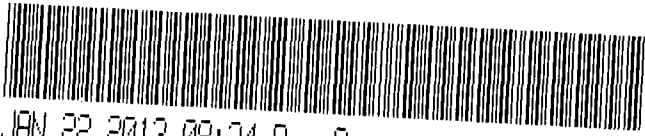




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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
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RETURN TO:

Paul J. Kelly Architecture
300 South 19th St., Suite 318
Omaha, NE 68102

CHECK NUMBER

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, Russ Lason Managing Member recognizes that stormwater management facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called 50 Burdick 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 5500 L Street Omaha (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, _____, (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 21 day of Dec, 2012.

INDIVIDUAL, PARTNERSHIP and/or CORPORATION

Western JDB Realty LLC
 Name of Individual, Partnership and/or Corporation

Russ Larson
 Name

Managing Member
 Title

[Signature]
 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

State IA)
County Scott)

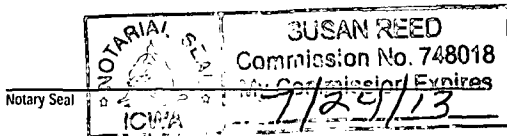
On this 21 day of Dec, 2012 before me, a Notary Public, in and for said County, personally came the above named:

Russ Larson, MANAGING MEMBER, WESTERN JDB
REALTY, LLC

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.

Susan Reed
Notary Public



LEGAL DESCRIPTION - INTRANSIT ADD REP 1, LOT 2,
BLOCK O, IRREG 4.81 ACRES
PARCEL NO. 1417022012

Papillion Creek Watershed Partnership Applicant's Certification Form For Post-Construction Stormwater Management Plan

This certification form must be executed by the legal property owner (APPLICANT) and submitted with the PCSMP application package. The APPLICANT may submit the PCSMP application package or designate a representative to do so.

APPLICANT INFORMATION			
Business Name	Western JDB Realty LLC		
Business Phone	319 850 1601 or 563 344 9222		
Alternate Phone			
Business Address	925 W Kimberly Rd		
	City: Davenport	State: IA	Zip Code: 52806
APPLICANT'S Name	Russell E Larson		
APPLICANT'S Email	rlarson2@jdbyrider.com		
Project # Assigned by APPLICANT (if applicable)			

PCSMP DESIGNER	
Paul J Kelly Architect	Paul Kelly
Business Name	Designer's Name
300 S 19th, Suite 318	paul@pjkarchitecture
Address	Designer's Email
Omaha, NE 68102	12-014-01
City, State, Zip	Designer's Project #
(402)320-4131	(402)556-1973
Business Phone #	Alternate Phone #

CONSTRUCTION INSPECTOR	
Paul J Kelly Architect	Paul Kelly
Business Name	Inspector's Name
300 S 19th, Suite 318	paul@pjkarchitecture
Address	Inspector's Email
Omaha, NE 68102	12-014-01
City, State, Zip	Inspector's Project #
(402)320-4131	(402)556-1973
Business Phone#	Alternate Phone #

Certification Statement

"I hereby request – as the legal property owner – to act as APPLICANT for the proposed project defined within the Post Construction Stormwater Management Plan Application and the associated supporting documentation completed by myself or the PCSMP Designer indicated below. Further, I certify, under penalty, that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations."

Western JDB Realty LLC
Print APPLICANT'S Name:

APPLICANT'S Signature: Russ Larson managing member

12/21/12
Date:

EXHIBIT "A"

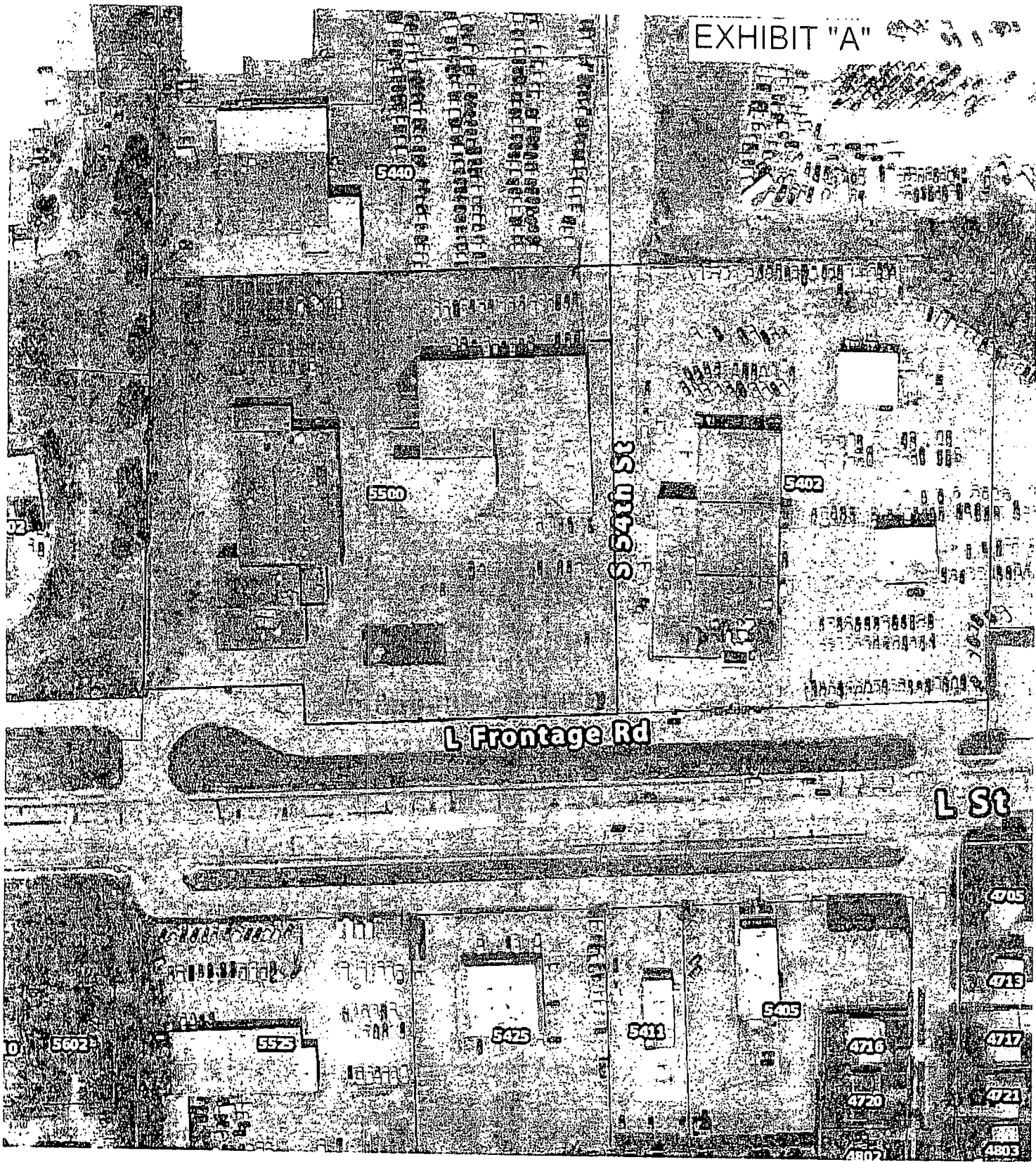


Exhibit B
BMP Maintenance Requirements

J.D. Byrider Auto Dealership
5500 L Street, Omaha, NE 68117
PCSMP OMA-20120924-682-P

Total Site Area: 4.81 Ac.
Total Disturbed Area: 0.29 Ac.
Total Undisturbed Area: 4.52 Ac.
Impervious Area Before Construction: 100%
Impervious Area After Construction: 94%

1. General BMP information:

BMP ID	BMP Type	BMP Model	Location (Northing)	Location (Easting)	Latitude/Longitude
BMP-1	Conditioned Soil	N/A	528058.1'	2740468.3'	41° 12' 47.28" N 95° 59' 56.91" W

2. Maintenance Tasks and Schedules:

CONDITIONED SOIL		
Task No.	Task Description	Frequency
1	Inspect and reshape eroded areas.	Every 6 months – late spring and fall.
2	Inspect the conditioned soil for areas of dying or dead vegetation and replant as necessary.	Every 6 months – late spring and fall.

3. 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.