

City of Redlands



February 18, 1987

El Carmelo Retreat House, Inc.
926 East Highland Avenue
Redlands CA 92373

ATTENTION: Brother Boniface
Joe Lengyel

ADDENDUM TO:

AGREEMENT TO PROVIDE IRRIGATION WATER TO EL CARMELO RETREAT HOUSE, INC.

This letter confirms a mutually beneficial agreement reached at our meeting of January 28, 1987 regarding the supply of irrigation water to El Carmelo Retreat House, Inc. property.

The City Municipal Utilities Department currently provides domestic quality pressure water for irrigation of the agricultural property at El Carmelo Retreat House, Inc. under the terms of the 1927 Sunset Orange Company Agreement as recorded in Book 286, Page 159, Records of San Bernardino County. The agreement stipulates that the water can only be used for agricultural irrigation, not for the irrigation of ornamental landscaping or lawns. The price for the irrigation water is at City production costs in the 1750 zone which is currently \$1.79/MID or \$45.08/acre foot. El Carmelo Retreat House, Inc. currently has 22.5 shares of stock in the Redlands Water Company which could be used to supply most of the irrigation water for El Carmelo Retreat House, Inc. from the Bear Valley Mutual Water Company's Carmelite Box with the installation of a booster pump. The City can provide high nitrate, non-potable gravity head water to the Carmelite box from the Ford Park wells at a current production cost of \$26.27/acre foot or \$1.04/MID.

This agreement will result in El Carmelo Retreat House, Inc. obtaining the lowest cost non-potable irrigation water from a combination of Redlands Water Company stock water and the use of non potable City water at the Carmelite box. The City

will have the benefit of utilization of more non-potable water for irrigation purposes and saving an equivalent amount of domestic water.

In order for this agreement to become effective, El Carmelo Retreat House, Inc. must make the following modifications to their irrigation system and to agree to the other terms listed:

1. A booster pumping facility will have to be installed and maintained by El Carmelo Retreat House, Inc. at the Carmelite box, and all water delivered under the 1927 agreement shall be taken at this point.
2. An accurate water meter will have to be installed and maintained by El Carmelo Retreat House, Inc. in the discharge line of the pump, which will be read monthly by City personnel. The difference between El Carmelo Retreat House, Inc.'s stock water entitlement and total water metered will be billed to El Carmelo Retreat House, Inc.
3. El Carmelo Retreat House, Inc. will immediately inform the City if its stock in the Redlands Water Company increases or decreases from the current 22.5 shares.
4. El Carmelo Retreat House, Inc. will notify the City at least 24 hours prior to delivery of water from the City wells.
5. The irrigation system will have to be severed from the potable domestic system, and where this is not possible, approved backflow prevention devices will have to be installed and tested as per City requirements.
6. It is to be understood that all water delivered to the Carmelite box is non-potable and is not for domestic use.

The City agrees to remove the stipulation in the 1927 Agreement regarding the use of water for ornamental landscaping. Water delivered from the City system to El Carmelo Retreat House, Inc. will be billed at the following rates:

1. City water delivered at a gravity head from the wells at Ford Park to the Carmelite Box will be billed at the rate of \$26.27 an acre foot or \$1.04/MID which is the current cost to produce water at this location and elevation. Production costs will be reviewed and adjusted each January, or more often in the event of some extraordinary increase or decrease in the cost of production.

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2. Water delivered at pressure from the existing meter on Highland Avenue will be billed at the rate of \$45.08 an acre foot or \$1.79/MID which is the current cost to produce water at this location and elevation. Production costs will be reviewed and adjusted each January, or more often in the event of some extraordinary increase or decrease in the cost of production.
3. Water delivered from the existing meter in Ford Park is to be used for potable domestic use only and will be billed (as it currently is now) at the inside City domestic rate that is in effect.
4. The rates for the Carmelite box and for the existing meter in Ford Park will be in effect immediately, and the rate for the meter on Highland Avenue will become effective on March 10, 1987.

We hope that you are in agreement with the above stipulations and, if so, will have officers of El Carmelo Retreat House, Inc. sign this letter and return it to us. At the time that we receive this document, the agreement will then be in effect. If you have any questions, please call me at 798-7551.

Richard Corneille

RICHARD W. CORNEILLE
Utilities Director

ACCEPTED BY EL CARMELO RETREAT HOUSE, INC. BY:

Edward C. Smith, President

Dominic O'Callaghan, Secretary-Treasurer

Date: 3-2-87

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State of California

County of San Bernardino

SS.

On this the 2nd day of March, 1987, before me,

Lorrie Poyzer

the undersigned Notary Public, personally appeared

Edmond Smyth and Dominic O'Callaghan

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as President and Secretary-Treasurer or on behalf of the corporation therein

named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.



Notary's Signature

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS.

On this 23rd day of March, in the year 1987,
before me, the undersigned Notary Public, personally appeared
--- Richard W. Corneille---

~~personally known to me (or proved to me on the basis of satisfactory evidence)~~ to be the person who executed the within
instrument as Utilities Director
of the City of Redlands and acknowledged to me that the City of
Redlands executed the within instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public in and for said
County and State