



DENNIS DRAEGER
ASSESSOR – RECORDER – CLERK

3:16 PM
CG

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

C Priority Mail

Doc#: 2014-0228647



Titles: 1 Pages: 9

Fees	0.00
Taxes	0.00
Other	0.00
PAID	\$0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103

STORMWATER TREATMENT DEVICE AND CONTROL MEASURE ACCESS
AND MAINTENANCE AGREEMENT

Assessor's Parcel Number(s)
0292-341-15

THIS AGREEMENT is made and entered into this 19 day of June, 2014 by and between LUGONIA OFFICES, LLC ("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 Lugonia County Building, 1811 West Lugonia Avenue, Redlands, CA 92374 and filed as CRA 876 (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 bioretention swales and storm drain inlet protection (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

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 AKS Investment, Inc. 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. 0292-341-15, 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
Bahram Shahbandi
LUGUNIA OFFICES, LLC
13681 Newport Ave., St. 12
Tustin, CA 92780

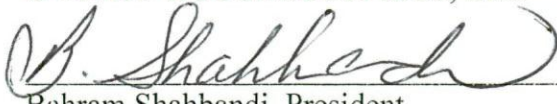
9. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
10. Any amendment to this Agreement shall be in writing and approved by the City Council of City and signed by the City and the Owner.

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

CITY OF REDLANDS:


Pete Aguilar, Mayor

OWNER: LUGUNIA OFFICES, LLC


Bahram Shahbandi, President

Attest:


Sam Irwin, City Clerk

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

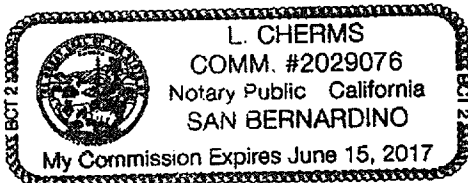
State of California

County of San Bernardino

On June 19 2014 before me, L. Chermis Notary Publics
Date Here Insert Name and Title of the Officer

personally appeared Bahram Shalbardi
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: [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Stormwater Treatment Device and Control measure Access and maintenance Agreement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS
CITY OF REDLANDS)

By the authority granted under Chapter 4, Article 3, Section 1181, of the California Civil Code, and Chapter 2, Division 3, Section 40814, of the California Government Code, on June 19, 2014, before me, Jeanne Donaldson, Deputy City Clerk, on behalf of Arthur S. Irwin, City Clerk of the City of Redlands, California, personally appeared Pete Aguilar, Mayor, and Arthur S. Irwin, City Clerk of the City of Redlands, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

ARTHUR S. IRWIN, CITY CLERK

By: Jeanne Donaldson
Jeanne Donaldson, Deputy City Clerk
(909)798-7531

CAPACITY CLAIMED BY SIGNER(S)

- ☐ ☐ **Individual(s) signing for oneself/themselves**
☐ ☐ **Corporate Officer(s)**
Title(s) _____
Company _____
- ☐ ☐ **Partner(s)**
Partnership _____
- ☐ ☐ **Attorney-In-Fact**
Principal(s) _____
- ☐ ☐ **Trustee(s)**
Trust _____
- ☒ ☐ **Other**
Title(s): Mayor and City Clerk
Entity Represented: City of Redlands, a municipal corporation

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document: Stormwater Treatment Device and Control Measure Access and Maintenance Agreement

Date of Document: June 19, 2014

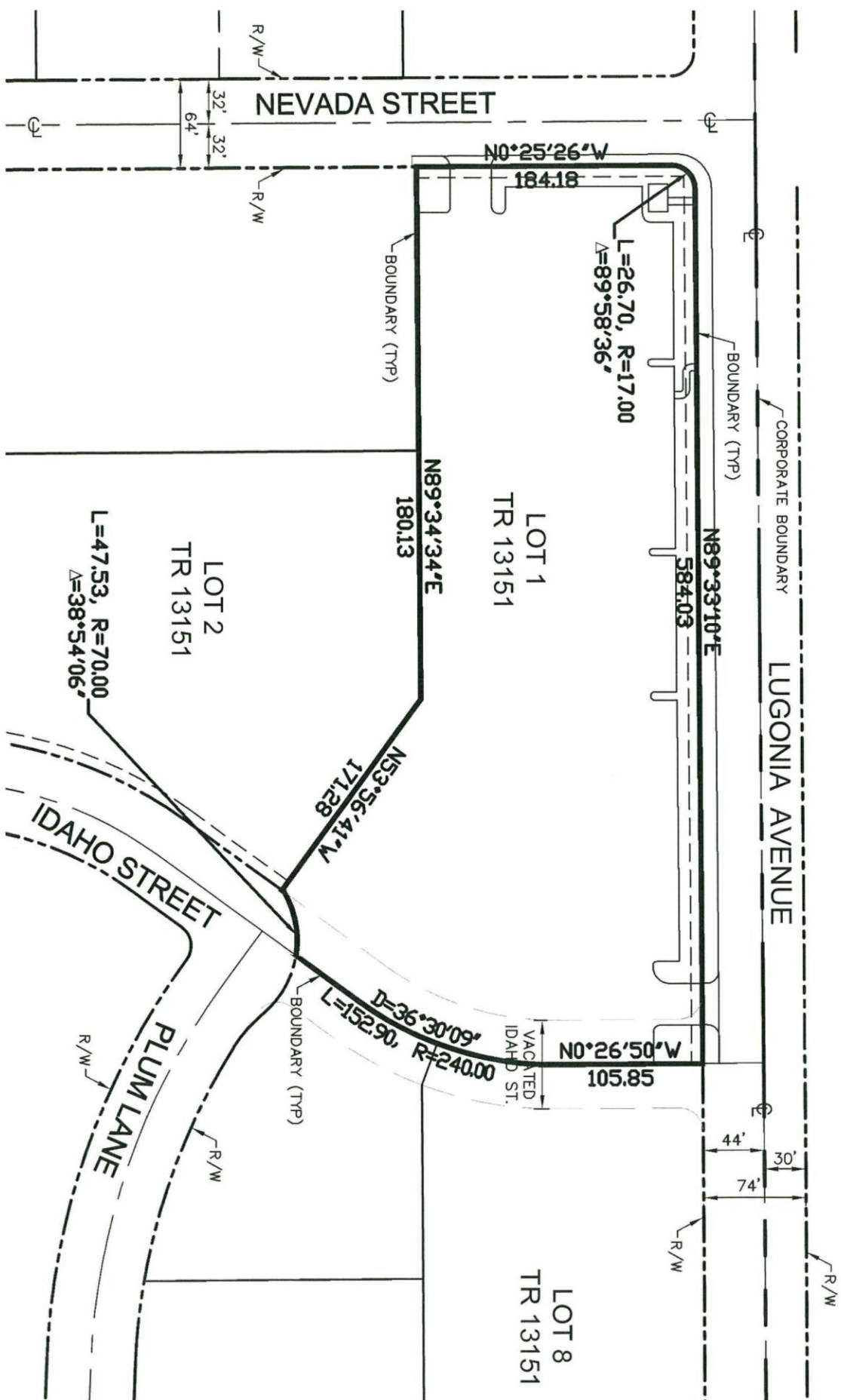
Signer(s) Other Than Named Above: Bahram Shahbandi, President

Exhibit A
Legal Description

LOT 1 OF TRACT NO. 13151, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 194 PAGE 86 AND 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF IDAHO STREET AND THE ADJACENT SIDEWALK APPURTENANT TO SAID LOT AS ABANDONED BY RESOLUTION NO. 6252, RECORDED APRIL 8, 2004 AS INSTRUMENT NO. 2004-0244039, OFFICIAL RECORDS.

EXHIBIT "B"

PLAT MAP



LEGEND:

- CENTER LINE
- TYPICAL
- RIGHT-OF-WAY

SCALE: 1"=100

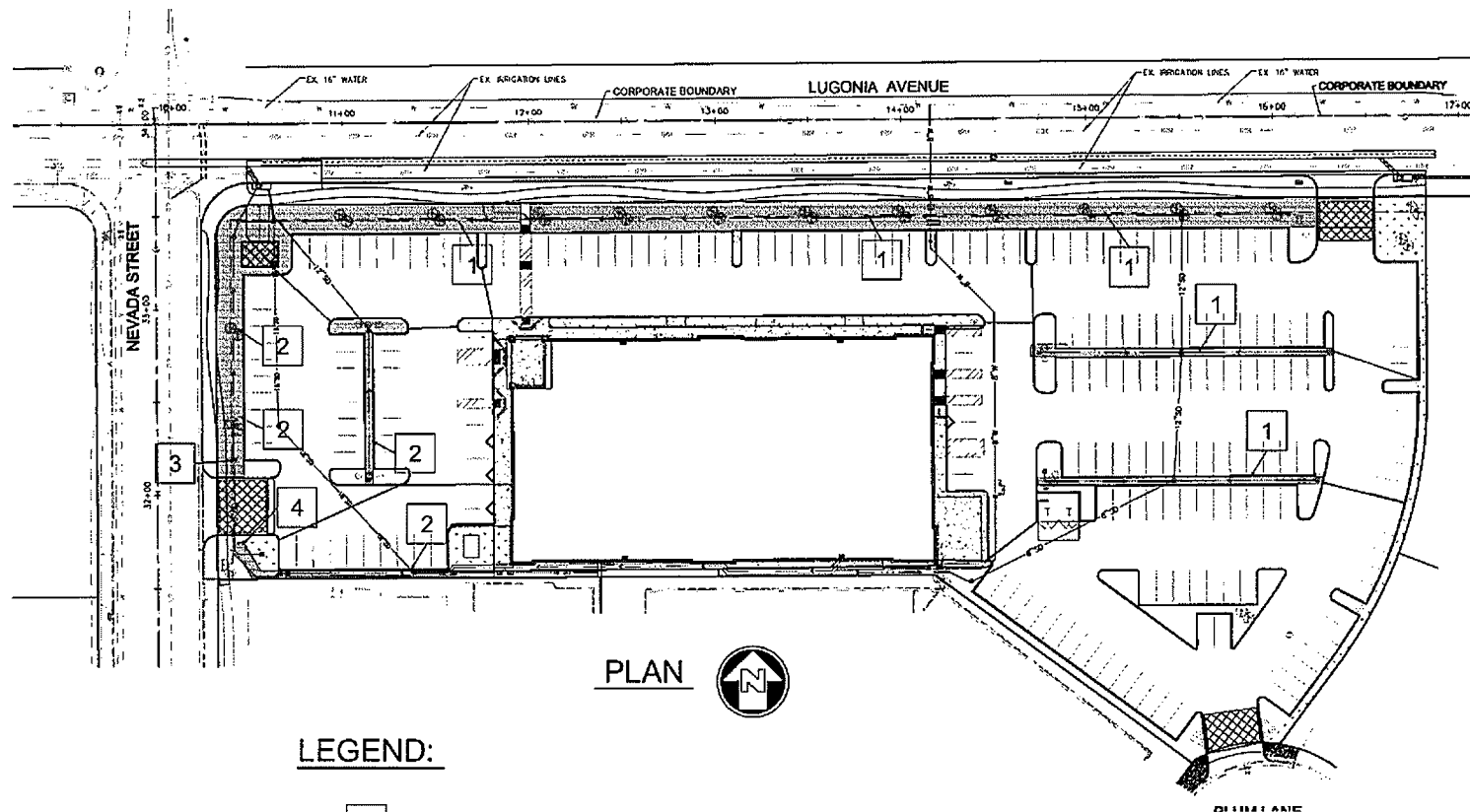


**INFRASTRUCTURE
ENGINEERS**

1815 E. Heim Ave., Ste. 200
Orange, CA 92865
Tel: (714) 940-0100
Fax: (714) 940-0700
www.infreng.co

Exhibit C
Stormwater Pollution Control Devices

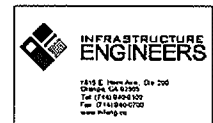
Stormwater Pollution Control Devices					
BMP #	BMP or Pollution Control Device	Latitude	Longitude	Maintenance Provided By	Frequency
1	TC-32, Bioretention	34.07017	-117.21658	Owner	Monthly
2	TC-32, Bioretention	34.06998	-117.21733	Owner	Monthly
3	SE-10, Storm Drain Inlet Protection	34.06986	-117.21736	Owner	Annually
4	SE-10, Storm Drain Inlet Protection	34.06977	-117.21731	Owner	Annually
5					
6					
7					
8					
9					
10					



LEGEND:

- | | |
|---|-------------------------------------|
| 1 | TC-32, BIORETENTION |
| 2 | TC-32, BIORETENTION |
| 3 | SE-10, STORM DRAIN INLET PROTECTION |
| 4 | SE-10, STORM DRAIN INLET PROTECTION |

INFRASTRUCTURE ENGINEERS IS NOT RESPONSIBLE FOR THE CONTENT
AND ACCURACY OF THE GRAPHICS WITHIN THESE ELECTRONIC FILES.
ANYONE USING THESE FILES ASSUMES COMPLETE RESPONSIBILITY



CITY OF REDLANDS
PUBLIC WORKS DEPARTMENT
PERMANENT BMP PLAN
1825 W. LUGONIA AVENUE
A. P. N. 0292-341-15
SOUTHEAST CORNER OF NEVADA ST. & LUGONIA AVE.

					Designed By _____	Approved By _____	Date _____
					Date _____		
					Drawn By _____	Public Works Director _____	A.C.C. _____
					Date _____		
Letter _____	Overwritten _____	Date _____	Initials _____		Exchanged By _____		
	REVISIONS		Approved By _____				