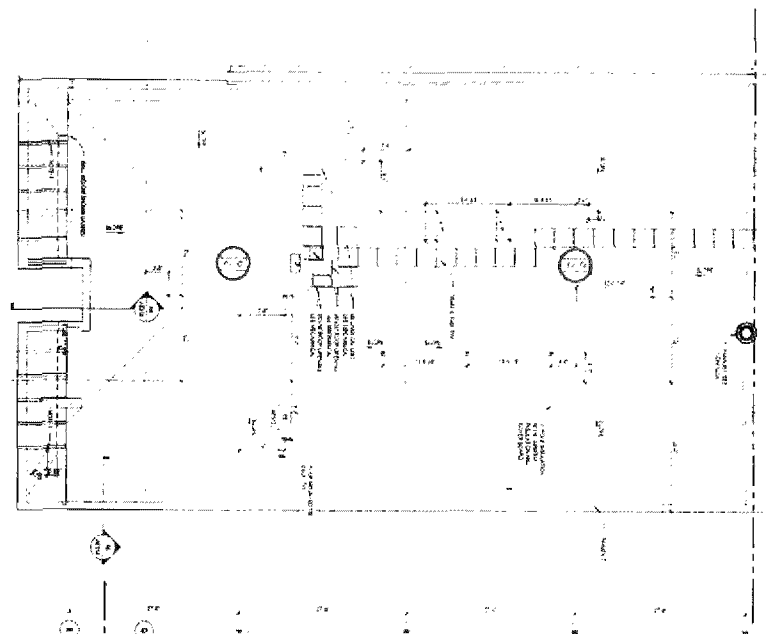
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, UNLESS OTHERWISE SPECIFIED.

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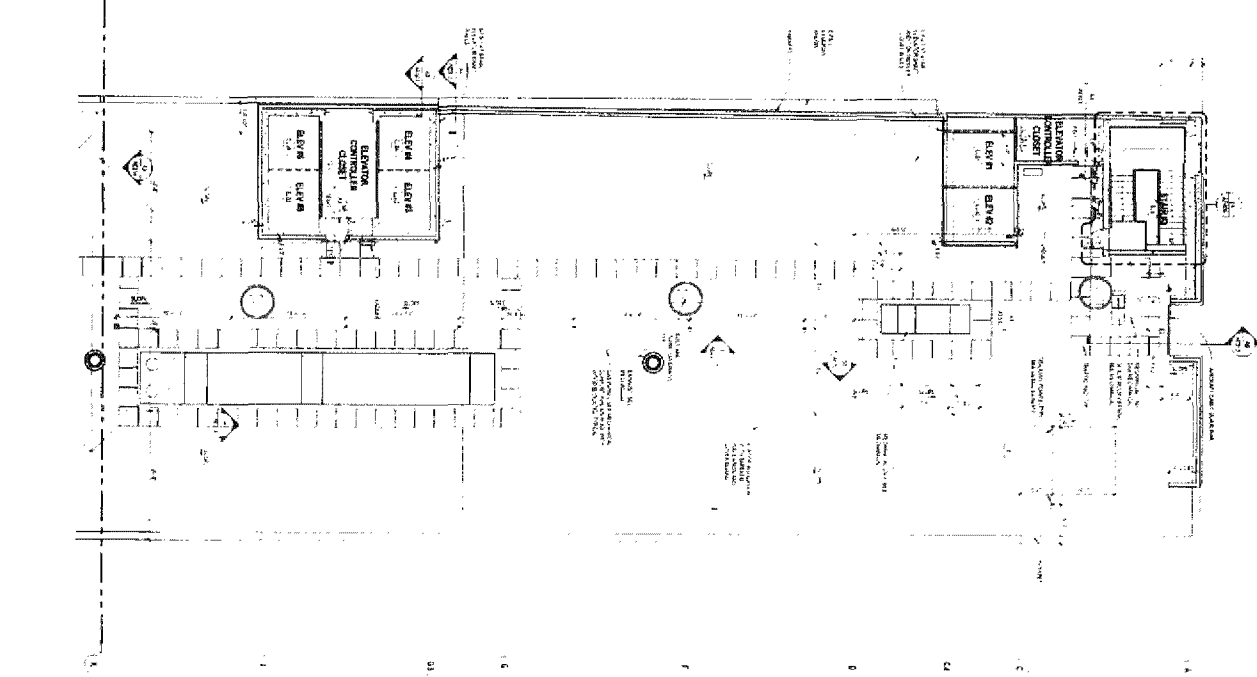


ROOF PLAN AREA 8 PASSENGER ELEVATORS

ROOF PLAN AREA 8 NORTH

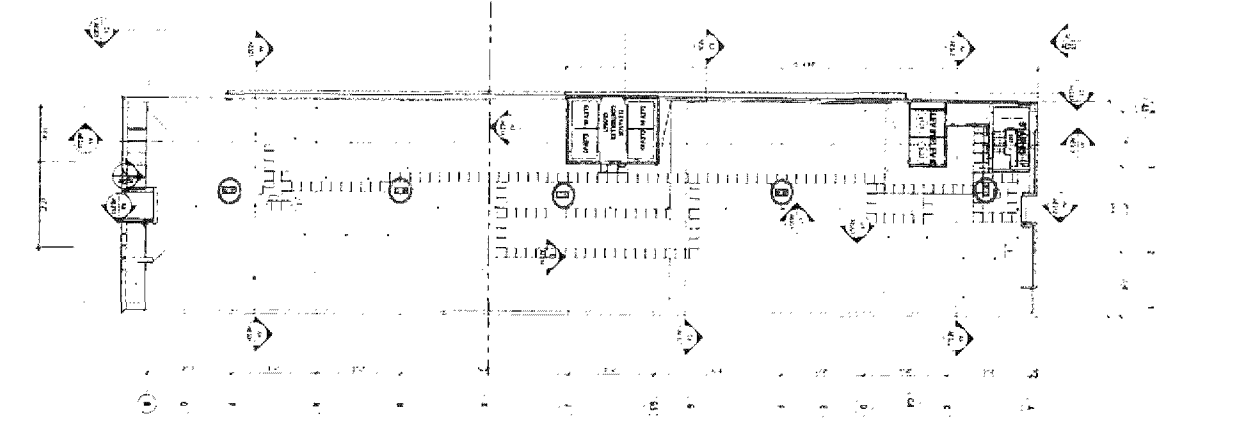


ROOF PLAN AREA 5



ROOF PLAN AREA 8

ROOF PLAN CORRIDORS



Metropolitan Capital District

SLACKROCK

Transportation Station

MDA 010

ISSUED DATE



CONSTRUCTION DOCUMENTS

PROJECT NO. 021-101-01-000
ISSUED DATE: 01/19/2015

A113

Exhibit “B”

Insert BMP Maintenance Requirements
(See Guidance Document for Information Needed)

**EXHIBIT "B" ATTACHMENT
BMP MAINTENANCE REQUIREMENTS**

Name and Location

Project Name: Capitol District Hotel

Address: 10th Street and Capitol Avenue, Omaha, NE

PCSMP Project Number: PCSMP OMA-20140725-2675-P

Site Data

Total Study Area: 2.01 Acres

Total Disturbed Area: 2.01 Acres

BMP Information and Maintenance

| Roof Drain Filters (coordinate table below) | |
|---|-----------------------|
| Task | Schedule |
| Visually Inspect and Sweep Top and Sides to Remove Built-Up Sediment and Debris | Quarterly- As Needed. |
| Replace Filter | Annually- As Needed. |

| BMP | Latitude (N) | Longitude (W) |
|-------------------------------|----------------|----------------|
| Roof Drain Filter (tower) | 41d 15' 41.41" | 95d 55' 46.59" |
| Roof Drain Filter (tower) | 41d 15' 41.09" | 95d 55' 46.55" |
| Roof Drain Filter (tower) | 41d 15' 40.19" | 95d 55' 46.55" |
| Roof Drain Filter (tower) | 41d 15' 39.73" | 95d 55' 46.55" |
| Roof Drain Filter (tower) | 41d 15' 39.17" | 95d 55' 46.55" |
| Roof Drain Filter (ball room) | 41d 15' 41.59" | 95d 55' 47.29" |
| Roof Drain Filter (ball room) | 41d 15' 41.63" | 95d 55' 47.85" |
| Roof Drain Filter (ball room) | 41d 15' 41.61" | 95d 55' 48.70" |
| Roof Drain Filter (ball room) | 41d 15' 41.25" | 95d 55' 48.87" |
| Roof Drain Filter (ball room) | 41d 15' 40.82" | 95d 55' 48.80" |
| Roof Drain Filter (ball room) | 41d 15' 40.56" | 95d 55' 48.35" |
| Roof Drain Filter (ball room) | 41d 15' 40.57" | 95d 55' 47.67" |
| Roof Drain Filter (ball room) | 41d 15' 40.46" | 95d 55' 47.22" |
| Roof Drain Filter (ball room) | 41d 15' 40.17" | 95d 55' 47.51" |
| Roof Drain Filter (ball room) | 41d 15' 39.56" | 95d 55' 47.42" |
| Roof Drain Filter (ball room) | 41d 15' 39.50" | 95d 55' 47.46" |
| Roof Drain Filter (ball room) | 41d 15' 39.10" | 95d 55' 47.44" |
| Roof Drain Filter (ball room) | 41d 15' 41.21" | 95d 55' 47.19" |