



Electronically
Recorded in Official Records
County of San Bernardino

Bob Dutton
Assessor-Recorder-County Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

DOC# 2020-0383393

CITY CLERK
CITY OF REDLANDS
P.O. BOX 3005
REDLANDS, CA 92373

10/06/2020
04:57 PM
SAN

Titles: 1 Pages: 10

I1287

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	0.00
Total	\$0.00

**FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103**

SPACE ABOVE THIS LINE FOR RECORDER'S USE:

**STORMWATER TREATMENT DEVICE AND CONTROL MEASURE ACCESS
AND MAINTENANCE AGREEMENT**

Assessor's Parcel Number(s)

0298-042-17 & 18

THIS AGREEMENT is made and entered into this 16th day of September, 2020, by and between **Santiago Holdings II, LLC, a California Limited Liability Company** ("Owner"), and the City of Redlands, a municipal corporation ("City"). The Owner and the City are sometimes each individually referred to herein as a "Party" and, collectively, as the "Parties."

RECITALS

WHEREAS, the Owner owns real property ("Property") in the City specifically described in Exhibits "A" and "B" which are attached hereto and incorporated herein by this reference; and

WHEREAS, at the time of approval of the Owner's development project commonly known as **1248 N. Wabash Avenue** and filed as **CUP-1139** (the "Project"), the City required the Project to employ on-site control measures to minimize pollutants in urban stormwater runoff; and

WHEREAS, the Owner has chosen to install **Contech CMP Underground Infiltration System and Hydrodynamic Separator** (the "Devices") to minimize pollutants in urban stormwater runoff; specifically described in Exhibit "C" and shown in Exhibit "D" both of which are attached hereto and incorporated herein by this reference; and

WHEREAS, the Devices have been installed in accordance with plans and specifications approved by the City and referred to as the Water Quality Maintenance Plan; and

City of Redlands

S:\Projects\2019\19080_Marks_JIB Mentone_1248 N. Wabash_Redlands CA\WQMP\O&M
Plan\19080_Stormwater Treatment-Maintenance Agreement_JIB Redlands.docx

WHEREAS, the Devices being installed on private property and draining only private property, are private facilities with all maintenance or replacement therefor being the sole responsibility of the Owner; and

WHEREAS, the Owner is aware that periodic and continuous maintenance including, but not necessarily limited to, filter material replacement and sediment removal is required to assure proper performance of the Devices and that such maintenance activity will require compliance with all Federal, State and local laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs;

NOW, THEREFORE, in consideration of the City's approval of the Project and the mutual promises contained herein, the City of Redlands and **Santiago Holdings II, LLC, a California Limited Liability Company** agree as follows:

AGREEMENT

1. The Owner hereby provides the City and its designees with full right of access to the Devices and the Owner's Property in the immediate vicinity of the Devices (a) at any time, upon reasonable notice; or (b) in the event of emergency, as determined by the City Engineer with no advance notice; for the purpose of inspecting, sampling and testing of the Devices, and in cases of emergency, to undertake all necessary repairs or other preventative measures at the Owner's expense as provided for in Section 3, below. The City shall make every effort at all times to minimize or avoid interference with the Owner's use of the Property when undertaking such inspections and repairs.
2. The Owner shall diligently maintain the Devices in a manner consistent with the manufacturers' recommended maintenance schedule to ensure efficient performance. All reasonable precautions shall be exercised by the Owner and the Owner's representatives in the removal and extraction of materials from the Devices, and the ultimate disposal of the materials in a manner consistent with all applicable laws. As may be requested from time to time by the City, the Owner shall provide the City with documentation identifying the materials removed, the quantity and the location of disposal destinations, as appropriate.
3. In the event the Owner fails to perform the necessary maintenance required by this Agreement within thirty (30) days of being given written notice by the City to do so, setting forth with specificity the action to be taken, the City is authorized to cause any maintenance necessary to be done and charge the entire cost and expense to the Owner, including administrative costs, attorneys' fees and interest thereon at the maximum rate authorized by law, twenty (20) days after the Owner's receipt of the notice of expense until paid in full.
4. This Agreement affects County of San Bernardino Assessor's Parcel Nos. **0298-042-17 & 18**, and shall be recorded in the Official Records of the County of San Bernardino at the expense of the Owner and shall constitute notice to all successors and assigns to the title to the Property of the obligations herein set forth. This Agreement shall also constitute a lien against the Property in such amount as will fully reimburse the City, including interest as herein above set forth, subject to foreclosure in event of default in payment.

5. In event any action is commenced to enforce or interpret any of the terms or conditions of this Agreement the prevailing Party shall, in addition to any costs and other relief, be entitled to the recovery of its reasonable attorneys' fees, including fees for the use of in-house counsel by a Party.
6. It is the intent of the Parties that the burdens and benefits herein undertaken shall constitute equitable servitudes that run with the Property and shall be binding upon future owners of all or any portion of the Property. Any owner's liability hereunder shall terminate at the time it ceases to be an owner of the encumbered Property, except for obligations which accrue prior to the date of transfer by such owner, which shall remain the personal obligation of such owner.
7. Time is of the essence in the performance of this Agreement.
8. Any notice to a Party required or called for in this Agreement shall be served in person, or by deposit in the U.S. Mail, first class postage prepaid, to the address set forth below. Notice(s) shall be deemed effective upon receipt, or seventy-two (72) hours after deposit in the U.S. Mail, whichever is earlier. A Party may change notice address only by providing written notice thereof to the other Party.

CITY
City Engineer

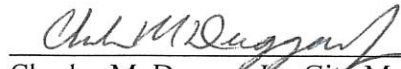
City of Redlands
P.O. Box 3005
Redlands, CA 92373

OWNER
Ari Miller
Santiago Holdings II, LLC, a California
Limited Liability Company
9454 Wilshire Blvd, #650
Beverly Hills, CA 90212

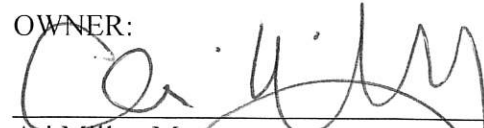
9. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
10. Any amendment to this Agreement shall be in writing and approved by the City Council of City and signed by the City and the Owner.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures as of the date first written above.

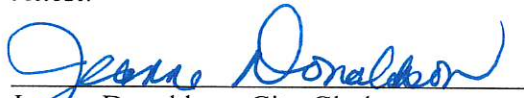
CITY OF REDLANDS:


Charles M. Duggan Jr., City Manager

OWNER:


Ari Miller, Manager
Santiago Holdings II, LLC, a California
Limited Liability Company
see notary attachment

Attest:


Jeanne Donaldson, City Clerk

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

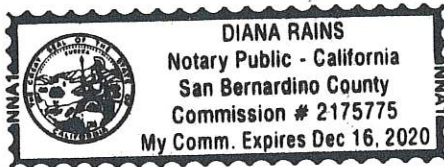
State of California

County of San Bernardino }

On October 1, 2020 before me, Diana Rains, notary public,
Date Here Insert Name and Title of the Officer

personally appeared Charles M. Duggan, Jr. & Jeanne Donaldson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Diana Rains
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Stormwater 1139

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

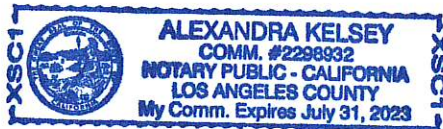
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Los Angeles
 On 16 Sept 2020 before me, Alexandra Kelsey, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Ari Miller
 Name(s) of Signer(s)
N/A

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Alexandra Kelsey
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Stormwater treatment device access agmt.
 Document Date: 16 Sept 2020 Number of Pages: 8
 Signer(s) Other Than Named Above: various

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: manager
 Signer Is Representing: Santiago Holdings

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Exhibit A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED REDLANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 25 AND THE NORTH 20 FEET OF LOT 24, BLOCK 7, MENTONE TOWNSITE, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST HALF OF THAT CERTAIN ALLEY ABUTTING SAID LOT(S) 25 AND 24 ON THE EAST BOUNDED NORTHERLY BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 25 AND SOUTHERLY BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 24 VACATED BY RESOLUTION NO. 85-206, OF THE COUNTY OF SAN BERNARDINO, RECORDED APRIL 25, 1985 AT RECORDING NO. 85-097459, OF OFFICIAL RECORDS.

APN: 0298-042-17-0-000

PARCEL B:

LOTS 22, 23 AND 24, BLOCK 7, MENTONE TOWNSITE, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 OF MAPS, PAGE 35, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE WEST HALF OF THAT CERTAIN ALLEY ABUTTING SAID LOT(S) 22, 23 AND 24 ON THE EAST BOUNDED NORTHERLY BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 24 AND SOUTHERLY BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 22 VACATED BY RESOLUTION NO. 85-206, OF THE COUNTY OF SAN BERNARDINO, RECORDED APRIL 25, 1985 AT RECORDING NO. 85-097459, OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE NORTH 20 FEET OF LOT 24.

APN: 0298-042-18-0-000

PUBLIC ALLEY

SCALE: 1" = 30'

NAPLES AVENUE



Today's Ideas, Tomorrow's Reality.
4121 Westlark Pl #112 Newport Beach, CA 92660
T: 949-610-8997 www.CDRWest.com

JACK IN THE BOX
1248 N WABASH AVENUE
REDLANDS, CA 92374

S:\Projects\2019\19080_Marks_JLB Mentone_1248 N. Wabash_Redlands CA\WQMP\O&M Plan\19080_O&M Exhibit.dwg

Exhibit C
Stormwater Pollution Control Devices

Stormwater Pollution Control Devices					
BMP #	BMP or Pollution Control Device	Latitude	Longitude	Maintenance Provided By	Frequency
1	Contech CMP Underground Infiltration System	34.06921	-117.13867	Owner	At least once per year. Inspect prior to the start of rainy season (Oct. 1st) and after storm events.
2	Hydrodynamic Separator (AquaSwirl Unit by AquaShield)	34.06928	-117.13867	Owner	At least once per year. Inspect prior to the start of rainy season (Oct. 1st) and after storm events.
3					
4					
5					
6					
7					
8					
9					
10					

Exhibit D BMP Map

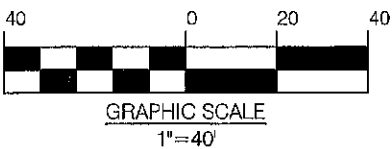
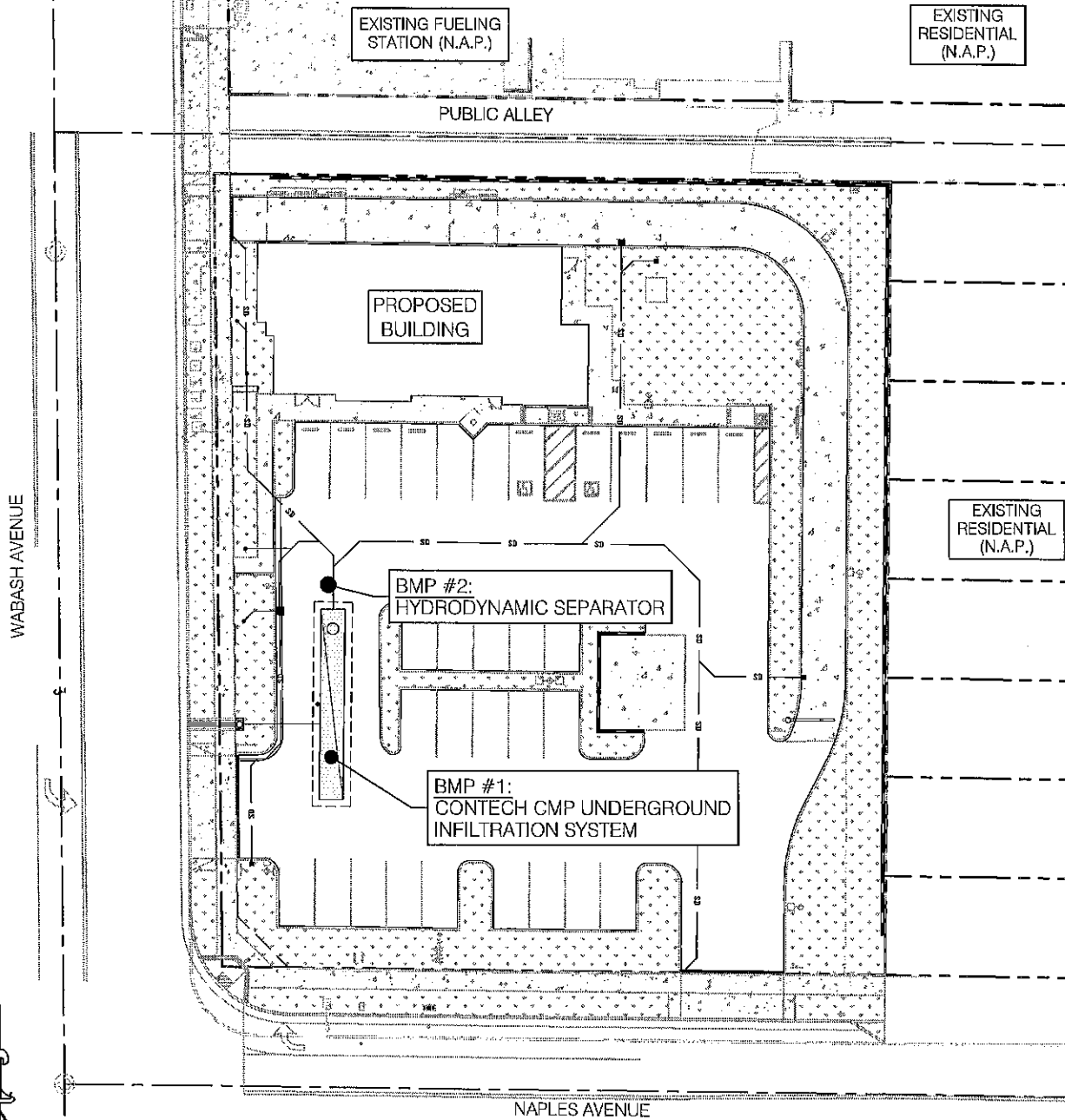


EXHIBIT D: BMP LOCATION MAP

JACK IN THE BOX
1248 N WABASH AVENUE
REDLANDS, CA 92374