
**THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT**

RETURN TO:

Brad Blumenthal

10423 Hansen AVE

OMAHA NE 68124

CHECK NUMBER

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, Courtyard on Park, LLC recognizes that stormwater management facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called Courtyard on Park 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 Outlots A&B, Courtyard on Park (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, #201811034764P Courtyard on Park, (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 30th day of August, 2019.

INDIVIDUAL, PARTNERSHIP and/or CORPORATION

Courtyard on Park LLC
Name of Individual, Partnership and/or Corporation

STANLEY L JENSEN
Name

PARTNER IPRES
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

NE)
State

Douglas)
County

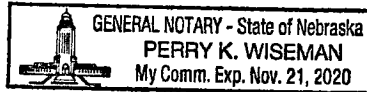
On this 30th day of August, 2019 before me, a Notary Public, in and for said County, personally came the above named:

STANLEY L. JENSEN

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.

Perry K. Wiseman
Notary Public



Notary Seal

FINAL PLAT

COURTYARD ON PARK

LOTS 1 THRU 12 AND OUTLOT A AND OUTLOT B

BEING A REPLATTING OF THE NORTH 49.5 FEET OF LOT 17 AND ALL OF LOT 18 AND LOT 19, REES PLACE, AN ADDITION IN THE CITY OF OMAHA, LYING IN THE SE 1/4 OF SECTION 21, T15N, R13E, 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WERE FOUND OR SET AT ALL BOUNDARY CORNERS AND THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DESCRIPTION

THE NORTH 49.5 FEET OF LOT 17 AND ALL OF LOTS 18 AND 19, REES PLACE, AN ADDITION TO THE CITY OF OMAHA, LYING IN THE SE 1/4 OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, REES PLACE; THENCE S89°33'18"E (AN ASSUMED BEARING) FOR 140.22 FEET ALONG THE NORTH LINE OF SAID LOT 19, REES PLACE (ALSO BEING THE SOUTH LINE OF LOT 20, REES PLACE); THENCE S00°27'20"W FOR 181.51 FEET ALONG THE EAST LINE OF SAID LOTS 17, 18 AND 19, REES PLACE (ALSO BEING THE WEST LINE OF A 20.0 FOOT WIDE ALLEY); THENCE N89°42'06"W FOR 140.17 FEET; THENCE N00°26'27"E FOR 181.87 FEET ALONG THE WEST LINE OF SAID LOTS 17, 18 AND 19, REES PLACE (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF PARK AVENUE), TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 25,472 SQUARE FEET MORE OR LESS. (0.585 ACRES MORE OR LESS)

GARY D. TINKHAM
TINKHAM LAND SURVEYING, INC.
9910 N 48TH STREET, SUITE 208
OMAHA, NE 68152

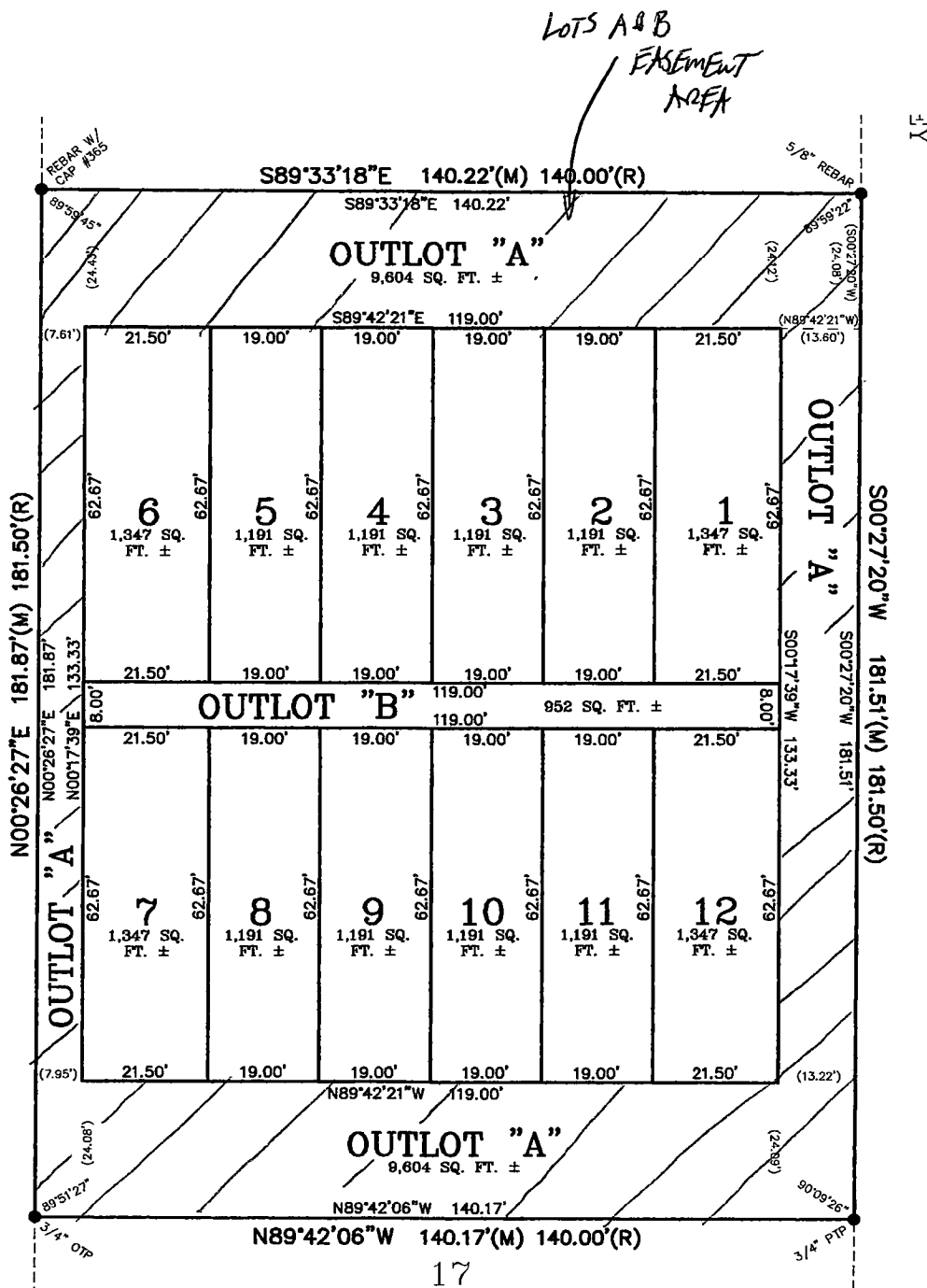
R.L.S. NO. 365

DATE

LEGAL DESCRIPTION

EXHIBIT "A"

PARK AVENUE
30' PUBLIC RIGHT-OF-WAY WIDTH



COURTYARD ON PARK PLAT
 LOTS 1-12, OUTLOTS A & B
 [Hatched Box] EASEMENT AREA

EXHIBIT "A"

**PCWP
Other BMP Type
Annual Inspection Form**

BMP Type: _____

BMP Identification: _____ Inspection Date: _____

Every response that is a 'yes' requires a corrective action, whom the action is assigned to, and the expected completion date of the assignment.

Condition: Outstanding (No Maintenance Needed)
 Satisfactory (Minor Maintenance Needed)
 Needs Improvement (Maintenance Needed)
 Not Applicable

Features				
Assessment	Yes/No	Corrective Actions	Assigned To	Expected Completion

Condition: Outstanding (No Maintenance Needed)
 Satisfactory (Minor Maintenance Needed)
 Needs Improvement (Maintenance Needed)
 Not Applicable

Miscellaneous				
Assessment	Yes/No	Corrective Actions	Assigned To	Expected Completion
Access restricted (ex.fence, vegetation, etc.)				
Fumes/odors present				
Evidence of routine maintenance not being performed				
Issues with additional features (ex. walkways, fences, etc.)				
Is site modified from approved plan				
Comments				

Photographs:
 Attach photographs of the site and BMP features using the photo log template attached. Include captions describing each photograph.

Additional Comments:

*BMP
INSPECTION CRITERIA

EXHIBIT "B"*