



MISC Inst. # 2018079949, Pg: 1 of 9 Rec Date: 10/09/2018 07:04:11.840  
 Fee Received: \$58.00 Electronically Recorded By: BW  
 Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

### POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

**WHEREAS**, California Red, LLC recognizes that stormwater management facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called Nebraska Spine Center Parking Addition 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 Nebraska Spine Center (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-20180521-4566-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 5<sup>th</sup> day of October, 2018.

**INDIVIDUAL, PARTNERSHIP and/or CORPORATION**

|   |  |
|---|--|
| <p>California Red, LLC</p> <p><small>Name of Individual, Partnership and/or Corporation</small></p> <p>Mike Leatherman</p> <p><small>Name</small></p> <p>Manager</p> <p><small>Title</small></p> <p></p> <p><small>Signature</small></p> | <p>_____</p> <p><small>Name of Individual, Partnership and/or Corporation</small></p> <p>_____</p> <p><small>Name</small></p> <p>_____</p> <p><small>Title</small></p> <p></p> <p><small>Signature</small></p> |
| <p>_____</p> <p><small>Name of Individual, Partnership and/or Corporation</small></p> <p>_____</p> <p><small>Name</small></p> <p>_____</p> <p><small>Title</small></p> <p></p> <p><small>Signature</small></p>                           | <p>_____</p> <p><small>Name of Individual, Partnership and/or Corporation</small></p> <p>_____</p> <p><small>Name</small></p> <p>_____</p> <p><small>Title</small></p> <p></p> <p><small>Signature</small></p> |

**ACKNOWLEDGMENT**

\_\_\_\_\_  
Nebraska )  
State

\_\_\_\_\_  
Douglas )  
County

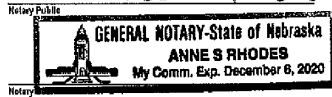
On this 5th day of Oct, 2018 before me, a Notary Public, in and for said County, personally came the above named:

Mike Leatherman (Name)  
Manager (Title)

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.

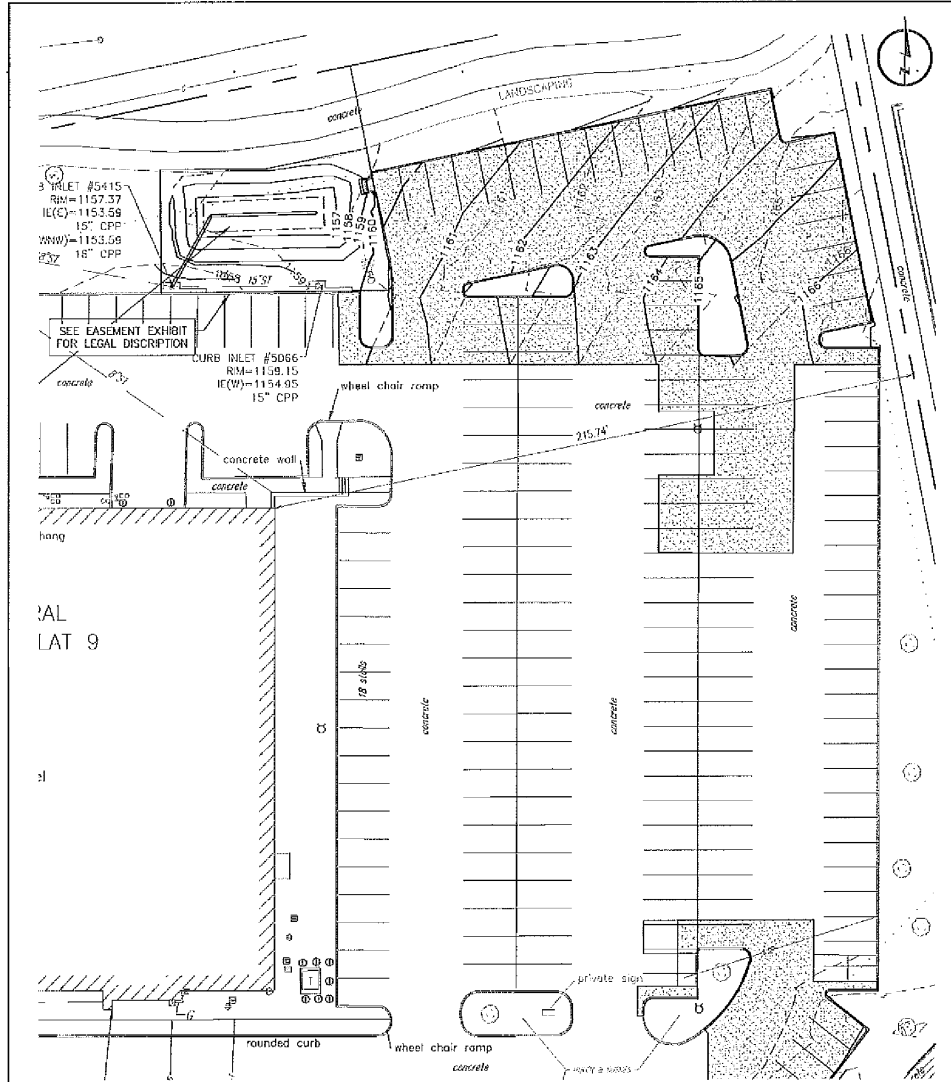
*Anne S Rhodes*



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**Exhibit "A"**

**Insert Real Property Depiction**



LEGAL DESCRIPTION:

|              |  |
|--------------|--|
|              | SEE EASEMENT EXHIBIT   |
|              | ZONING COMPLIANCE AND SITE PLAN REVIEW                       |
| ADDRESS      | 13616 CALIFORNIA STREET DOUGLAS COUNTY, NE                   |
| APPLICANT    | CALIFORNIA RED, LLC  |
| PHONE NUMBER | MIKE LEATHERMAN: 402-496-5540                                |
| USE TYPE:    | MEDICAL OFFICE / GENERAL OFFICE<br>LIMITED HOSPITAL SERVICES |



LAMP RYNEARSON & ASSOCIATES

14710 West Dodge Road, Suite 100 402.496.2498 | P  
 Omaha, Nebraska 68154-2027 402.496.2730 | F  
 www.LRA-inc.com

| DRAWN BY | DESIGNED BY | REVIEWED BY | PROJECT - TASK NUMBER | DATE | BOOK AND PAGE | REVISIONS |
|----------|-------------|-------------|-----------------------|------|---------------|-----------|
|          |             |             |                       |      |               |           |

PCSMF EXHIBIT A

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**Exhibit "B"**

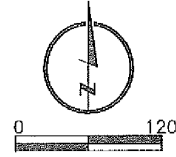
**Insert BMP Maintenance Requirements**  
(See Guidance Document for Information Needed)

# EASEMENT EXHIBIT

## LEGAL DESCRIPTION

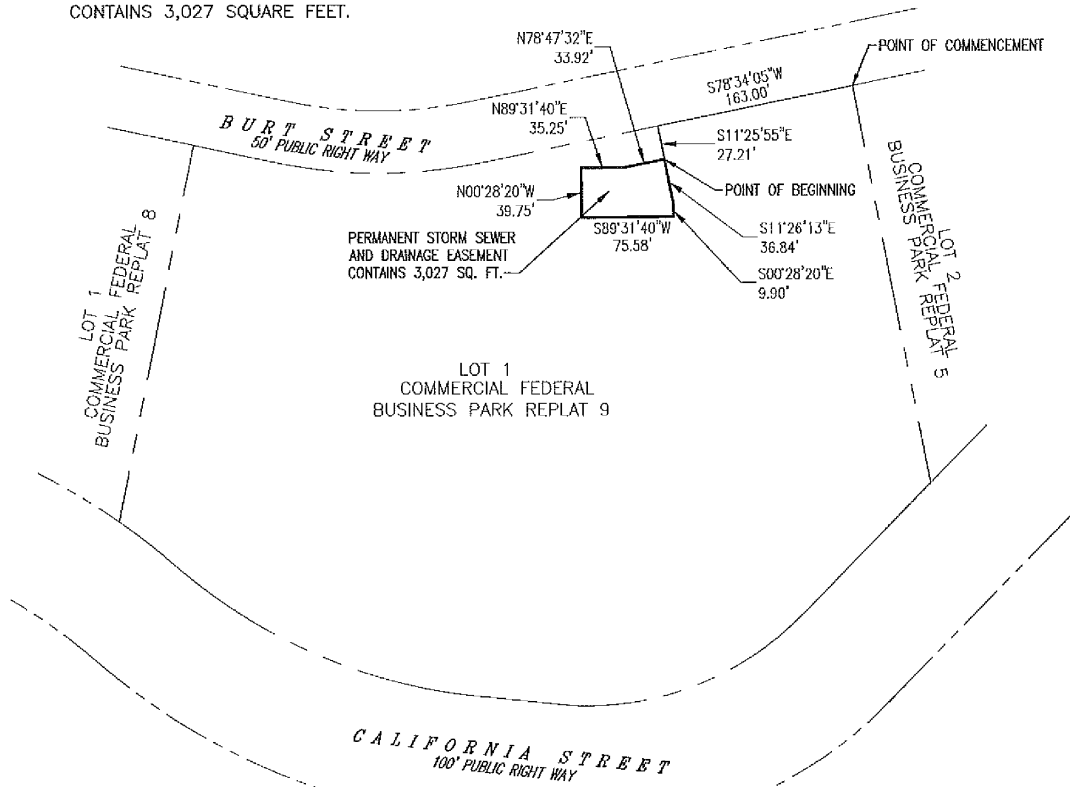
A PERMANENT STORM SEWER AND DRAINAGE EASEMENT OVER THAT PART OF LOT 1, COMMERCIAL FEDERAL BUSINESS PARK REPLAT 9, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1;  
 THENCE SOUTH 78°34'05" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF COMMERCIAL FEDERAL BUSINESS PARK REPLAT 9) FOR 163.00 FEET ON THE NORTH LINE OF SAID LOT 1;  
 THENCE SOUTH 11°25'55" EAST FOR 27.21 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 11°26'13" EAST FOR 36.84 FEET;  
 THENCE SOUTH 00°28'20" EAST FOR 9.90 FEET;  
 THENCE SOUTH 89°31'40" WEST FOR 75.58 FEET;  
 THENCE NORTH 00°28'20" WEST FOR 39.75 FEET;  
 THENCE NORTH 89°31'40" EAST FOR 35.25 FEET;  
 THENCE NORTH 78°47'32" EAST FOR 33.92 FEET TO THE POINT OF BEGINNING;  
 CONTAINS 3,027 SQUARE FEET.



### LEGEND

- EASEMENT LINE
- LOT LINE



**LAMP RYNEARSON  
& ASSOCIATES**

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 Omaha, Nebraska 68154-2027 402.496.2730 | F  
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| EAM      |             | TLW         | 0106084.08-405        | 8-23-18 | 99015, 6      |           |

L:\Engineering\0106084.08\SURVEY\DRAWINGS\06084.08-EAS-01.dwg, 8/24/2018 7:50:40 AM, ELISE A. MULLAK, LAMP RYNEARSON & ASSOCIATES



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

Name and Location

Project Name: Nebraska Spine Center Parking Addition  
Address: 13616 California St, Omaha, Ne 68154  
PCSMP Project Number: PCSMP OMA-20180521-4566-P

Site Data

Total Site Area: 5.74 Acres  
Total Disturbed Area: 0.52 Acres  
Total Undisturbed Area: 5.22 Acres

BMP Information and Maintenance

The Best Management Practices (BMPs) to be used onsite as part of the Post Construction Stormwater Management Plan includes one water quality pond.

Maintenance Tasks

| <b>WATER QUALITY POND MAINTENANCE TASKS AND SCHEDULE<br/>(LAT: N 41.266450, LONG: W -96.126054)</b> |  |
|---|--|
| Task  | Schedule   |
| CLEAN AND REMOVE DEBRIS   | Monthly or as needed after rain events           |
| REMOVE SEDIMENT   | Annually or as needed based on Annual Inspection |
| RESTORE CLOGGED CURB INLET STRUCTURE  | As needed based on inspection                    |
| REMOVE AND REPLACE DEAD VEGETATION AND REMOVE INVASIVE PLANT SPECIES                                | One year after installation                      |

A written record of all inspections and any maintenance work will be maintained for all of the BMPs onsite and will be made available for review by the City if requested.