



LARRY WALKER
Auditor/Controller – Recorder

R Regular Mail

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF REDLANDS
PO BOX 3005
REDLANDS, CA 92373

Doc#: 2005 – 0610988



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 ACCESS AND
MAINTENANCE AGREEMENT
(APN 0174-162-05)

THIS AGREEMENT is made and entered into this 11th day of August, 2005, by and between Rosevillas Development, LLC, hereinafter referred to as "Owner," and the City of Redlands, a municipal corporation, hereinafter referred to as "City."

RECITALS

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

WHEREAS, at the time of approval of the development project known as Rosevillas, Tentative Tract No. 16915 (the "Project") for the Property, 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 a Water Quality BMP's such as Dry Well,

Catch Basin, Channel Drain and Pipes, hereinafter referred to as the "Device," as an on-site control measure to minimize pollutants in urban stormwater runoff; and

WHEREAS, the Device has been installed in accordance with plans and specifications approved by the City; and

WHEREAS, the Device, being installed on private property and draining only private property, is a private facility 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 peak performance of the Device 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 City's approval of the Project and the mutual promises contained herein, the City of Redlands and Rosevillas Development, LLC agree as follows:

AGREEMENT

1. The Owner hereby provides the City and its designees with full right of access to the Device

and its immediate vicinity of the property at any time, upon reasonable notice; or in the event of emergency, as determined by City's Public Works Director, no advance notice; for the purpose of inspection, sampling and testing of the Device, 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 repairs.

2. The Owner shall diligently maintain the Device in a manner assuring peak performance at all times. All reasonable precautions shall be exercised by the Owner and the Owner's representatives in the removal and extraction of materials from the Device, 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 recycle or disposal destinations, as appropriate.
3. In the event the Owner fails to perform the necessary maintenance contemplated by this Agreement, within five (5) days of being given written notice by the City, 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 from the date of the notice of expense until paid in full.
4. The City may require the Owner to post security in a form and for a time period satisfactory

to the City to guarantee the performance of the obligations stated herein. Should the Owner fail to perform its obligations under this Agreement, the City may, in the case of a cash security deposit, act for the Owner using the proceeds from such cash security; or in the case of a surety bond, require the surety to perform the obligations of this Agreement. As an **additional remedy, the City may withdraw any previous stormwater related approval with respect to the Property on which a Device has been installed until such time as the Owner repays to the City its reasonable costs incurred in accordance with Section 3, above.**

5. This Agreement 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.
6. In event of 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 in-house counsel at private rates prevailing in San Bernardino County).
7. **It is the intent of the parties that the burdens and benefits herein undertaken shall constitute covenants that run with the Property and shall constitute a lien against the Property.**

8. The obligations herein undertaken shall be binding upon the heirs, successors, executors, administrators and assigns of the parties hereto. The term "Owner" shall include not only the Owner, but also its heirs, successors, executors, administrators and assigns. The Owner shall notify any successor to title of all or part of the Property about the existence of this Agreement. The Owner shall provide such notice prior to such successor obtaining an interest in all or part of the Property. The Owner shall provide a copy of such notice to the City at the same time such notice is provided to the successor.

9. Time is of the essence in the performance of this Agreement.

10. 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

Public Works Director

City of Redlands

PO Box 3005

Redlands, CA 92373

OWNER

Rosevillas Development, LLC

P.O. Box 6906

Beverly Hills, CA 90212


11. This Agreement represents the entire agreement of the parties hereto as to the matters contained herein and supersedes any and all prior written or verbal agreements between the parties as to the subject matter hereof.

12. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

13. Any amendment to this Agreement shall be in writing and approved by the City Council of City and signed by City and Consultant.

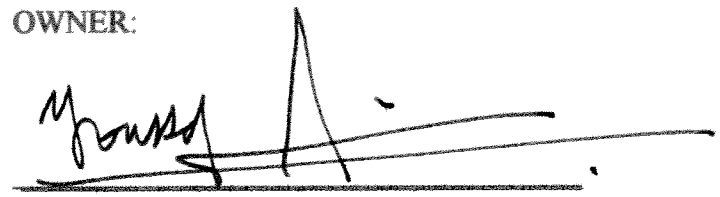
IN WITNESS WHEREOF, the parties hereto have affixed their signatures as of the date first written above.

CITY OF REDLANDS



Susan Pepler, Mayor

OWNER:



Youssef H. Amin, Owner
Rosevillas Development, LLC

07/29/2005

Attest:



Lorrie Poyzer, Clerk

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 August 11, 2005, 2005, before me, Beatrice Sanchez, Deputy City Clerk, on behalf of Lorrie Poyzer, City Clerk of the City of Redlands, California, personally appeared Susan Pepler and Lorrie Poyzer { X} personally known to me - or - { } 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.

WITNESS my hand and official seal.

LORRIE POYZER, CITY CLERK



By: [Signature]
Beatrice Sanchez, 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
{x } 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 Access and Mtce Agreement
Date of Document: August 11, 2005
Signer(s) Other Than Named Above: Youssef H. Amin, Owner, Rosevillas Development

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

} ss.

On July 29, 2005, before me,

Date

Fahimeh Zomorodian

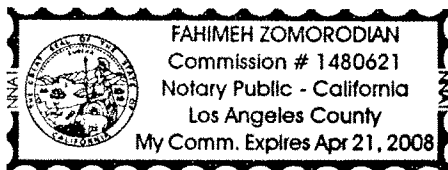
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Youssef Hossien Amin

Name(s) of Signer(s)

- personally known to me
 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.

WITNESS my hand and official seal.

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 Access

Document Date: 7/29/05 Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

EXHIBIT A

LEGAL DESCRIPTION

SUB-LOT 2, IN LOT 9, BLOCK 77, OF THE RANCHO SAN BERNARDINO, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT OF EAST REDLANDS, RECORDED IN BOOK 7, PAGE 47, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE CANAL, 43 FEET WEST OF THE NORTHEAST CORNER OF SAID SUB-LOT 2; THENCE EAST 43 FEET; THENCE SOUTH 229 FEET TO THE SOUTHEAST CORNER OF SAID SUB-LOT 2; THENCE WESTERLY 197 FEET TO THE CENTER OF THE CANAL; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE CENTER OF THE CANAL TO THE POINT OF BEGINNING; LYING SOUTH AND EAST OF THE CENTER OF SAID CANAL; GRANTED TO MRS. MARGARET E. LOVE IN BOOK 123 PAGE 90 OF DEEDS, RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO RUSSELL A. WICKIZER, ET. AL., BY DEED REDORDED DECEMBER 18, 1953 IN BOOK 3295 PAGE 505, OFFICIAL RECORDS OF SAID COUNTY.