APPENDIX E

LOW IMPACT DEVELOPMENT PLAN

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THIS FORM IS NOT TO BE DUPLICATED

E460077

444 Nash LID

RECORDING REQUESTED BY
AND MAIL TO:

CITY OF EL SEGUNDO
PLANNING & BUILDING
SAFETY DEPARTMENT
BUILDING SAFETY DIVISION
350 MAIN ST.
EL SEGUNDO, CA 90245

Space above this line is for Recorder's use

COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) & NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (NPDES) BMPs

The undersigned, Nash DC, LLC ("Owner"), hereby certifies that it owns the real property described as follows ("Subject Property"), located in the County of Los Angeles, State of California:

LEGAL DESCRIPTION

ASSESSOR'S ID # 4138-003-007 TRACT NO. See attached "Exhibit A" LOT NO. _____

ADDRESS: 444 N Nash St. El Segundo, CA

Owner is aware of the City of El Segundo's requirements under the Los Angeles County MS4 National Pollutant Discharge Elimination System (NPDES) permit. The following post-construction BMP features have been installed on the Subject Property:

- ☐ Porous pavement
- ☐ Cistern/rain barrel
- ☐ Infiltration trench/pit
- ☐ Bioretention or biofiltration
- ☐ Rain garden/planter box
- ☐ Disconnect impervious surfaces
- ☑ Dry Well
- ☐ Storage containers
- ☐ Landscape and landscape irrigation
- ☐ Green roof
- ☐ Other _____

The location, including GPS x-y coordinates, and type of each post-construction BMP feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1.

Owner hereby covenants and agrees to maintain the above-described post-construction BMP features in a good and operable condition at all times, and in accordance with the LID/NPDES Maintenance Guidelines, attached hereto as Exhibit 2.

Owner further covenants and agrees that the above-described post-construction BMP features shall not be removed from the Subject Property unless and until they have been replaced with other post-construction BMP features in accordance with the City of El Segundo's requirements under the Los Angeles County MS4 NPDES permit.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the post-construction BMP features that are located on the Subject Property, including the type(s) and location(s) of all such features, and instructions for properly maintaining all such features.

Owner makes this Covenant and Agreement on behalf of itself and its successors and assigns. This Covenant and Agreement shall run with the Subject Property and shall be binding upon Owner, future owners, and their heirs, successors and assignees, and shall continue in effect until the release of this Covenant and Agreement by the City of El Segundo, in its sole discretion.

Owner(s):

By: _____ Date: 10-26-21

By: _____ Date: _____

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

(PLEASE ATTACH NOTARY)

FOR DEPARTMENT USE ONLY:

MUST BE APPROVED BY EL SEGUNDO BUILDING SAFETY DIVISION PRIOR TO RECORDING.

APPROVED BY: Christopher Wang (Print Name) _____ (Signature) Date 11/4/21

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 OCTOBER 26TH 2021 before me, SUSAN SCHWARTZ, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared AVNER PAPOUCHADO
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.

SUSAN SCHWARTZ
Notary Public - California
Los Angeles County
Commission # 2331812
My Comm. Expires Aug 18, 2024

Signature _____
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: _____ 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 or Conservator
☐ Other: _____
Signer Is Representing: _____

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 in the City of El Segundo, County of Los Angeles, State of California, and is described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 14 WEST, IN THE RANCHO SAUSAL REDONDO, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1 PAGES 507 AND 508 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 7, DISTANT THEREON SOUTH 89° 55' 25" EAST 2642.25 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER, NORTH 00° 00' 23" WEST, A DISTANCE OF 1732.68 FEET; THENCE SOUTH 89° 58' 02" EAST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 00' 23" WEST, A DISTANCE OF 469.00 FEET TO A POINT; THENCE SOUTH 89° 58' 02" EAST, A DISTANCE OF 570.56 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT WESTERLY 40.00 FEET, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 00° 00' 23" EAST, A DISTANCE OF 469.00 FEET TO A POINT; THENCE NORTH 89° 58' 02" WEST, A DISTANCE OF 570.56 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS A PORTION OF LOT 2 ON PARCEL MAP NO. 2428 FILED IN BOOK 33 PAGE 99 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

SAID LAND IS ALSO SHOWN AS:

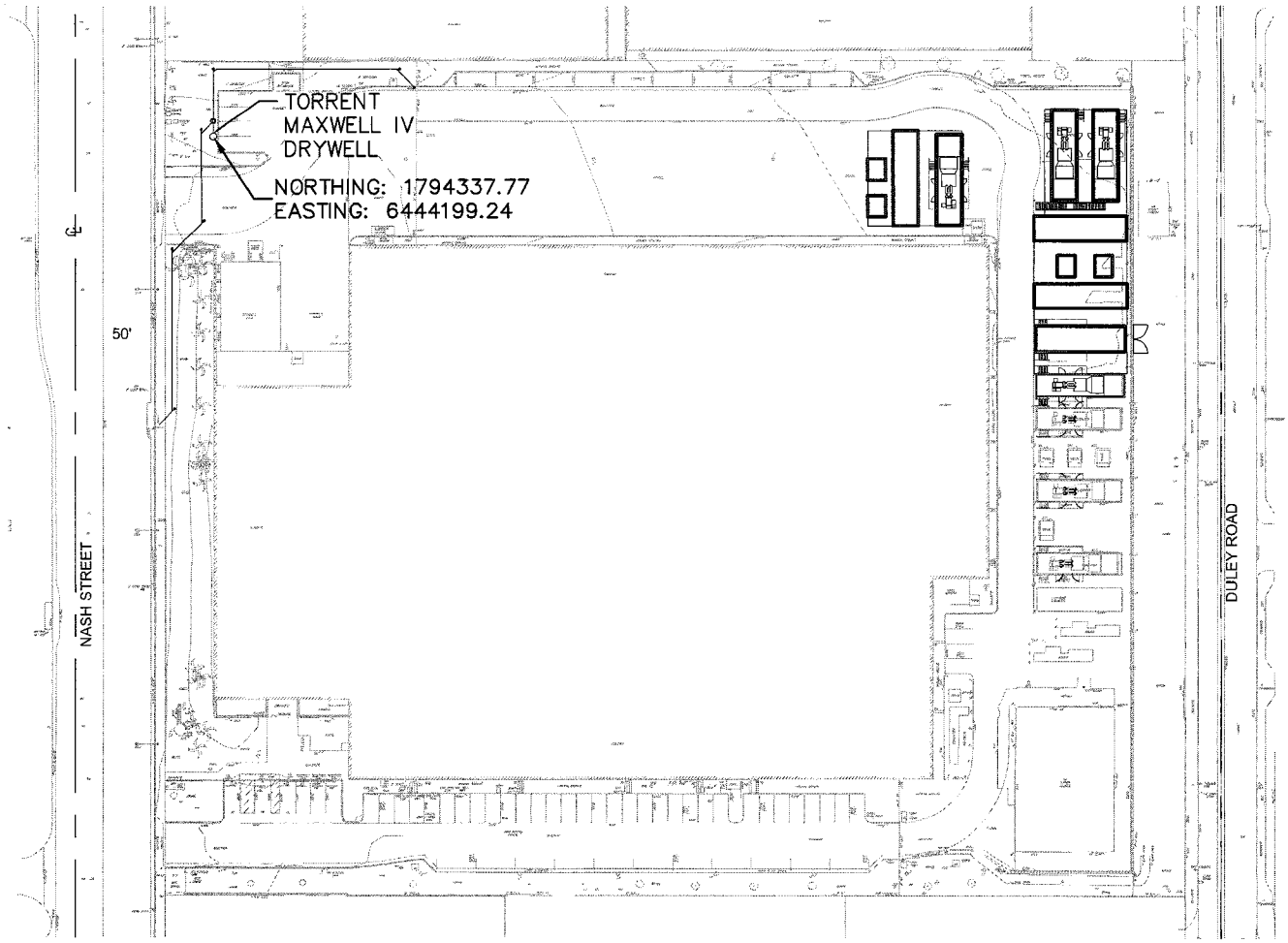
LOT 3 OF PARCEL MAP NO. 2622, IN THE CITY OF EL SEGUNDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 35 PAGE 89 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBONS, AND ALL OTHER MINERALS, WHETHER SIMILAR TO THOSE SPECIFIED OR NOT, WITHIN OR THAT MAY BE PRODUCED FROM SAID LAND, WITH NO RIGHT OR INTEREST OF ANY KIND THEREIN, EXPRESS OR IMPLIED, IN THE SURFACE OF SAID LAND, BUT WITH THE SOLE AND EXCLUSIVE RIGHT FROM TIME TO TIME TO DRILL AND MAINTAIN WELLS AND SUPPORTING WORKS INTO OR THROUGH SUCH WELLS OR WORKS, OIL, GAS AND OTHER SUBSTANCES OF WHATEVER NATURE INCLUDING THE RIGHT TO PERFORM ANY AND ALL OPERATIONS DEEMED NECESSARY OR CONVENIENT FOR THE EXERCISE OF SAID RIGHTS, AS RESERVED BY STANDARD

OIL COMPANY, A CORPORATION, IN DEED RECORDED JUNE 30, 1969 AS INSTRUMENT NO. 759 IN BOOK D-4419 PAGE 266, OFFICIAL RECORDS.

EXHIBIT 1

PLOT PLAN
SITE ADDRESS 444 N NASH ST. EL SEGUNDO, CA
PLAN CHECK # B0672-21



LID SUMMARY OF BMPS

1 TORRENT MAXWELL IV DRYWELL

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

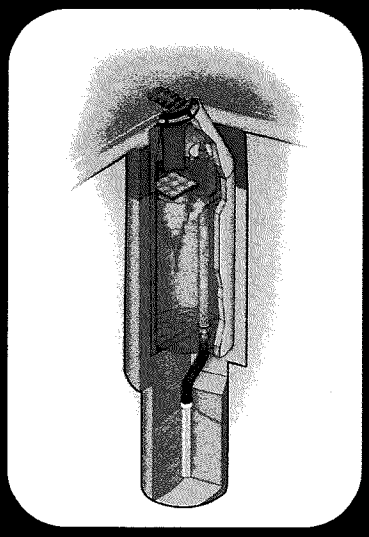
EXHIBIT 2

CALIFORNIA

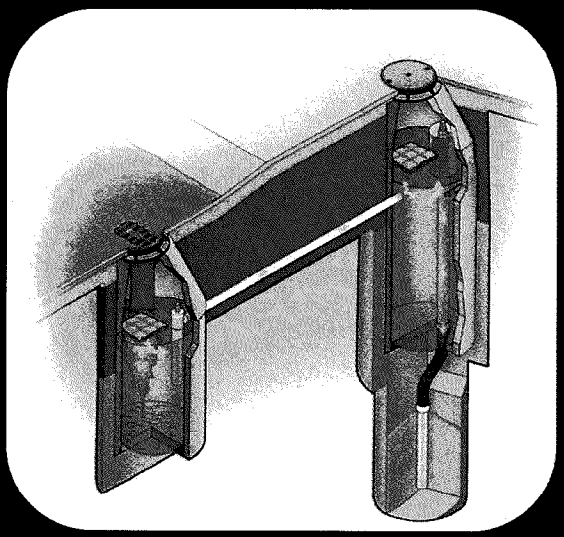
OPERATION AND MAINTENANCE MANUAL

for

MaxWell® Drywell Systems



MaxWell® IV



MaxWell® Plus

TORRENT RESOURCES

AN OLDCASTLE INFRASTRUCTURE COMPANY

January 2021

Company Overview

Torrent Resources (www.TorrentResources.com) is a full-service drainage solutions partner with a team of experts ready to address ever-growing stormwater management needs in California, Arizona, and throughout the western United States. Since 1972, Torrent Resources has set the standard in design and construction of stormwater drywell systems for the mitigation of excess surface runoff. In 1974, the company revolutionized the industry with its exclusive ***MaxWell***® system – unmatched in efficiency and reliability by any other type of stormwater drywell system. To date, more than 70,000 MaxWell drywells have been installed and are successfully operating for both our municipal and private development customers.

Torrent Resources is a wholly-owned subsidiary of Oldcastle Infrastructure (www.oldcastleinfrastructure.com)

MaxWell Drywell System Description

The MaxWell is an enhanced stormwater treatment drywell which utilizes deep infiltration to capture and treat surface runoff and recharge groundwater. Maxwell drywells are used either as a stand-alone Best Management Practice (BMP) or in combination with other storage/treatment BMPs. The MaxWell system is not intended to provide significant storage volume, but instead is designed to dispose of accumulated stormwater to ensure maximum pretreatment efficiency.

A key feature of the MaxWell system is its pretreatment settling chamber(s) designed to remove sediment, debris, floating hydrocarbons, and other organic compounds prior to recharging the treated stormwater back into the sub-grade. The water is then further treated by the soil as it passes through the vadose zone to eventually replenish the groundwater resources.

There are two main types of MaxWell drywells systems, 1) the MaxWell IV, and 2) the MaxWell Plus. The ***MaxWell IV*** (the fourth iteration of enhanced drywell since 1974) provides pretreatment with a single 4-ft diameter settling chamber. The chamber is typically 15 - 25 feet deep with up to a 10-ft riser pipe (sump) fitted with a debris shield and screen to ensure stormwater is treated before entering the drywell rock shaft (4 - 6 feet diameter, up to 120 feet deep). The debris shield forces water to be drawn into the system from several inches beneath the surface, effectively isolating and containing floating trash, paper, debris and pavement oils within the chambers. The ***MaxWell Plus*** provides an additional chamber to increase pretreatment. The primary settling chamber includes a vented and screened outlet to capture trash, debris, and pollutants before treated water can enter the second chamber.

Each MaxWell chamber is equipped with two hydrophobic floating absorbent pillows, which will remove a wide range of hydrocarbons and organic liquids. The sponges are 100% water repellant, and wick floating petrochemical compounds from the surface of the water. Each pillow has a removal capacity of up to 1.35 gallons to accommodate effective, long-term treatment.

Typically, each chamber is equipped with a bolted 30" diameter cast-iron grate or solid manhole lid, at the surface. These metal grates and covers are embossed with the Torrent Resources company name, the MaxWell trade name, and the words "Storm Water Only" as a general reminder to the public as to the intended usage of the structure. In some cases, alternative covers may be required by a local jurisdiction and/or to address project constraints.

Note: The operation, inspection, and maintenance procedures described herein, can be performed without entering the drywell chambers. Should chamber entry be required for repairs or other unforeseen reasons, proper confined space protocols, equipment, and training shall be used.

Operation

All water is routed through the drywell system via gravity flow. There are no mechanical moving parts or electrical equipment. Any flow monitoring equipment is considered separate from the MaxWell system and not covered within this document. Likewise, all pipes and any apparatus used to bring water to and from the drywell are considered separate from the MaxWell system.

Inspection

Protocol

Inspection of MaxWell systems can be performed from the surface without entering the drywell. Inspections will typically require the following equipment:

- 3/4" socket wrench to remove/replace grate/lid bolts
- A manhole lid puller/lifter or similar means to safely remove the manhole lid
- Flashlight and/or mirror to reflect light into chamber
- 25-ft + measuring tape
- *Maintenance Data and Warranty Information* sheet provided by Torrent Resources after installation.
- Where necessary, appropriate traffic control and pedestrian safety measures may be needed to safely inspect the drywell.

The inspection should include, at a minimum, the following observations for each drywell/settling chamber:

1. Ensure that water in the chambers has drawdown within the required time (varies by jurisdiction, typically 48-96 hours). It is normal for a few inches of water to remain at the bottom of slurry-bottom chambers.
2. Ensure that there are no obstructions, trash, or debris that prevent water from entering or leaving the drywell chambers.
3. Measure the amount of sediment and trash accumulation by using a tape measure to determine the depth of material and subtracting that amount from the total chamber depth (reference *Maintenance Data and Warranty Information* sheet). If 2 feet or more of material has accumulated, then maintenance should be performed. For the MaxWell Plus system, it is common to see significantly more accumulation in the primary settling chamber.
4. Observe the presence and condition of all hydrocarbon pillows. Each chamber should have two hydrocarbon pillows. Pillows should be intact and free to float.
5. Ensure that all screens, shields, and pipes are intact and not damaged.
6. Most chambers have a concrete bottom. However, in some cases the bottom is made of geotextile fabric. If applicable, ensure the geotextile fabric is completely covering the bottom surface area and not damaged.

If drywell grates/lids were removed during inspection, replace (clean lip, if necessary, to ensure a flush fit) and re-secure with bolts.

Frequency

It is recommended that systems are inspected at least once each year and after major storms.

Maintenance

Protocol

Maintenance of MaxWell systems can be performed from the surface without entering the drywell. Maintenance operations will typically require the following equipment:

- 3/4" socket wrench to remove/replace grate/lid bolts
- A manhole lid puller/lifter or similar means to safely remove the manhole lid
- A long/extendable hook to remove riser pipe screen
- Flashlight and/or mirror to reflect light into chamber
- Vacuum truck with extension hose and jet rod
- Replacement absorptive pillows
- *Maintenance Data and Warranty Information* sheet provided by Torrent Resources after installation.
- Where necessary, appropriate traffic control and pedestrian safety measures may be needed to safely inspect the drywell.

Typical maintenance shall include removing all surface grates/lids to clean and service the drywell chambers. Removal of accumulated trash, debris, and sediment shall be done using a hydro-vacuum truck (see photo below). The hydro-vacuum truck utilizes streams of air and high-pressure water to dislodge built-up material, which is then removed via a vacuum hose and stored within the truck's tank until proper disposal. Obstructions or accumulated debris on inlets, screens, and/or connecting pipes is removed by jet-rodding (typically included on the hydro-vacuum truck) and then vacuumed. If the riser screen requires cleaning, the riser shield is fitted with a metal loop and can removed/replaced from the surface with a long hook. Certain MaxWells utilize a geotextile fabric bottom within the chambers; care should be taken to note the depth of the chamber and ensure that the fabric is not damaged or removed during the vacuuming process.

Absorbent pillows are typically removed during hydro-vacuum operations and disposed of with removed debris and sediment. If pillow replacement is required prior to hydro-vacuum operation, new pillows can be dropped in the chambers.

Following hydro-vacuum operations, drywell grates/lids should be replaced (clean lip, if necessary, to ensure a flush fit) and re-secured with bolts.

All removed material, including absorptive pillows, shall be disposed of in accordance with local regulations.

A written log shall be kept of all inspections and maintenance actions performed on the drywell systems Hydro-vacuum maintenance typically requires 2-4 hours per drywell system.

Refer to **Appendix A** for detailed maintenance steps and blank inspection and maintenance log.

Typical hydro-vacuum truck used for drywell maintenance

Frequency

The need for maintenance is assessed and determined by annual/post-storm inspections, as described above, and can vary from year to year. Additionally, the frequency of recurrent maintenance is heavily dependent on many factors including, but not limited to drywell drainage area size and condition, as well as the size and condition of any upstream BMPs. The following should therefore be considered only as general estimates for maintenance intervals:

Hydro-vacuum and jet-rod cleaning:

1-2 years for:

- urban right-of-ways and parcels with high trash, debris, and/or sediment loads

or

- drainage areas larger than 10 acres

3-5 years for:

- drainage areas with upstream BMPs and/or pretreatment (i.e. trash capture devices)

or

- drainage areas smaller than 5 acres

Pillow replacement:

1-5 years

Hydrocarbon pillows are typically replaced during hydro-vacuum cleaning; however, it is possible the pillows may need to be replaced sooner than a hydro-vacuum cleaning is required. This may be the case for drainage areas that have heavy vehicular use, but low sediment/trash loads (i.e. parking lots).

Repairs

Protocol

Should repairs be needed, all materials shall be replaced in accordance with the design specifications for the drywell. Confined space entry to the drywell may be required and shall only be done by trained staff with proper safety equipment.

Frequency

As needed.

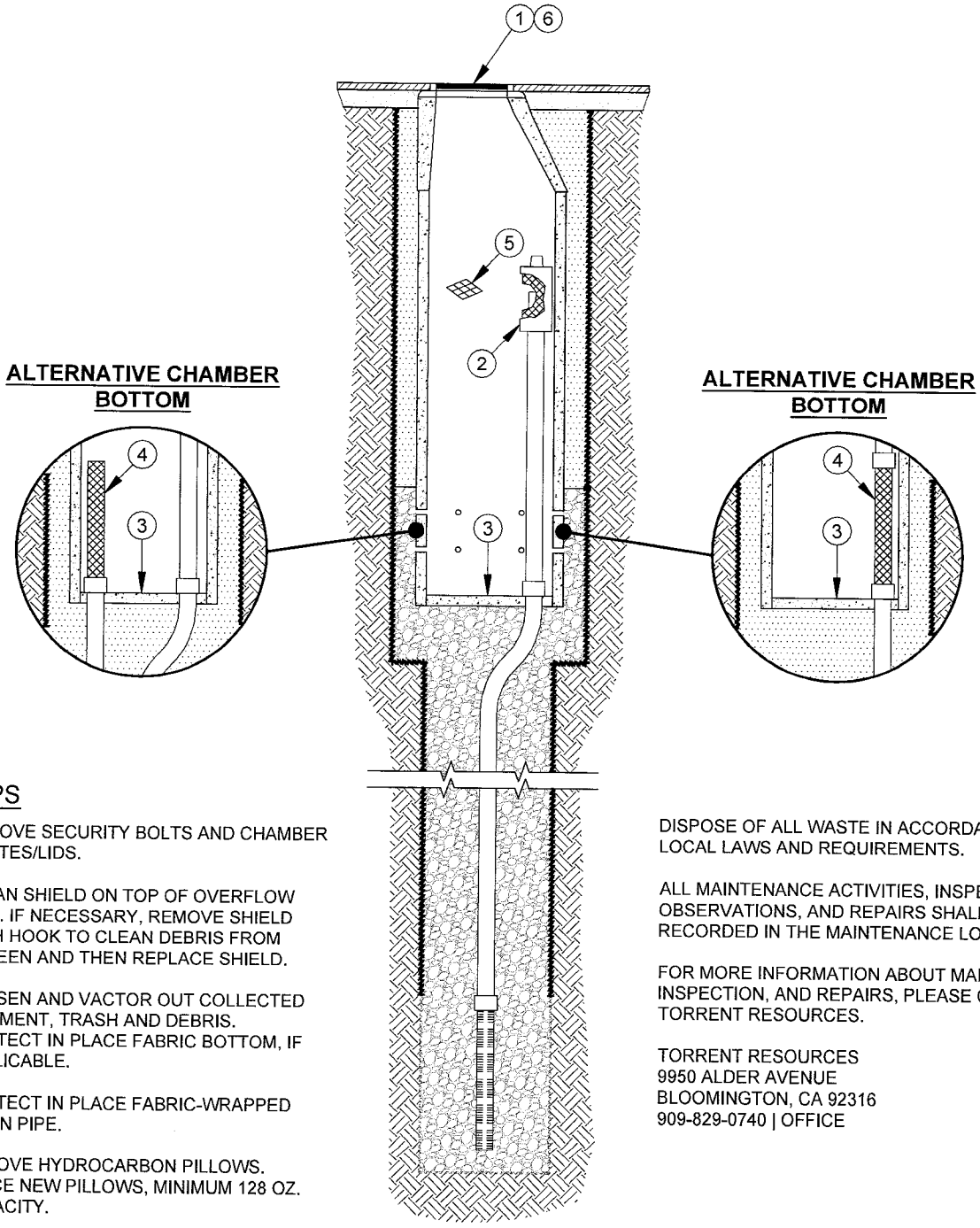
Torrent Resources can be contracted to assist with any MaxWell maintenance and/or repairs.

Lifespan

Torrent Resources has been installing MaxWell systems since 1974. Most of these drywells are still successfully operating today. With proper maintenance, a MaxWell drywell system will provide an efficient stormwater management solution for many decades. All MaxWell systems include a 5-year limited warranty – refer to the *Maintenance Data and Warranty Information* sheet provided by Torrent Resources after installation for warranty details.

APPENDIX A

The MaxWell® IV
MAINTENANCE PROCEDURES



STEPS

1. REMOVE SECURITY BOLTS AND CHAMBER GRATES/LIDS.
2. CLEAN SHIELD ON TOP OF OVERFLOW PIPE. IF NECESSARY, REMOVE SHIELD WITH HOOK TO CLEAN DEBRIS FROM SCREEN AND THEN REPLACE SHIELD.
3. LOOSEN AND VACTOR OUT COLLECTED SEDIMENT, TRASH AND DEBRIS. PROTECT IN PLACE FABRIC BOTTOM, IF APPLICABLE.
4. PROTECT IN PLACE FABRIC-WRAPPED DRAIN PIPE.
5. REMOVE HYDROCARBON PILLOWS. PLACE NEW PILLOWS, MINIMUM 128 OZ. CAPACITY.
6. REPLACE CHAMBER GRATES/LIDS AND SECURE WITH SECURITY BOLTS.

TYPICAL DETAIL
MAY VERY FROM DESIGN PLANS

DISPOSE OF ALL WASTE IN ACCORDANCE WITH LOCAL LAWS AND REQUIREMENTS.

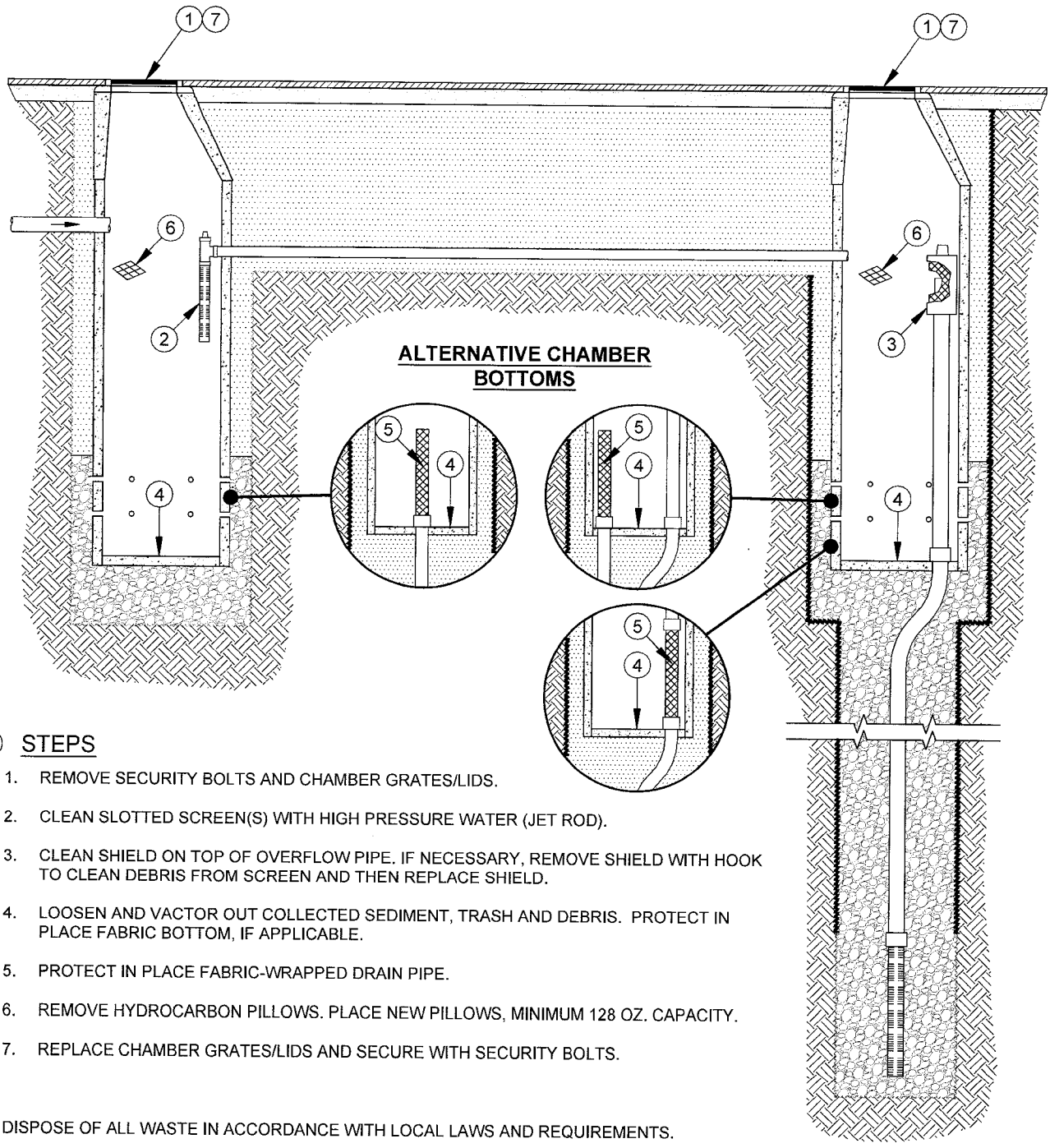
ALL MAINTENANCE ACTIVITIES, INSPECTION OBSERVATIONS, AND REPAIRS SHALL BE RECORDED IN THE MAINTENANCE LOG BOOK.

FOR MORE INFORMATION ABOUT MAINTENANCE, INSPECTION, AND REPAIRS, PLEASE CONTACT TORRENT RESOURCES.

TORRENT RESOURCES
9950 ALDER AVENUE
BLOOMINGTON, CA 92316
909-829-0740 | OFFICE

TORRENT® RESOURCES

The MaxWell® Plus
MAINTENANCE PROCEDURES



TYPICAL DETAIL
MAY VERY FROM DESIGN PLANS

STEPS

1. REMOVE SECURITY BOLTS AND CHAMBER GRATES/LIDS.
2. CLEAN SLOTTED SCREEN(S) WITH HIGH PRESSURE WATER (JET ROD).
3. CLEAN SHIELD ON TOP OF OVERFLOW PIPE. IF NECESSARY, REMOVE SHIELD WITH HOOK TO CLEAN DEBRIS FROM SCREEN AND THEN REPLACE SHIELD.
4. LOOSEN AND VACTOR OUT COLLECTED SEDIMENT, TRASH AND DEBRIS. PROTECT IN PLACE FABRIC BOTTOM, IF APPLICABLE.
5. PROTECT IN PLACE FABRIC-WRAPPED DRAIN PIPE.
6. REMOVE HYDROCARBON PILLOWS. PLACE NEW PILLOWS, MINIMUM 128 OZ. CAPACITY.
7. REPLACE CHAMBER GRATES/LIDS AND SECURE WITH SECURITY BOLTS.

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BLOOMINGTON, CA 92316
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TORRENT® RESOURCES

Inspection & Maintenance Log

TORRENT RESOURCES

Location: _____

Date	Description of Actions Performed/Comments	Performed By