RECORDING REQUESTED BY:
Town of Los Gatos

WHEN RECORDED MAIL TO:
Clerk Administrator
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

Record without fee pursuant to Government Code Section 6103

STORMWATER TREATMENT AND DETENTION MEASURES MAINTENANCE AGREEMENT AT SOLANA

This Stormwater Treatment Measures Maintenance Agreement ("Agreement") is entered into this ____ day of _____, 2026, by and between the Town of Los Gatos, a municipal corporation ("Town") and SummerHill 50 LGSR LLC, a California limited liability company (the "Property Owner").

RECITALS

WHEREAS, on May 11, 2022, the Regional Water Quality Control Board, San Francisco Bay Region, adopted Order R2-2022-0018, CAS612008, reissuing the San Francisco Bay Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit for the municipalities and countywide Clean Water Programs in Alameda County, Contra Costa County, San Mateo County, Santa Clara County, the cities of Fairfield and Suisun City, and the City of Vallejo and the Vallejo Sanitation and Flood Control District; and

WHEREAS, the Town of Los Gatos is member agency of the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPP), an association of 13 south bay cities, the Santa Clara Valley Water District, and Santa Clara County; and

WHEREAS, Provision C.3.h. of this NPDES permit, and as it may be amended or reissued, requires the Town to provide minimum verification and access assurances that all stormwater treatment and detention measures shall be adequately operated and maintained by persons and entities responsible for the stormwater treatment measures; and

WHEREAS, Property Owner is the owner of real property commonly known as the "Solana" development, located within the Town (the "Property"), and more particularly described in the attached **Exhibit A**, upon which stormwater treatment measures are located or to be constructed, as shown in the attached **Exhibit B**; and

WHEREAS, the Town is the permittee public agency with jurisdiction over the Property.

WHEREAS, the Property Owner, its administrators, co-owners, executors, successors, heirs, assigns or any other persons, including any homeowners association (hereinafter collectively referred to as "Property Owner") recognizes that the stormwater treatment and detention measure(s) more particularly described and shown on **Exhibit B**, of which the approved full-scale plans and any approved amendments thereto are on file with the Engineering Division of the Parks & Public Works Department of the Town of Los Gatos, must be installed and maintained as indicated in this Agreement and as required by the NPDES permit;

WHEREAS, as a Conditions of Approval of for Architecture and Site Application No. S-23-042 and a Conditions of Approval for Vesting Tentative Map Application No. M-23-009 approved by the Town Council on March 4, 2025, for the development of the Property, the Town of Los Gatos requires that the Property Owner enter into an agreement for the maintenance of the Storm Water Treatment Facility for the Property;

WHEREAS, the Town and the Property Owner agree that the health, safety and welfare of the citizens of the Town require that the stormwater treatment and detention measure(s) detailed in the approved Site Plan shall be constructed and maintained on the Property; and

WHEREAS, the Town's Stormwater Management Ordinance, guidelines, criteria and other written directions require that the stormwater treatment and detention measure(s), as shown on the approved Site Plan, be constructed and maintained by the Property Owner.

NOW, THEREFORE, in consideration of the benefit received by the Property Owner as a result of the Town's approval of the Application Nos. S-23-042 and M-23-009, the Property Owner hereby covenants and agrees as follows:

SECTION 1: CONSTRUCTION OF TREATMENT MEASURES

The on-site stormwater treatment measure(s) and offsite BR-7 shown on the approved Site Plan is a private facility and shall be constructed or cause to be constructed by the Property Owner in strict accordance with the approved plans and specifications identified for the Property and any other requirements thereto that have been approved by the Town in conformance with appropriate Town ordinances, guidelines, criteria and other written direction.

SECTION 2: OPERATION & MAINTENANCE RESPONSIBILITY

This Agreement shall serve as the signed statement by the Property Owner accepting responsibility for operation and maintenance of stormwater treatment measures as set forth in this Agreement until the responsibility is legally transferred to another entity. Prior to transferring title for all or any part of the Property, Property Owner shall provide to the Town at least one of the following:

A. A signed statement from the entity assuming post-construction responsibility for treatment measure maintenance and that the treatment measures meet all local agency design standards; or

B. Written conditions in the sales or lease agreement requiring the buyer or lessee to assume responsibility for operation and maintenance ("O&M") consistent with this provision, which conditions, in the case of purchase and sale agreements, shall be written to survive beyond the close of escrow; or
C. Written text in Property conditions, covenants and restrictions (CC&Rs) for residential properties assigning O&M responsibilities to the homeowners association for O&M of the treatment measures; or
D. Any other legally enforceable agreement or mechanism that assigns responsibility for the maintenance of treatment measures.

SECTION 3: MAINTENANCE OF TREATMENT MEASURES

The Property Owner shall not destroy or remove the stormwater treatment measures from the Property or modify or otherwise allow the stormwater treatment system to exist in any manner that lessens its effectiveness and shall, at its sole expense, adequately maintain the stormwater treatment measure(s) in good working order acceptable to the Town (which acceptance shall not be unreasonably withheld, conditioned or delayed) and in accordance with the Maintenance Plan submitted by the Property Owner and approved by the Town Engineer or his or her designee and in accordance with all federal, state or local laws and regulations, attached hereto as **Exhibit C** and incorporated herein by this reference. This includes all pipes, channels or other conveyances built to convey stormwater to the treatment measure(s), as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as maintaining the described facilities in good working condition so that these facilities continue to operate as originally designed and approved. The maintenance plan shall include a detailed description of and schedule for long-term maintenance activities.

In the event the stormwater treatment measures are destroyed, damaged, removed or modified in a manner that lessens their effectiveness, the Property Owner, at its sole expense, shall restore them such that they perform as intended.

SECTION 4: SEDIMENT MANAGEMENT

Sediment accumulation resulting from the normal operation of the stormwater treatment measure(s) will be managed appropriately by the Property Owner. The Property Owner will provide for the removal and disposal of accumulated sediments. Disposal of accumulated sediments shall not occur on the Property, unless provided for in the maintenance plan. Any disposal or removal of accumulated sediments or debris shall be in compliance with all federal, state and local law and regulations.

SECTION 5: ANNUAL INSPECTION AND REPORT

The Property Owner shall, on an annual basis, complete the Treatment Measure Operation and Maintenance Inspection Report (Annual Report), attached to this Agreement as **Exhibit D**. The Annual Report shall include all completed Inspection and Maintenance Checklists, in the form attached to this Agreement as **Exhibit D** for the reporting period and shall be submitted to the Town in order to verify that inspection and maintenance of the applicable stormwater treatment measure(s) have been conducted pursuant to this Agreement. The Annual Report shall be submitted no later than December 31 of each year, under penalty of perjury, to:

Town of Los Gatos – Engineering Division, Public Works Department
41 Miles Avenue, Los Gatos, CA 95030
Attn: Stormwater Reporting

or another member of the Town staff as directed by the Town. The Property Owner shall conduct a minimum of two (2) inspections of the stormwater treatment measure(s) annually, and provide reports once in the Fall by October 1st, in preparation for the wet season, and once in the Winter by March 15th. This inspection shall occur between August 1st and October 1st each year. More frequent inspections may be required by the Maintenance Plan at **Exhibit C**. The results of inspections shall be recorded on the Inspection and Maintenance Checklist(s) attached as **Exhibit D**.

The Property Owner shall retain each annual report at a location on the Property for a period of at least three years from the date generated, or as directed by Regional Water Board. The Town may request Property Owner to provide copies of any or all annual reports prepared during the previous three years in order to verify that inspection and maintenance of the applicable stormwater treatment measures have been conducted pursuant to this Agreement. Property Owner shall comply with any such request within ten (10) working days.

SECTION 6: NECESSARY CHANGES AND MODIFICATIONS

At its sole expense, the Property Owner shall make changes or modifications to the stormwater treatment measure(s) and/or the long-term Maintenance Plan, **Exhibit C**, as may be determined as reasonably necessary by the Town to ensure that treatment measures are properly maintained and continue to operate as originally designed and approved.

Property Owner is required to obtain written approval from the Town prior to performing any structural alterations or modifications to the stormwater treatment measure(s) and/or the long-term Maintenance Plan. The Property Owner shall obtain all necessary permits as required by the Town Municipal Code and Ordinance. Upon the Town's approval, any necessary modifications to this Agreement shall be made in the form of an amendment, which shall be signed by all parties and recorded.

SECTION 7: ACCESS TO THE PROPERTY

The Property Owner hereby grants permission to the Town; the San Francisco Bay Regional Water Quality Control Board (Regional Board); the Santa Clara County Department of Environmental Health, Vector Control District; and their authorized agents and employees to enter upon the Property at reasonable times and in a reasonable manner to inspect, assess or observe the stormwater treatment measure(s) in order to ensure that treatment measures are being properly maintained and are continuing to perform in an adequate manner to protect water quality and the public health and safety. This includes the right to enter upon the Property when it has a reasonable basis to believe that a violation of this Agreement, the Town's stormwater management ordinance, guidelines, criteria, other written direction, or the Santa Clara Countywide Clean Water Program's NPDES municipal stormwater permit (Regional Board Order R2-2022-0018, and any amendments or re-issuances of this permit) is occurring, has occurred or threatens to occur. The above listed agencies also have a right to enter the Property when necessary for abatement of a public nuisance or correction of a violation of the ordinance guideline, criteria or other written direction. Whenever

possible, the Town, Regional Board, or the Vector Control District shall provide reasonable notice to the Property Owner before entering the Property.

SECTION 8: FAILURE TO MAINTAIN TREATMENT MEASURES

In the event the Property Owner fails to accomplish the necessary maintenance of the stormwater treatment measure(s), as shown on the approved Site Plan or comparable document, in good working order acceptable to the Town and in accordance with the Maintenance Plan incorporated in this Agreement, within ten (10) days of written notice by the Town, the Town and its authorized agents and employees may enter the Property and take whatever steps it deems necessary and appropriate to return the treatment measure(s) to good working order, in addition to all other rights and remedies available in law and in equity. Any costs incurred by Town shall be the sole responsibility of the Property Owner. Prior notice will not be necessary if emergency conditions require immediate remedial action. This provision shall not be construed to allow the Town to erect any structure of a permanent nature on the Property. It is expressly understood and agreed that the Town is under no obligation to maintain or repair the treatment measure(s) and in no event shall this Agreement be construed to impose any such obligation on the Town.

SECTION 9: REIMBURSEMENT OF TOWN EXPENDITURES

In the event the Town, pursuant to this Agreement, performs work of any nature (direct or indirect), including any reinspections, repairs or any actions it deems necessary or appropriate to return the treatment measure(s) in good working order as indicated in Section 8, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the Town, or shall forfeit any required bond upon demand within thirty (30) days of receipt thereof for the costs incurred by the Town hereunder. If these costs are not paid within the prescribed time period, the Town may assess the Property Owner the cost of the work, both direct and indirect, and applicable penalties. Said assessment shall be a lien against the Property, or prorated against the beneficial users of the Property or may be placed on the property tax bill and collected as ordinary taxes by the Town. The actions described in this section are in addition to and not in lieu of any and all legal remedies as provided by law, available to the Town as a result of the Property Owner's failure to maintain the treatment measure(s). This shall include, but is not limited to, required Municipal Regional Permit (MRP) annual inspections, or any other inspections as required by the Town's Municipal Regional Permit. Inspection fees shall be paid pursuant to the Town's Fee Schedule as applicable.

SECTION 10: INDEMNIFICATION

The Property Owner shall indemnify, hold harmless and defend the Town and its authorized agents, officers, officials and employees from and against any and all claims, demands, suits, damages, liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed or which might arise or be asserted against the Town that are alleged or proven to result or arise from the construction, presence, existence or maintenance of the treatment measure(s) by the Property Owner or the Town. In the event a claim is asserted against the Town, its authorized agents, officers, officials or employees, the Town shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against the Town, its authorized agents, officers, officials or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. This section shall not apply to any claims, demands, suits, damages,

liabilities, losses, accidents, casualties, occurrences, claims and payments, including attorney fees claimed which arise due solely to the negligence or willful misconduct of the Town and/or its authorized agents, officers, officials and employees.

SECTION 11: NO ADDITIONAL LIABILITY

It is the intent of this Agreement to insure the proper maintenance of the treatment measure(s) by the Property Owner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability not otherwise provided by law of any party for damage alleged to result from or caused by storm water runoff.

SECTION 12: PERFORMANCE FINANCIAL ASSURANCE

If the Property Owner fails to maintain the stormwater treatment measure(s) after written notice and opportunity to cure, the Town may request the Property Owner to provide a performance bond, security or other appropriate financial assurance providing for the maintenance of the stormwater treatment measure(s) pursuant to the Town's ordinances, guidelines, criteria or written direction.

SECTION 13: TRANSFER OF PROPERTY

This Agreement shall run with the land and shall be binding upon all heirs, successors, and assigns of Property Owner. The Property Owner further agrees whenever the Property is held, sold, conveyed or otherwise transferred, it shall be subject to this Agreement, which shall be assigned to, apply to, bind and be obligatory to all present and subsequent owners of the Property. Notwithstanding any provisions of this Agreement to the contrary, once an owners association (the "Association") commences operation and maintenance of the Stormwater Treatment Measures that are the Association's responsibility to maintain as set forth in an applicable Declaration of Restrictions, SummerHill 50 LGSR LLC shall automatically be released of its obligations and responsibilities under this Agreement that accrue or arise after the date the Association commences such operation and maintenance.

SECTION 14: SEVERABILITY

The provisions of this Agreement shall be severable and if any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision is adjudged invalid or unconstitutional by a court of competent jurisdiction, or the applicability to any Property Owner is held invalid, this shall not affect or invalidate the remainder of any phrase, clause, section, subsection, paragraph, subdivision, sentence or provision of this Agreement.

SECTION 15: RECORDATION

This Agreement shall be recorded by the Property Owner, or by the Town by mutual agreement, within five (5) business days, or such time as agreed upon by both parties, after the execution date of this Agreement as stated above among the deed records of the County Recorder's Office of the County of Santa Clara, California at the Property Owner's expense. A copy of the recorded Agreement shall be provided to the Town as required by the Conditions of Approval of the Project.

SECTION 16: RELEASE OF AGREEMENT

In the event the Town determines that the stormwater treatment measures located on the

Property are no longer required, then the Town, at the request of the Property Owner, shall execute a release of this Inspection and Maintenance Agreement, which the Property Owner, or the Town by mutual agreement, shall record in the County Recorder's Office at the Property Owner's expense. The stormwater treatment measure(s) shall not be removed from the Property unless such a release is so executed and recorded.

SECTION 17: EFFECTIVE DATE AND MODIFICATION

This Agreement is effective upon the date of execution as stated at the beginning of this Agreement. This Agreement shall not be modified except by written instrument executed by the Town and the Property Owner at the time of modification. Such modifications shall be effective upon the date of execution and shall be recorded.

SECTION 18: MISCELLANEOUS

a. The interpretation, validity, and enforcement of this Agreement shall be governed by and interpreted in accordance with the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Santa Clara.

b. In the event any legal action is commenced to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees, expert's fees and costs, and litigation expenses and other costs which shall become part of the lien against the Property.

c. If Property Owner consists of more than one party, each person, entity, or other party described as the "Property Owner" in this Agreement and/or executing this Agreement for the Property Owner shall be jointly and severally liable for each and every obligation and requirement imposed on Property Owner herein.

d. Nothing in this Agreement or anything provided herein shall in any way defeat, invalidate or impair the obligation secured by or the security of any deed of trust now or hereafter encumbering the Property or any part thereof, and any lender who forecloses or otherwise acquires title to the Property or any part thereof shall only be obligated for matters under this Agreement which first arise after the time any such lender acquired title.

SECTION 19: NOTICE

Any notice required to be given hereunder shall be deemed to have been provided by depositing said notice in the United States mail, postage prepaid, and addressed as follows:

TO TOWN:
Town of Los Gatos
Engineering Division, Public Works Department
110 E. Main Street
Los Gatos, CA 95030
Attn: Stormwater Reporting

TO PROPERTY OWNER:
SummerHill 50 LGSR LLC
6101 Bollinger Canyon Road
San Ramon, CA 94583
Attn.: SVP of Development

with a copy to

SummerHill 50 LGSR LLC
777 California Ave.
Palo Alto, CA 94304
Attn.: General Counsel

Change of address is official only after providing written notice thereof to the other party. Notice(s) shall be deemed effective upon receipt or seventy-two (72) hours after deposit in the U.S. mail, whichever is earlier.

[SIGNATURES ON FOLLOWING PAGE]

In Witness Whereof, the Parties have executed this Agreement as of the date first written below.

PROPERTY OWNER

SUMMERHILL 50 LGSR LLC,
a California limited liability company

By: SummerHill LGL Venture LLC,
a Delaware limited liability company,
its Sole Member

By: SummerHill LGL Venture Manager LLC, a
Delaware limited liability company,
its Managing Member

By: SummerHill Homes LLC,
a California limited liability company,
its Manager

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

TOWN OF LOS GATOS

RECOMMENDED BY:

_____ DATE: _____
TOWN MANAGER

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)
_____)

On _____, before me, _____, a Notary Public, personally appeared _____, 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 _____

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 _____)

On _____, before me, _____, a Notary Public, personally appeared _____, 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 _____

Exhibit A

LEGAL DESCRIPTION OF SOLANA

Exhibit A
LEGAL DESCRIPTION OF SOLANA

Real property in the Town of Los Gatos, County of Santa Clara, State of California, described as follows:

Tract One:

Parcel One:

Beginning at a 2" X 3" stake standing on the Northwesterly line of Bella Vista Avenue, at the most Easterly corner of that 18.36 acre tract Deeded to Salvatore Di Fiore and Maria Di Fiore, his wife, by Deed dated June 14, 1922 and recorded in Book 552 of Deeds, Page 530, in the Office of theCounty Recorder of Santa Clara County, California, from which stake the most Easterly corner of the Bartlett subdivision, as said subdivision is shown in Book "N" of Maps, Page 7, in the Office of the County Recorder of Santa Clara County, California, bears S. 63° 25' E. 332.42 feet; Running thence along the Northeasterly line of the aforementioned 18.36 acre tract N. 63° 25' W. 100 feet to a stake marked "G"; Thence on a line parallel with the Northwesterly line of Bella Vista Avenue, S. 33° 30' W. 125 feet to a stake marked "H", Thence S. 63° 25' E. 100 feet to a stake standing on the Northwesterly line of Bella Vista Avenue; Thence along the Northwesterly line of Bella Vista Avenue, N. 33° 30' E. 125 feet to the Place of Beginning, and being a portion of RANCHO RINCONADA DE LOS GATOS.

Parcel Two:

Beginning at the most Westerly corner of that certain parcel of land conveyed to the State of California by Deed recorded March 17, 1955 in Book 3117 of Official Records, Page 135, Santa Clara County Records; Thence along the Southwesterly line of said parcel of land conveyed to the State of California and along the Southwesterly line of that certain parcel of land conveyed to State of California by Deed recorded May 21, 1956 in Book 3500 of Official Records, Page 577, Santa Clara County Records, the following courses and distances: South 78° 04' 25" East 53.83 feet and South 80° 36' East 173.48 feet to the true Point of Beginning; Thence continuing along the said parcel conveyed to the State of California secondly above referred to, South 76° 00' 20" East 60.65 feet; Thence leaving said line South 22° 25' 07" West 137.84 feet to a point on the Southwesterly line of the lands now or formerly of Milton K. Lepetich; Thence along said last named line North 63° 38' West 60.14 feet; Thence North 22° 25' 07" East 124.81 feet to the true Point of Beginning and being a portion of the RANCHO RINCONADA DE LOS GATOS.

Parcel Three:

Beginning at the most Westerly corner of that certain parcel of land conveyed to the State of California by Deed recorded March 17, 1955 in Book 3117 of Official Records, Page 135, Santa Clara County Records; Thence along the Southwesterly line of said parcel of land to the State of California and along the Southwesterly line of that certain parcel of land conveyed to the State of California by deed recorded May 21, 1956 in Book 3500 of Official Records, Page 577, Santa Clara County Records, the following courses and distances: South 78° 04' 25" East 53.83 feet and South 80° 36' East 173.48 feet; Thence leaving said Southwesterly line South 22° 25'07" West 124.81 feet to a point on the Southwesterly line of the lands now or formerly of Milton K. Lepetich; Thence along said last named line North 63° 38' West 234.13 feet
to the most Westerly corner of said lands of Lepetich; Thence along the Northwesterly line of said lands, North 33° 24'30" East 60.94 feet to the Point of Beginning, and being a portion of the RANCHO RINCONADA DE LOS GATOS.

EXCEPTING FROM Parcels Two and Three above all that portion thereof conveyed to the Town of Los Gatos by Deed recorded July 27, 1962 in Book 5662 of Official Records, Page 584, executed by Joseph Moucressey, and being more particularly described as follows:

Beginning at the most Westerly corner of that certain parcel of land conveyed by Milton K. Lepetich and Sophie Lepetich, husband and wife, as to the State of California, by Deed recorded March 17, 1955, in Book 3117 of Official Records, Page 135, Santa Clara County Records; Thence along the Southwesterly
line of said parcel of land conveyed to the State of California and along the Southwesterly line of that certain parcel of land conveyed by Milton K. Lepetich and Sophie Lepetich, husband and wife, to the State of California by Deed recorded May 21, 1956 in Book 3500 of Official Records, Page 577, Santa Clara County Records, the following courses and distances: South 78° 04' 25" East 53.83 feet; Thence
South 80° 36' East 173.48 feet; Thence South 76° 00' 20" East 60.65 feet; Thence leaving said Southwesterly line, South 22° 25' 07" West 10.00 feet; Thence North 77° 45' 26" West 286.93 feet; Thence North 33° 24' 30" East 3.00 feet to the Point of Beginning.

Parcel Four:

Beginning at the point of intersection of the Northwesterly line of Bella Vista Avenue, with the
Northeasterly line of that certain parcel of land described in the Deed to Ignazio Prestigiacomo, et ux,
recorded December 1, 1958 in Book 4244 of Official Records, Page 730; Thence along the Northeasterly
and Northwesterly lines of said Prestigiacomo parcel of land, the following courses and distances, to wit: N. 57° 27' 18" W. 84.30 feet and S. 37° 59' 10" W. 73.81 feet to a point

on the Southwesterly line of that certain 18.36 acre parcel of land described in the Deed to Salvatoro Di Fioro, et ux, dated June 14, 1922
and recorded in Book 552 of Deeds, Page 530; Thence along said Southwesterly line N. 57° 23' 10" W. 942 feet, more or less, to the point of intersection thereof with the Southerly line of that certain parcel of land condemned to the State of California and described in that certain Final Order of Condemnation, a certified copy of which was filed for record in the Office of the Recorder, County of Santa Clara, State of California on March 8, 1955 in Book 3108 of Official Records, Page 322; Thence along said Southerly line the following courses and distances, to wit: N. 89° 14' 29" E. 45.20 feet, N. 85° 17' 24" E. 66.60 feet, N. 87° 07' 42" E. 88.75 feet, N. 61° 15' 46" E. 206.87 feet, N. 78° 26' 24" E. 76.12 feet, and S. 77° 40' 36" E. 43.11 feet to a point at the most Westerly corner of that certain parcel of land conveyed to State of California by Deed recorded March 17, 1955 in Book 3117 of Official Records, Page 135, said point being the Northernmost corner of that certain parcel of land described as Parcel Two in that certain Deed of Trust executed by Joseph Moucressey, et ux, as trustor, to city title insurance company, as trustee, recorded March 16, 1959 in Book 4353 of Official Records, Page 488; Thence along the Northwesterly line of said Parcel Two, S. 33° 24' 30" W. 60.94 feet to the point of intersection thereof with the Northwesterly line of that certain 18.36 acre parcel of land hereinabove referred to; Thence along said Northeasterly line, S. 64° 09' 03" E. 577.23 feet to the point of intersection thereof with the Northwesterly line of that certain parcel of land described in the Deed to Margaret M. Anderson, recorded March 4, 1924 in Book 74 of Official Records, Page 234; Thence along the Northwesterly and Southwesterly lines of said Anderson parcel of land, S. 33° 07' 22" W. 125 feet and S. 63° 09' 04" E. 100 feet to a point on the said Northwesterly line of Bella Vista Avenue; Thence along said last named line, S. 33° 07' 22" W. 148.37 feet and S. 14° 29' 52" W. 45.87 feet to the Point of Beginning and being a portion of the RANCHO RINCONADA DE LOS GATOS.

Parcel Five:

A non-exclusive easement for ingress, egress, access, parking, assembly and related purposes appurtenant to and for the benefit of hereinabove described Parcels One, Two and Three and said easement being more particularly described as follows:

Beginning at the intersection of the Northwesterly line of Bella Vista Avenue, 50.00 feet in width, the Southwesterly line of that certain Parcel of land described in the Deed to Milton K. Lepetich and Tom Lepetich, recorded in the office of the recorder of the County of Santa Clara, State of California on April 30, 1923 in Book 20 of Official Records, at Page 507; Thence from said Point of Beginning and along the Southwesterly line of said land deeded to Milton K. Lepetich and Tom Lepetich, North 63° 38' West 370.00 feet, more or less, to the Southeasterly corner of Parcel Two, as described in the Deed to Joseph Moucressey, et ux, recorded November 9, 1957 in Book 3930 of Official Records, at Page 572, Santa Clara County records; Thence along the Southeasterly line of said Parcel Two; North 22° 25'07" East 137.84 feet to the Northeasterly corner thereof, on the Southwesterly line of that certain 1.796 acre Parcel of land, as described in the Deed to the State of California recorded May 21, 1956 in

Book 3500 of Official Records, Page 577, Santa Clara County records; Thence along the Southwesterly line of said 1.796 acre Parcel of land South 75° 36' 16" East 300.34 feet and South 70° 28' 01" East 73.56 feet to the Southeasterly corner thereof, on the Northwesterly line of said Bella Vista Avenue, also being point on a Southeasterly line of said land Deeded to Milton K. Lepetich and Tom Lepetich, first above referred to; Thence along the general Southeasterly boundary line of said land Deeded to Milton K. and Tom Lepetich, the two following courses and distances; S. 33° 25' W. 115.93 feet to a 2x3 inch post marked 4; Thence South 63° 38' East 22.49 feet to the intersection of said general Southeasterly boundary line with the Northwesterly line of said Bella Vista Avenue; Thence Southerly and Southwesterly along the Northwesterly line of Bella Vista Avenue to the Point of Beginning.

Tract Two:

Beginning at the intersection of the Northwesterly line of Bella Vista Avenue, 50.00 feet in width, with the Southwesterly line of that certain parcel of land described in the Deed from H.O. Davis, et ux, to Milton K. Lepetich and Tom Lepetich, dated April 28, 1923, recorded in the Office of the Recorder of the County of Santa Clara, State of California on April 30, 1924 in Book 20 of Official Records, at Page 507; Thence from said Point of Beginning and along the Southwesterly line of said land Deeded to Milton K. Lepetich and Tom Lepetich, N. 63° 38' W. 370.00 feet, more or less, to the Southeasterly corner of Parcel One, as described in the deed from Milton K. Lepetich, et ux, to Joseph Moucressey, et ux, dated November 04, 1957, recorded November 05, 1957 in Book 3930 of Official Records, at Page 572, Santa Clara County Records; Thence along the Southeasterly line of said Parcel One; N. 22°25' 07" E. 137.84 feet to the Northeasterly corner thereof, on the Southwesterly line of that certain 1.796 acre parcel of land, as described in the Deed from Milton K. Lepetich, et ux, to the State of California, dated April 05, 1956 and recorded May 21, 1956 in Book 3500 of Official Records, at Page 577, Santa Clara County Records; Thence along the Southwesterly line of said 1.796 acre parcel of land, S. 75° 36' 16" E. 300.34 feet and S. 70° 28' 01" E. 73.56 feet to the Southeasterly corner thereof, on the Northwesterly line of said Bella Vista Avenue, also being a point on a Southeasterly line of said land Deeded to Milton K. Lepetich and Tom Lepetich, first above referred to; Thence along the general Southeasterly boundary line of said land Deeded to Milton K. and Tom Lepetich, the two following courses and distances; S. 33° 25' W. 115.93 feet to a 2 X 3 inch post marked 4; Thence S. 63° 38' E. 22.49 feet to the intersection of said general Southeasterly boundary line, with the Northwesterly line of said general Southeasterly boundary line, with the Northwesterly line of said Bella Vista Avenue; Thence Southerly and Southwesterly along the Northwesterly line of Bella Vista Avenue, to the Point of Beginning.

APN: 529-24-003 (Affects Parcel One of Tract One);
529-24-032 (Affects Parcels Two, Three and Four of Tract One) &
529-24-001 (Affects Tract Two

Exhibit B

STORM WATER TREATMENT MEASURES LOCATIONS

STORM WATER TREATMENT SUMMARY

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (IN)
1	111,143	82163	28980	3146	3146	10
2	78,301	46521	31780	2448	2448	6
3	44,787	35932	8855	1444	1903	6
*4	102,273	70376	31897	2958	2958	9
5	8,348	3820	4528	265	265	6
**DMA 6 (REMAINDER)	49861	2100	47761	SELF RETAINING		
TOTAL	394,713	240,912	153801	-		

*INCLUDES APPROXIMATELY 4,120 SF OF OFFSITE HILLSIDE RUNOFF
**INCLUDES APPROXIMATELY 8,032 SF OF OFFSITE HILLSIDE RUNOFF

LEGEND

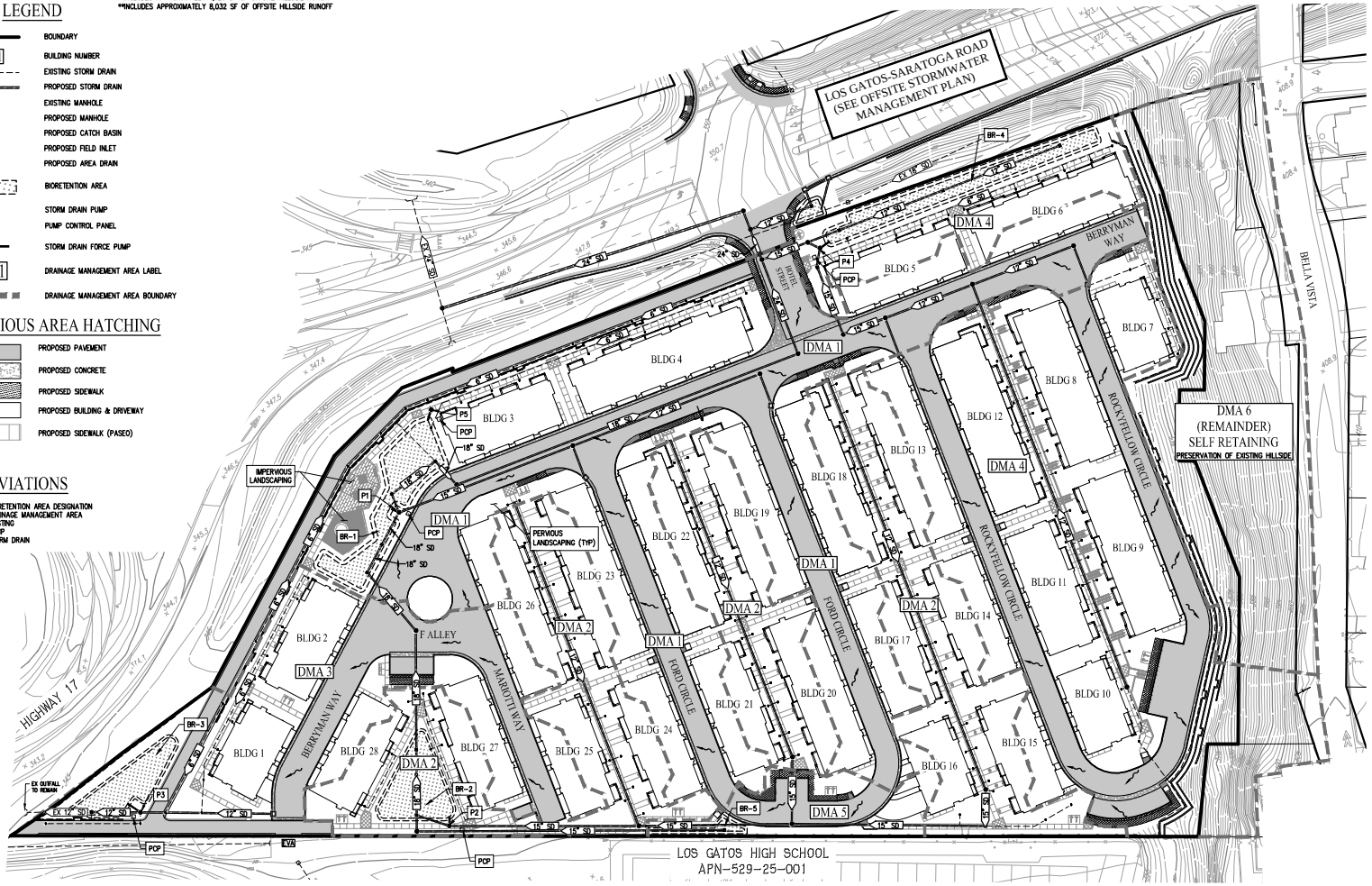
- BOUNDARY
- BLDG 1 — BUILDING NUMBER
- EX SD — EXISTING STORM DRAIN
- SD — PROPOSED STORM DRAIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIELD INLET
- PROPOSED AREA DRAIN
- BIORETENTION AREA
- P# — STORM DRAIN PUMP
- PCP — PUMP CONTROL PANEL
- STORM DRAIN FORCE PUMP
- DMA 1 — DRAINAGE MANAGEMENT AREA LABEL
- DRAINAGE MANAGEMENT AREA BOUNDARY

IMPERVIOUS AREA HATCHING

- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SIDEWALK
- PROPOSED BUILDING & DRIVEWAY
- PROPOSED SIDEWALK (PASEO)

ABBREVIATIONS

BR	BIORETENTION AREA DESIGNATION
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
P	PUMP
SD	STORM DRAIN



STORMWATER MANAGEMENT PLAN

SCALE: 1" = 40'

GRAPHIC SCALE 40' 0' 20' 40' 80' 160'

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

LOS GATOS TOWN RESIDENCES ON-SITE IMPROVEMENT PLANS
50 LOS GATOS-SARATOGA ROAD, LOS GATOS, CA 95032

SOLANA

STORMWATER MANAGEMENT PLAN

IMPROVEMENT PLANS APPLICATION NO. GR25-215

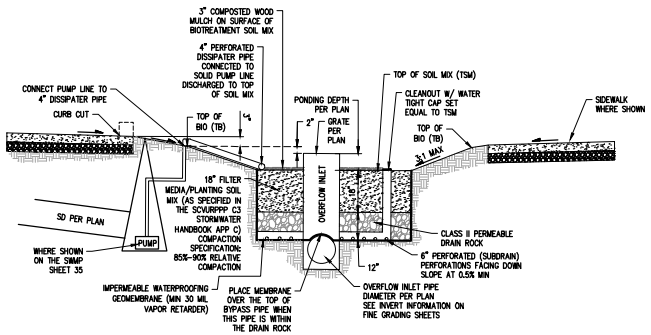
PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

DATE	MARCH 2026
SCALE	1" = 40'
DESIGN	AUM
DRAWN	RP
CHECK	AUM
ENGR	RTH
PROJECT NO.	3812.001

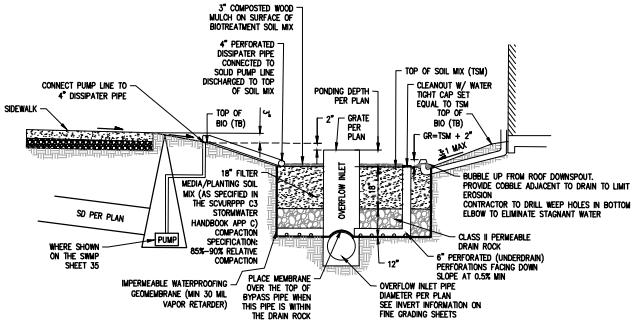
REVISIONS	BY	DATE

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON (925) 866-0322
ROCKLIN (916) 780-4456
www.cbgcorp.com



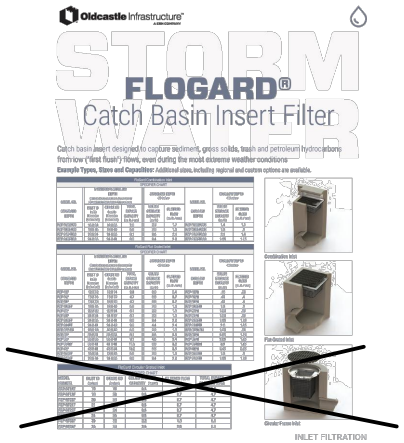
BIO-RETENTION DETAIL 1

(BR 1)
NOT TO SCALE



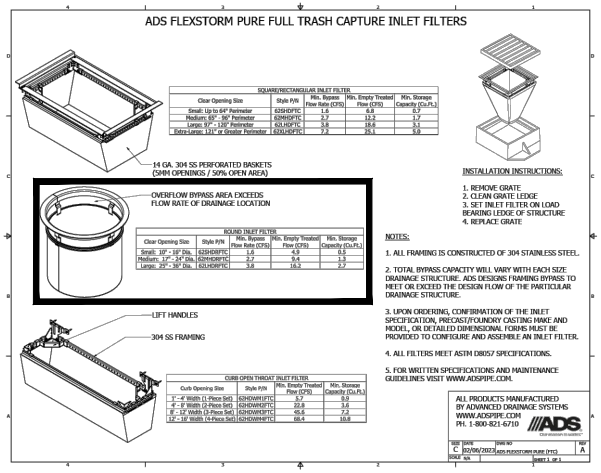
BIO-RETENTION DETAIL 2

(BR 2-5)
NOT TO SCALE



TRASH CAPTURE DEVICE FOR (SDFI 34-35, 43-45 & 47) AND (SDCB 27-31)

NOT TO SCALE



TRASH CAPTURE DEVICE FOR ROUND INLET FILTERS (SDFI 36-42)

NOT TO SCALE

LOS GATOS TOWN RESIDENCES ONSITE IMPROVEMENT PLANS
50 LOS GATOS-SARATOGA ROAD, LOS GATOS, CA 95032
SOLANA
STORMWATER MANAGEMENT PLAN DETAILS
IMPROVEMENT PLANS APPLICATION NO. GR25-215
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS
DATE: MARCH 2026
SCALE: NTS
DESIGN: AUM
DRAWN: RP
CHECK: AUM
ENGR: RTH
PROJECT NO.: 3812.001
REVISIONS
BY
DATE
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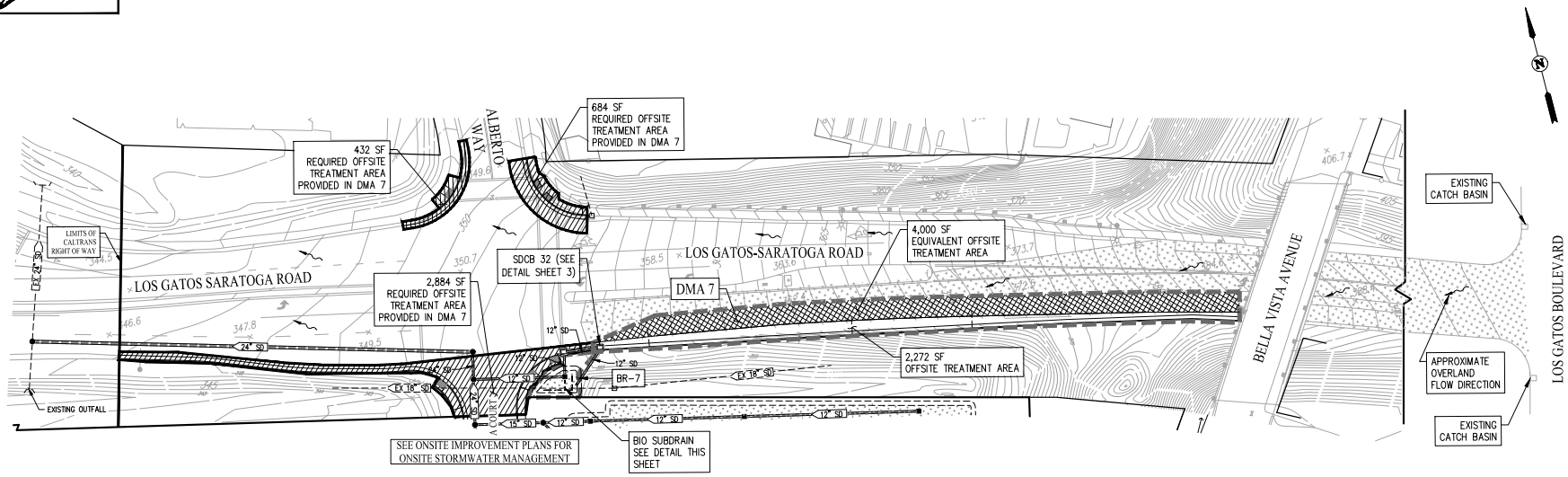


STORMWATER MANAGEMENT PLAN

SCALE: 1" = 30'

LEGEND

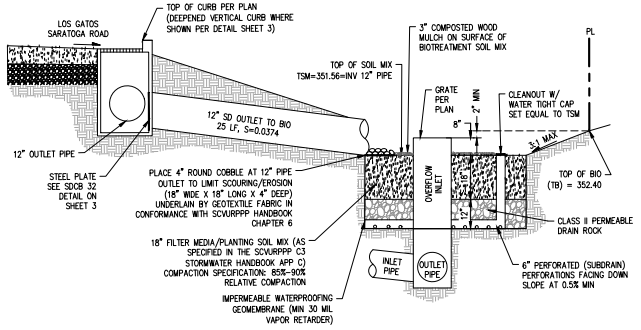
- EXISTING BOUNDARY
- EXISTING STORM DRAIN (EX SD)
- PROPOSED STORM DRAIN (SD)
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED FIELD INLET
- PROPOSED BIORETENTION
- STORM DRAIN PUMP (P)
- DMA 1 — DRAINAGE MANAGEMENT AREA LABEL
- DRAINAGE MANAGEMENT AREA BOUNDARY
- REQUIRED OFFSITE TREATMENT AREA (IMPERVIOUS SURFACE REMOVED/REPLACED/CREATED)
- EQUIVALENT OFFSITE TREATMENT AREA
- OVERLAND FLOW AREA TO PROPOSED BIO RETENTION
- APPROXIMATE OVERLAND FLOW DIRECTION

STORM WATER TREATMENT SUMMARY

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	AREA TO TREATMENT PUMP (AC)	BIO RETENTION AREA REQUIRED (SF)	BIO RETENTION AREA PROVIDED (SF)
7	6,852	6,272[1]	580	N/A	212	212

1) 4,000 SF OF IMPERVIOUS SURFACE ADDED TO DMA 7 TO ACCOUNT FOR EQUIVALENT OFFSITE "REPLACED" IMPERVIOUS AREA ALONG LOS GATOS SARATOGA ROAD THAT COULD NOT BE TREATED. IDENTIFIED IN SITE PLAN ON THIS SHEET.

2) CATCHMENT AREA OF DMA 7 INCLUDES ADDITIONAL RUNOFF FROM OVERLAND FLOW ON LOS GATOS SARATOGA ROAD = 0.8 AC± (APPROXIMATE AREA BASED ON GOOGLE EARTH). ORIFICE PLATE TO BE INSTALLED IN SDCB 32 TO LIMIT FLOW TO BIO. EXCESS STORMWATER WILL BYPASS THE BIO RETENTION AREA VIA A BYPASS PIPE IN SDCB 32. SEE OFFSITE IMPROVEMENT PLAN SHEET 3 FOR DETAIL.



BIO-RETENTION DETAIL

(BR 7)
NOT TO SCALE

ABBREVIATIONS

BR	BIORETENTION
DMA	DRAINAGE MANAGEMENT AREA
MH	MANHOLE
SD	STORM DRAIN

30' 0' 15' 30' 60' 120'
GRAPHIC SCALE

DATE: MARCH 2026
DESIGN: ALM
DRAWN: ALM
CHECK: RTH
ENGR: RTH
PROJECT NO. 3812-000

PLAN FOR THE OFFSITE IMPROVEMENT OF
SOLANA - OFFSITE
STORMWATER MANAGEMENT PLAN
OFFSITE IMPROVEMENT PLANS APPLICATION NO. EN25-150
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

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REVISIONS | BY | DATE

SHEET 10 OF 11

CONSTRUCTION AGENCIES SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

REV.: DEC. 2015

Exhibit C

OPERATIONS MAINTENANCE PLAN

Stormwater Treatment Measure Operation and Maintenance Inspection Report to the Town of Los Gatos, California

This report and attached Inspection and Maintenance Checklists document the inspection and maintenance conducted for the identified stormwater treatment measure(s) subject to the Maintenance Agreement between the **Town of Los Gatos** and the property owner during the annual reporting period indicated below.

I. Property Information:

Property Address or APN: 50 Los Gatos–Saratoga Road

Property Owner: Summerhill 50 LGSR LLC

II. Contact Information: *(To be filled out by HOA Management) HOA to provide cost estimate for annual and lifetime O&M activities.*

Name of person to contact regarding this report: _____

Phone number of contact person: _____ Email: _____

Address to which correspondence regarding this report should be directed:

_____

_____

III. Reporting Period:

This report, with the attached completed inspection checklists, documents the inspections and maintenance of the identified treatment measures during the time period from _____ _____ to _____.

IV. Stormwater Treatment Measure Information:

The following stormwater treatment measures (identified treatment measures) are located on the property identified above and are subject to the Maintenance Agreement:

Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property
BR-1	Bio Retention	Between Building's 2 & 3
BR-2	Bio Retention	Between Building's 27 & 28
BR-3	Bio Retention	West of Building 1
BR-4	Bio Retention	North of Building's 5 & 6
BR-5	Bio Retention	South of Building 24

BR-7	Bio Retention	East side of development entrance on south side of Los Gatos Saratoga Road

V. Summary of Inspections and Maintenance:

Summarize the following information using the attached Inspection and Maintenance Checklists:

Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments

VI. Sediment Removal:

Total amount of accumulated sediment removed from the stormwater treatment measure(s) during the reporting period: _____ cubic yards.

How was sediment disposed?

- ☐ landfill
- ☐ other location on-site as described in and allowed by the maintenance plan
- ☐ other, explain _____

VII. Inspector Information:

The inspections documented in the attached Inspection and Maintenance Checklists were conducted by the following inspector(s):

Inspector Name and Title	Inspector's Employer and Address

VIII. Training Of Maintenance Personnel:

All personnel who work on or with the stormwater treatment system must be qualified to do so. For the stormwater pumps, specific qualified personnel must conduct maintenance; for instance, electrical work must be performed by a certified electrician. Operating and maintenance personnel must be trained to work according to local regulations to prevent accidents or general malfunctions.

IX. Certification:

I hereby certify, under penalty of perjury, that the information presented in this report and attachments is true and complete:

_____ _____

Signature of Property Owner or Other Responsible Party Date

_____

Type or Print Name

_____

Company Name

_____

Address

Phone number:_____ Email:_____

Note: This report shall be submitted to Public Works Engineering no later than October 1st for the Fall report and no later than March 15th of the following year for the Winter report.

Bioretention Area Maintenance Plan for Solana

Project Address and Cross Streets 50 Los Gatos–Saratoga Road

Assessor's Parcel No.: 529-24-001, 529-24-003, 529-24-032

Property Owner: Summerhill 50 LGSR LLC Phone No.: (925) 244-8705

Designated Contact: Jared Brotman Phone No.: (650) 380-4373

Mailing Address: 6101 Bollinger Canyon Road, Suite 425 San Ramon, CA 94583

The property contains 5 bioretention area(s), located as described below and as shown in the attached site plan[1].

Bioretention Area No. 1 is located in the area between Building's 2 and 3.

Bioretention Area No. 2 is located in the area between Building's 27 and 28.

Bioretention Area No. 3 is located in the area West of Building 1.

Bioretention Area No. 4 is located in the area North of Building's 5 & 6.

Bioretention Area No. 5 is located in the area South of Building 24.

Bioretention Area No. 7 is located on the south side of Los Gatos Saratoga road on the east side of the entrance to this development.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Bioretention Areas

No.	Maintenance Task	Frequency of Task
1	Remove obstructions, weeds, debris and trash from bioretention area and its inlets and outlets; and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect bioretention area for standing water. If standing water does not drain within 2-3 days, till and replace the surface biotreatment soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the bioretention area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins
7	Check that mulch is at appropriate depth (2 - 3 inches per soil specifications) and replenish as necessary before wet season begins. It is recommended that 2" – 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins

[1] Attached site plan must match the site plan exhibit to Maintenance Agreement.

8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins
9	Inspect overflow pipe to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Quarterly
10	Replace biotreatment soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect bioretention area using the attached inspection checklist.	Annually, before the wet season
12	Inspect bubble ups to ensure no clogging or obstructions.	Annually, before the wet season begins
13	Inspect orifice plate in offsite storm drain catch basin 32 and remove any debris, clogs or built up sediment that would impede flow through orifice plate. Inspect bolts on orifice plate to ensure proper fit against inside wall of catch basin. Bolts can be removed for easier debirs removal.	Quarterly, or as needed after storm events

II. Use of Pesticides

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

III. Vector Control

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the County of Santa Clara Vector Control District (District). Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the District, and then only by a licensed professional or contractor. Contact information for the District is provided below.

County of Santa Clara Vector Control District
1580 Berger Dr.
San José, California 95112
Phone: (408) 918-4770
vectorinfo@cep.sccgov.org
www.sccvector.org

IV. Inspections

The attached Bioretention Area Inspection and Maintenance Checklist shall be used to conduct inspections quarterly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Bioretention Area
Inspection and Maintenance Checklist

Property Address: 50 Los Gatos–Saratoga Road Property Owner: Summerhill 50 LGSR LLC

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: □ Quarterly □ Pre-Wet Season
□ After heavy runoff □ End of Wet Season

Inspector(s): _____ □ Other:_____

Defect	**Conditions When Maintenance Is Needed**	**Maintenance Needed? (Y/N)**	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	**Results Expected When Maintenance Is Performed**
1. Standing Water	Water stands in the bioretention area between storms and does not drain within 2-3 days after rainfall.			There should be no areas of standing water once storm event has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of bioretention area, or added underdrains.
2. Trash and Debris Accumulation	Trash and debris accumulated in the bioretention area, inlet, or outlet.			Trash and debris removed from bioretention area and disposed of properly.
3. Sediment	Evidence of sedimentation in bioretention area.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
5. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
6. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 2 inches in depth.			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 2 – 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the bioretention area to function as designed.			Meets the design specifications.

Stormwater Pump Maintenance Plan for Solana

Project Address and Cross Streets 50 Los Gatos–Saratoga Road

Assessor's Parcel No.: 529-24-001, 529-24-003, 529-24-032

Property Owner: Summerhill 50 LGSR LLC Phone No.: (925) 244-8705

Designated Contact: Jared Brotman Phone No.: (650) 380-4373

Mailing Address: 6101 Bollinger Canyon Road, Suite 425 San Ramon, CA 94583

The property contains 5 stormwater pump(s), located as described below and as shown in the attached site plan[1].

Pump 1 is at Bioretention Area No. 1 located in the area between Building's 2 and 3.
Pump 2 is at Bioretention Area No. 2 located in the area between Building's 27 and 28.
Pump 3 is at Bioretention Area No. 3 located in the area West of Building 1.
Pump 4 is at Bioretention Area No. 4 located in the area North of Building's 5 & 6.
Pump 5 is at Bioretention Area No. 1 located in the area West of Building 3.

See attached HOMA Pump Technology Manufacturer's Installation and Operation Manual for all information including safety practices, installation, maintenance, repairs, shutdowns and troubleshooting. Each of the stormwater pumps is operated via a controller mounted in the immediate vicinity of the pump as indicated on Exhibit B. For specific control panel information refer to the attached Alderon Industries FLEX Power Pak Control Panel document. All pumps will be capable of providing text and email alerts for system conditions using a cell modem. The panel will be connected as long as a Verizon cellular signal is available.

[1] Attached site plan must match the site plan exhibit to Maintenance Agreement.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent pump failure which will inhibit the ability for stormwater to be treated. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Stormwater Pump

No.	Maintenance Task	Frequency of Task
1	Check insulation resistance. Check oil level in seal chamber. Check that impeller rotates freely by hand. Consult Pump manufacturer's maintenance manual.	Before initial startup. At the beginning of rainy season.
2	Test Alarm and Communication system to ensure proper functionality.	At beginning of rainy season and monthly during rainy season.
2	Monitor the amperage and voltage. Check the used relays for proper operations. Consult Pump manufacturer's maintenance manual.	Monthly during rainy season and/or at least once a year.
3	Visual inspection of the power supply cable, cable holder, cable bracing and accessories. Consult Pump manufacturer's maintenance manual.	Every 6 months, or as needed after storm event.
4	Check the insulation resistance. Check the lubricant in the seal chamber. Functional inspection of all safety and control devices. Consult Pump manufacturer's maintenance manual.	Every 2 years
5	General Overhaul. Consult Pump manufacturer's maintenance manual.	Every 5 years

All maintenance, inspection and cleaning work on the machine and the system may only be carried out by trained specialists exercising extreme care in a safe workplace. Proper protective clothing is to be worn. The machine must be disconnected from the electrical supply before any work is carried out. There must be no way it can be inadvertently switched on.

II. Inspections

The attached Stormwater Pump Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Stormwater Pump
Inspection and Maintenance Checklist

Property Address: 50 Los Gatos–Saratoga Road Property Owner: Summerhill 50 LGSR LLC

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: □ Quarterly □ Pre-Wet Season
□ After heavy runoff □ End of Wet Season

Inspector(s): _____ □ Other:_____

Defect	**Conditions When Maintenance Is Needed**	**Maintenance Needed? (Y/N)**	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	**Results Expected When Maintenance Is Performed**
1. Power supply/controller cable damaged	Accumulation of bubbles, cracks, scratches, chafed or crushed sections.			Pump functions and responds to controller inputs
2. Cable holders or accessory damaged	Excessive wear from hoisting, shifting, securing etc, cables, pumps or associated features.			All accessories and related features operate under normal circumstances.
3.Old or low oil level	Oil level falls below manufacturer's recommended minimum level or becomes discolored.			Oil level sufficient and visually appears in clean condition.
4.Miscellaneous	Any condition not covered above that needs attention to restore stormwater pump to design conditions.			Meets the design specifications.

Installation, Operation, and Maintenance Manual

TP30-70

Version 11/2021

HOMA®
PUMP TECHNOLOGY

Content

1.2. Preface

Dear Customer,
Thank you for choosing one of our company's products. You have purchased a product which has been manufactured to the latest technical standards. Read this operating and maintenance manual carefully before first use in order to ensure that the product is used safely.

The documentation contains all the necessary specifications for the product, allowing you to use it properly. In addition, you will also find information on how to recognize potential dangers, reduce repair costs and downtime, and increase the reliability and working life of the product. All safety requirements and specific manufacturer's requirements must be fulfilled before the product is put into operation. This operating and maintenance manual supplements any existing national regulations on industrial safety and accident prevention. This manual must also be accessible to personnel at all times and also be made available where the product is used.

1.3. Proper use

In the event of improper use, there is a danger to life for the user as well as for third parties. Additionally, the product and/or attachments may be damaged or destroyed. It is important to ensure that the product is only operated in good condition and as intended. To do so, follow the operating instructions.

The pumps can be used in the range specified by the manufacturer, in accordance with the current HOP.SEL version. Please note that the offered pumps may only be used in the defined field of application. Operating the pump outside the application range can lead to operational problems or significant damage to the unit.

1.4. Copyright

1.5. Technical terms

Various technical terms are used in this operating and maintenance manual.

Dry run
The product is running at full speed, however, there is no liquid to be pumped. A dry run is to be strictly avoided. If necessary, a safety device must be installed.

"wet" installation type
This installation type requires the product to be immersed in the pumped fluid. It is completely surrounded by the pumped fluid. Please observe the values for the maximum submersion depth and the minimum water coverage.

"dry" installation type
In this installation type, the product is installed dry, i.e. the pumped fluid is delivered to and discharged via a pipeline system. The product is not immersed in the pumped fluid. Please note that the surfaces of the product become very hot!

"transportable" installation type
With this installation type the product is equipped with a pedestal. It can be installed and operated at any location. Please observe the values for the maximum submersion depth and the minimum water coverage, and remember that the surfaces of the product become very hot.

"S1" operating mode (continuous operation)
At the rated load, a constant temperature is reached that does not increase even in prolonged operation. The operating equipment can operate uninterruptedly at the rated load without exceeding the maximum permissible temperature.

Operating mode "S3" (intermittent operation):
For this operating mode, after the abbreviation, the percent duty cycle is displayed, as well as the cycle duration if it is greater than 10 minutes. For example S3 40% means the pump can operate continuously for 40% (24 minutes) of one hour, and must then pause for 36 minutes.

Low Level Lockout
The low level lockout is designed to automatically shut down the product if the water level falls below the minimum water coverage value of the product. This is made possible by installing a float switch.

Level control
The level control is designed to switch the product on or off depending on the water level. This is made possible by installing a float switch.

2. Safety

This chapter lists all the generally applicable safety instructions and technical information. Additionally, other chapters contain specific safety instructions and technical information. All instructions and information must be observed and followed during the various phases of the product's lifecycle (installation, operation, maintenance, transport etc.). The operator is responsible for ensuring that personnel follow these instructions and guidelines.

2.1. Instructions and safety information

This manual uses instructions and safety information for preventing injury and damage to property.
To make this clear for the personnel, the instructions and safety information are distinguished as follows:

Each safety instruction begins with one of the following signal words:

Danger: Serious or fatal injuries can occur!
Warning: Serious injuries can occur!
Caution: Injuries can occur!
Caution (Instruction without symbol): Serious damage to property can occur, including irreparable damage!

Safety instructions begin with a signal word and description of the hazard, followed by the hazard source and potential consequences, and end with information on preventing it.

2.2. General safety

- Never work alone when installing or removing the product.
- The machine must always be switched off before any work is performed on it (assembly, dismantling, maintenance, installation). The machine must be disconnected from the electrical system and secured against being switched on again. All rotating parts must be at a standstill.
- The operator should inform his/her superior immediately should any defects or irregularities occur.
- It is of vital importance that the system is shut down immediately by the operator if any problems arise which may endanger safety of personnel. Problems of this kind include:
  - Failure of the safety and/or control devices
  - Damage to critical parts
  - Damage to electric installations, cables and insulation.
- Tools and other objects should be kept in a place reserved for them so that they can be found quickly.
- Sufficient ventilation must be provided in enclosed rooms.
- When welding or working with electronic devices, ensure that there is no danger of explosion.
- Only use fastening devices which are legally defined as such and officially approved.
- The fastening devices should be suitable for the conditions of use (weather, hooking system, load, etc). If these are separated from the machine after use, they should be expressly marked as fastening devices. Otherwise they should be carefully stored.
- Mobile working equipment for lifting loads should be used in a manner that ensures the stability of the working apparatus during operation.
- When using mobile working equipment for lifting non guided loads, measures should be taken to avoid tipping and sliding etc.
- Measures should be taken that no person is ever directly beneath a suspended load. Furthermore, it is also prohibited to move suspended loads over workplaces where people are present.
- If mobile working equipment is used for lifting loads, a second person should be present to coordinate the procedure if needed (for example if the operator's field of vision is blocked).
- The load to be lifted must be transported in such a manner that nobody can be injured in the case of a power cut. Additionally, when working outdoors, such procedures must be interrupted immediately if weather conditions worsen.

These instructions must be strictly observed. Non-observance can result in injury or serious damage to property. This product may contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.
www.p65warnings.ca.gov

Ces instructions doivent être strictement respectées. Le non-respect de cette consigne peut entraîner des blessures ou des dommages matériels importants. Ce produit peut contenir des produits chimiques connus dans l'État de Californie pour provoquer des cancers et des malformations congénitales ou d'autres problèmes de reproduction.
www.p65warnings.ca.gov

2.3. Operating personnel

All personnel who work on or with the product must be qualified for such work; electrical work, for example may only be carried out by a qualified electrician. The entire personnel must be of age.

Operating and maintenance personnel must also work according to local accident prevention regulations. It must be ensured that personnel have read and understood the instructions in this operating and Maintenance handbook; if necessary this manual must be ordered from the manufacturer in the required language.

2.4. Electrical work

Our electrical products are operated with alternating or industrial high-voltage current. The local regulations (e.g. 2017 NEC) must be adhered to. The technical specifications must be strictly adhered to. If the machine has been switched off by a protective device, it must not be switched on again until the error has been corrected.

Beware of electrical current!
Incorrectly performed electrical work can result in fatal injury! This work may only be carried out by a qualified electrician.

Attention au courant électrique !
Des travaux électriques incorrectement effectués peuvent entraîner des blessures mortelles ! Ce travail ne doit être effectué que par un électricien qualifié.

Beware of Moisture!
Moisture penetrating into cables can damage them and render them useless. Additionally, water can penetrate into the terminal compartment or motor and cause damage to the terminals or the winding. Never immerse cable ends in the pumped fluid or other liquids.

Attention à l'humidité !
L'humidité qui pénètre dans les câbles peut les endommager et les rendre inutilisables. De plus, l'eau peut pénétrer dans le compartiment des bornes ou dans le moteur et endommager les bornes ou le bobinage. Ne jamais immerger les extrémités des câbles dans le fluide pompé ou dans d'autres liquides.

2.4.1. Electrical connection

When the machine is connected to the electrical control panel, especially when electronic devices such as soft startup control or frequency drives are used, the relay manufacturer's specifications must be followed in order to conform to EMC. Special separate shielding measures e.g. special cables may be necessary for the power supply and control cables.
The connections may only be made if the equipment meets NEC standards. Mobile radio equipment may cause malfunctions.

Beware of electromagnetic radiation!
Electromagnetic radiation can pose a fatal risk for people with pacemakers. Put up appropriate signs and make sure anyone affected is aware of the danger.

Attention aux rayonnements électromagnétiques !
Les rayonnements électromagnétiques peuvent constituer un risque mortel pour les personnes portant un stimulateur cardiaque. Placez des panneaux appropriés et assurez-vous que toute personne concernée est consciente du danger.

2.4.2. Ground connection

Our products (machine including protective devices and operating position, auxiliary hoisting gear) must always be grounded. If there is a possibility that people can come into contact with the machine and the pumped liquid (e.g. at construction sites), the grounded connection must be additionally equipped with a fault current protection device. The electrical motors conform to motor protection class IP 68 in accordance with the valid norms.

2.5. Operating procedure

When operating the product, always follow the locally applicable laws and regulations for work safety, accident prevention and handling electrical machinery. To help to ensure safe working practice, the responsibilities of employees should be clearly set out by the owner. All personnel are responsible for ensuring that regulations are observed.

Certain parts such as the rotor and impeller rotate during operation in order to pump the fluid. Certain materials can cause very sharp edges on these parts.

Beware of rotating parts!
The moving parts can crush and sever limbs. Never reach into the pump unit or the moving parts during operation. Switch off the machine and let the moving parts come to a rest before maintenance or repair work!

Attention aux pièces en rotation !
Les pièces mobiles peuvent écraser et trancher des membres. Ne jamais mettre les mains dans l'unité de pompage ou dans les parties mobiles pendant le fonctionnement. Avant toute opération d'entretien ou de réparation, éteignez la machine et laissez les pièces mobiles s'arrêter !

2.6. Safety and control devices

Our products are equipped with various safety and control devices. These include, for example, moisture sensors and temperature sensors. These devices must never be dismantled or disabled. Equipment such as thermo sensors, float switches, etc. must be checked by an electrician for proper functioning before start-up (see the "Electrical Connection" data sheet). Please remember equipment such as PT100 temperature monitors or float switches require the use of a HOMA GO switch for connection. Please contact your HOMA distributor for information.Personnel must be informed of the installations used and how they work.

Caution!
Never operate the machine if the safety and monitoring devices have been removed or damage, or if they do not work.

Mise en garde!
Ne jamais utiliser la machine si les dispositifs de sécurité et de contrôle ont été retirés ou endommagés, ou s'ils ne fonctionnent pas.

2.7. Operation in an explosive atmosphere

Products marked as FM approved for suitable operation in in an explosive atmosphere, are designed for Class I, Division 1, Groups C and D and Temperature class T4. The permitted ambient temperature is between -4°F and 104°F. The enclosure's protection class is IP68. The products must meet certain guidelines for this type of use. Certain rules of conduct and guidelines must be adhered to by the operator as well. Products that have been approved for operation in an explosive atmosphere are marked as explosion-proof rated by FM. In addition, an "FM" symbol must be included on the name plate!

2.8. Sound Safety

Depending on the size and capacity (kW), the products produce a sound pressure of up to110 dB. The actual sound pressure, however, depends on several factors. These include, for example, the installation type (wet, dry, transportable), fastening of accessories (e.g. suspension unit) and pipeline, operating site, immersion depth, etc. Once the product has been installed, we recommend that

the operator make additional measurements under all operating conditions.

Caution: Wear ear protectors!
In accordance with the laws in effect, guidelines, standards and regulations, ear protection must be worn if the sound pressure is greater than 85 dB (A)! The operator is responsible for ensuring that this is observed!

Mise en garde : Portez des protecteurs auditifs !
Conformément aux lois en vigueur, aux directives, aux normes et aux règlements, le port de protecteurs d'oreilles est obligatoire si la pression acoustique est supérieure à 85 dB (A) ! L'opérateur est responsable du respect de cette consigne !

2.9. Pumped fluids

Each pumped fluid differs in regard to composition, corrosiveness, abrasiveness, TS content and many other aspects. Generally, our products can be used for many applications. For more precise details, see chapter 3, the machine data sheet and the order confirmation. It should be remembered that if the density, viscosity or the general composition change, this can also alter many parameters of the product. Different materials and impeller shapes are required for different pumped fluids. The more exact your specifications on your order, the more exactly we can modify our product to meet your requirements.

If the area of application and/or the pumped fluid change, we will be happy to offer supportive advice.
When switching the product into another pumped fluid, observe the following points:

- Products which have been operated in sewage or waste water must be thoroughly cleaned with pure water or drinking water before use.
- Products which have pumped fluids which are hazardous to health must always be decontaminated before changing to a new fluid. Also clarify whether the product may be used in a different pumped fluid.
- With products which have been operated with a lubricant or cooling fluid (such as oil), this can escape into the pumped fluid if the mechanical shaft seal is defective.

Danger - explosive fluids!
It is absolutely prohibited to pump explosive liquids (e.g. gasoline, kerosene, etc.). The products are not designed for these liquids!

Danger - fluides explosifs !
Il est absolument interdit de pomper des liquides explosifs (par exemple, de l'essence, du kérosène, etc.). Les produits ne sont pas conçus pour ces liquides !

2.10. Danger due to spark generation

Mechanically generated sparks can ignite flammable gases and condensates. According to EN1127-1 Para.6.4.4, sparks must also be excluded for category 2 in normal operation. In normal operation no spark generation is possible due to fluid covering (medium covering of the pump hydraulic).

The ingress or suction of foreign bodies (stones, pieces of metal, etc.) through the suction nozzles into the pump hydraulic is not possible in an expected case of malfunction in which the enclosure fails as the pump cannot suck up pumping medium nor its containing solids. In the ventilated shaft, the explosion-protected submersible motor pumps are drained via a drain system with two guide tubes of galvanized steel, between their guide claws of grey cast iron that guide into the automatic coupling arrangement. The guide velocity, with max 0.1 m/s (10cm/s) is so low that no sparks can be generated even in the most disadvantaged conditions. In the first installation, the guide claws of the drain arrangement should be lubricated with ball bearing grease in order to suppress heat and spark generation in the most disadvantaged case.

3. General description

3.1. Application

Pump is suitable for pumping drainage water, effluents and surface water. The pumps are used for installations in public and private sector, building trades, and industry.
The pumps can convey abrasive medium as surface water. For highly abrasive content, such as concrete-gravel and sand in the medium, it is necessary to protect the impeller and pump housing against excessive abrasion or to shorten the maintenance interval. Before the pumping of chemically aggressive liquids, the resistance of the pump materials must be checked.

The pumps are available in high quality materials of all components (Stainless steel).

The machine must be submerged in pumped liquid at least up to the top edge of the motor housing.

The temperature of the pumped medium may be up to 104°F or up to 140°F for a short period. The maximum density of the medium is 0.03757 lbs/in³ and the pH may be from 6 – 11.

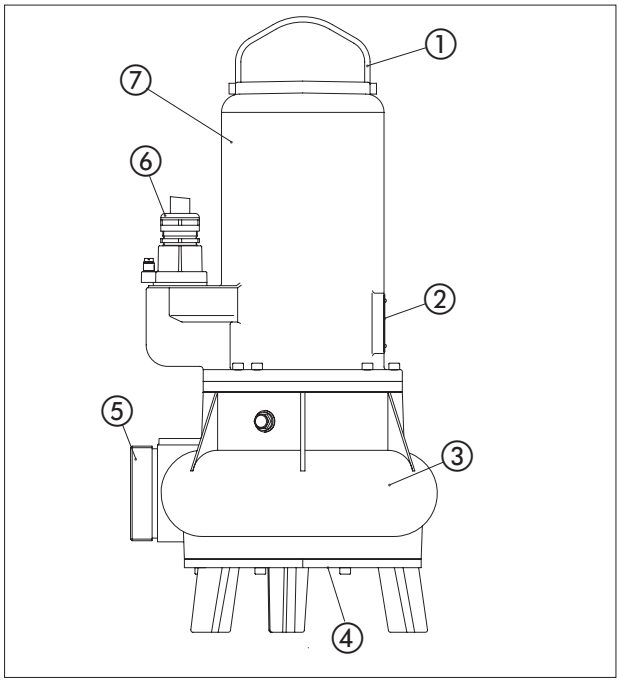
Stainless steel variants can be used at a pH of 4- 14.
However, the pH alone only serves as a guideline. Consult factory for assistance with chemically aggressive liquids. Depending on the composition, it may be necessary to use special sealing materials.

3.2. Types of use

The motors are designed for continuous operation (S1), maximum 15 starts per hour. The hydraulic is designed for permanent operation, e.g. supply of industrial water.

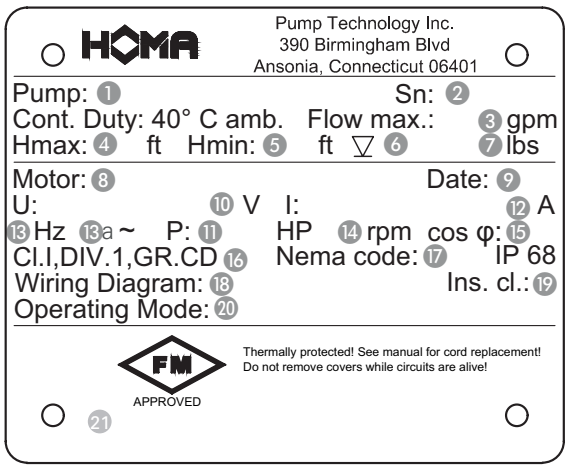
3.3. Construction

The major pump components consist of the motor housing, volute, and impeller.



No.	Description
1	Handle
2	Name plate
3	Pump housing
4	Suction piece
5	Discharge
6	Cable entry
7	Motor housing

3.3.1. Type label



No.	Description
①	Pump name
②	Serial number
③	Flow max
④	Hmax (Head max)
⑤	Hmin (Head min)
⑥	Submersion depth
⑦	Weight
⑧	Motor name
⑨	Date of manufacture
⑩	Voltage
⑪	Motor Power
⑫	Nominal current
⑬	Frequency
⑬ a	Phase
⑭	Motor speed
⑮	Cos phi
⑯	tTemperature class
⑰	Nema Code Letter
⑱	Wiring diagram
⑲	Insulation class
⑳	Operating mode
21	Comments

3.3.2. Motor

The pump motor consists of the stator and shaft with impeller assembly. The cable for the power supply is designed for maximum mechanical performance in accordance with the characteristic or pump name plate. Both the cable entries and the line are water-pressure tight to the depth provided on the name plate. The shaft bearing assembly is supported via robust, maintenance-free and permanently lubricated roller bearings.

All motors can also be delivered in an explosion-proof version in accordance with FM Class I, Division 1, Groups C & D.

General motor data	
Service factor	1.15
Operating mode	S1
Max. liquid temperature	35°C / 95°F
Insulation class	H (180°C / 356°F)
Degree of protection	IP68
Cable length	32 ft
Rotor shaft seal	Silicon-carbide / Silicon-carbide
Mechanical shaft seal	Silicon-carbide / Silicon-carbide
Bearing	One grooved ball bearing (above), double-row type angular ball bearing (below)

3.3.3. Monitoring Equipment

The unit is equipped with various types of monitoring-safety equipment. The following table shows an overview of the options available. The options may vary depending on the size of the pressure outlet.

Motortyp	Motorversion
.../C	Temperature monitoring in the winding, Oil chamber seal conditions sensor
...FM	Temperature monitoring in the winding, Explosion proof

Temperature Sensor
All pumps are equipped with a temperature sensor assembly in each motor winding.
In standard pumps, the connections for the temperature sensor are fed via the power cable to the outside and are to be connected in the electric control box using the T1 and T3 power cable endings in such a way that the motor automatically restarts after it has cooled down. Instead of the standard sensor, the explosion-proof versions are equipped with a temperature sensor assembly that has a higher activation temperature. This is to be connected via the power cable endings T1 and T2 in such a way that after activation, a manual reset in the switchgear is necessary using a special contactor combination The temperature sensor assembly must be connected in the switching cabinet so that it switches off when it overheats.

Switch-off temperature of the sensors:

Motor Frame	Stator Winding T1+T3 Regulator	Stator Winding FM T1+T2 Limiter
C	140	140
D	150	140

Seal monitoring for non-jacketed pumps:
In case of a leak in the lower shaft seal, water enters the oil chamber and changes the resistance of the oil. The conductivity of the oil is monitored via 2 sensors. The sensors are to be connected via one cable to ground, or 2 cables (consult wiring diagram) from the pump connection cable in the junction box to an evaluation instrument galvanically separated from the probe circuit. The response sensitivity should be adjustable from 0-100 kΩ, the standard setting being 50 kΩ.

3.3.4. Sealing / Seal Housing

Sealing is accomplished by two silicon carbide mechanical seals in a tandem arrangement, acting independently from each other. The seal housing is situated between the motor and the pump housing. It consists of the bearing housing and the pressure cover, which together form the sealing cavity containing white mineral oil. Oil condition may be monitored using the inspection plug on the bearing housing and optional electronic monitoring.

3.3.5. Volute

The pump may be equipped with a stationary wear ring which can be found in the intake port. This wear ring determines the gap between the impeller and the intake port. If this gap is too big, the performance of the pump decreases and it can lead to blockages. The rings can be replaced due to wear. Discharge connections for TP30 & TP49 models are 2" Male Metric Straight Thread, an adapter (available as standard) is required to connect to NPT fittings. TP50 models have both 2 ½" Male Metric Straight Thread, and 2" Female NPT connections.

TP53 & TP70 models have 3" Male Metric Straight Thread connections, and require an adapter (available as standard) to connect to NPT fittings.

3.3.6 Impeller

M:	Enclosed single channel impeller, for liquids containing impurities and sludge with solid particles or long fibres.
V:	Vortex impeller, for liquids containing a high level of impurities or fibrous matter and containing gas.

4. Package, Transport, Storage

4.1. Delivery

On arrival, the delivered items must be inspected for damage and a check made that all parts are present. If any parts are damaged or missing, the transport company or the manufacturer must be informed on the day of delivery. Any claim made at a later date will be deemed invalid. Damage to parts must be noted on the delivery or freight documentation.

4.2. Transport

Only the appropriate and approved fastening devices, transportation means and lifting equipment may be used. These must have sufficient load bearing capacity to ensure that the product can be transported safety. If chains are used they must be secured against slipping.
The personnel must be qualified for the tasks and must follow all applicable national safety regulations during the work. The product is delivered by the manufacturer/shipping agency in suitable packaging. This normally precludes the possibility of damage occurring during transport and storage.

Never lift the pump by its power cable!

Ne jamais soulever la pompe par son câble d'alimentation !

4.3. Storage

Newly supplied products are prepared that they can be stored for 1 year. The product should be cleaned thoroughly before interim storage.

The following should be taken into consideration for storage:

- Place the product on a firm surface and secure it against falling over. Submersible mixers and auxiliary lifting devices should be stored horizontally, submersible sewage pumps and submersible motor pumps should be stored horizontally or vertically. It should be ensured that they cannot bend if stored horizontally.

Falling Hazard!
Never leave the pump unsecured!

Risque de chute !
Ne jamais laisser la pompe sans surveillance !

- The product has to be stored in a place free from vibrations and agitation to avoid damage to the ball bearings.
- The device should be stored in a dry place without temperature fluctuation.
- The product may not be stored in rooms where welding work is conducted as the resulting gases and radiation can damage the elastomer parts and coatings.
- Be careful to not remove or damage the corrosion resistant coatings.
- Any suction or pressure connections on products should be closed tightly before storage to prevent impurities.
- The power supply cables should be protected against kinking, damage and moisture.
- The cable will wick water into the pump if it is not protected properly. Power cable lead should be covered with shrink tubing or suitable sealing material during storage.

Beware of electrical current!
Damaged power supply cables can cause fatal injury! Defective cables must be replaced by a qualified electrician immediately.

Attention au courant électrique !
Des câbles d'alimentation endommagés peuvent provoquer des blessures mortelles ! Les câbles défectueux doivent être remplacés immédiatement par un électricien qualifié.

Beware of moisture!
Moisture penetrating cables can damage them and render them useless. Therefore, never immerse cable ends in the pumped fluid or other liquids.

Attention à l'humidité !
L'humidité qui pénètre dans les câbles peut les endommager et les rendre inutilisables. Par conséquent, ne jamais immerger les extrémités des câbles dans le fluide pompé ou dans d'autres liquides

- The machine must be protected from direct sunlight, heat, dust, and frost. Heat and frost can cause considerable damage to impellers, rotors and coatings.
- The impeller must be turned at monthly intervals. This prevents the bearing from locking and the film of lubricant on the mechanical shaft seal is renewed. This also prevents the gear pinions (if present on the product) from becoming fixed as they turn and also renews the lubricating film on the gear pinions (preventing rust film deposits).

Beware of sharp edges!
Sharp edges can form on rotors and impellers. There is a risk of injuries. Wear protective gloves.

Attention aux bords tranchants !
Les bords tranchants peuvent se former sur les rotors et les turbines. Il y a un risque de blessures. Porter des gants de protection.

- If the product has been stored for longer than six month it should be cleaned of impurities such as dust and oil deposits before start-up. Rotors and impellers should be checked for smooth running, housing coating and damage.
- After remaining in storage for longer than one year, it is necessary to change the oil in the seal chamber. This is necessary even if the pump has never been run, due to natural deterioration of mineral oil.

Before start-up, the filling levels (oil, cooling fluid etc.) of the individual products should be checked and topped up if required. Please refer to the machine data sheet for specifications on filling. Damaged coatings should be repaired immediately. Only a coating that is completely intact fulfils the criteria for intended usage!

If these rules are observed, your product can be stored for a longer period. Please remember that elastomer parts and coatings become brittle naturally. If the product is to be stored for longer than 6 months, we recommend checking these parts and replacing them as necessary. Please consult the manufacturer.

4.4. Returning to the supplier

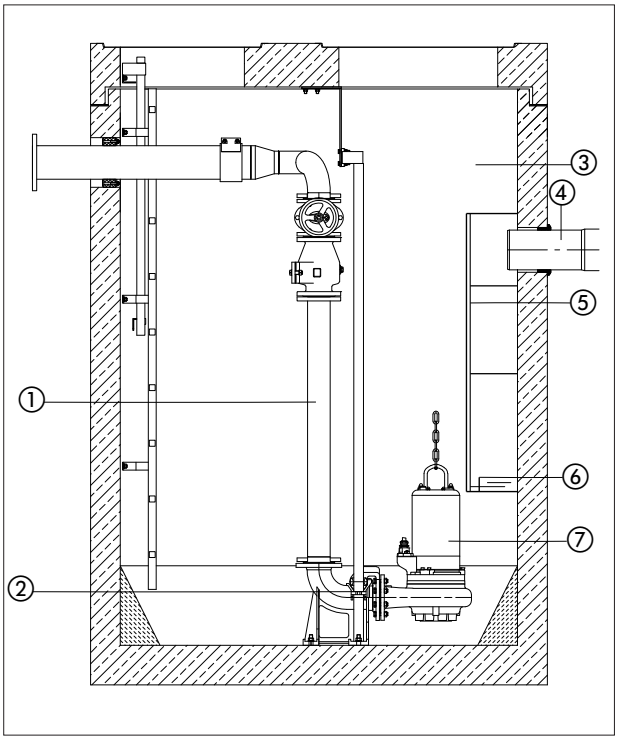
Products which are delivered to the plant must be clean and correctly packaged. In this context, clean means that impurities have been removed and decontaminated if it has been used with materials which are hazardous to health. The packaging must protect the product against damage. Please contact the manufacturer before returning!

5. Installation and initial commissioning

5.1. General

To avoid damage to the lifting unit during installation and operation, the following points must be observed:

- The installation work must be performed by qualified personnel, in compliance with safety regulations.
- The pump must be inspected for damage prior to installation.
- For level controls, pay attention to the minimum water coverage.
- Air bubbles in the volute and pipework must be avoided (by suitable ventilation devices or a slight incline of the pump).
- Protect the pump from frost.
- The lifting device must have a maximum load capacity which is greater than the weight of the pump with attachments and cable.
- The power lines of the pump must be laid in such a way, that a safe operation and easy assembly/disassembly is ensured.
- The power lines must be fixed properly in the operating room to prevent the cable from hanging loosely. Depending on the cable length and weight, a cable holder must be attached every 2-3 m.
- The foundation/structure must have sufficient strength for secure and functionally correct fastening of the pump. The operator is responsible for this.
- Verify low level lockout is functioning.
- Use baffles for the inlet. This prevents air entry into the pumping medium, which can lead to unfavorable operating conditions and result in increased wear.
- Do not install more than one check valve into any piping system or problems will occur.

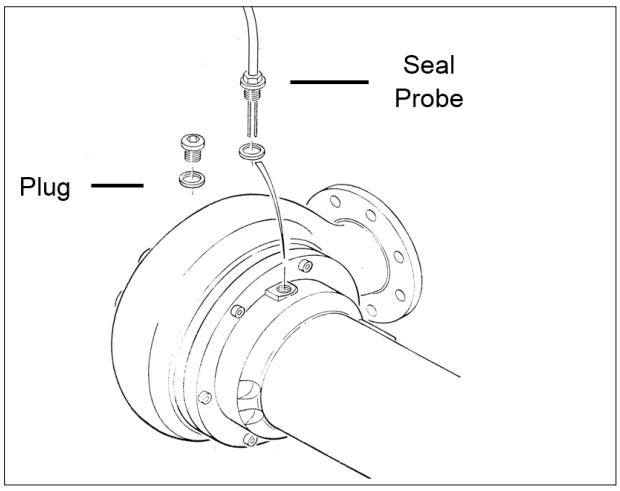


No.	Description
1	Pipe
2	Coupling system
3	Wet well
4	Inlet
5	Baffle plate
6	min. liquid level
7	Pump

External Seal Probe Installation Procedure

If provided, Mechanical Seal Leak Detection probe has been shipped loose to protect from shipping damage. Please follow this procedure to install the probe.

1) Lay pump on its side with the plug on the seal chamber facing upwards as indicated.
2) Unscrew the plug with the proper wrench, taking care not to damage the sealing surface.
3) Verify that seal chamber oil level is within ¼" of the indicated value. Measurement is from oil level to the top of hole. See IOM Manual for seal chamber oil volume, if required.
4) Remove the new sealing gasket from package and install it onto the seal probe plug.
5) Install the seal probe with gasket into the opening, taking care not to damage the cable. Then tighten the seal probe with the proper wrench until snug. Do not overtighten. Once tight, verify the seal gasket is properly seated and the cable is not pinched or twisted.
   NOTE: At installation of the seal probe be careful not to bind the seal probe cord as it is being installed into the pump.
6) Lift pump into a vertical position and inspect for any leaks.
7) Secure seal probe cable to pump body and power cable with tyraps before installing pump.



5.2. Installation

Risk of falling!
When installing the pump and accessories, work is carried out directly on the water's edge! Carelessness or wearing the wrong shoes can lead to falling. This is life threatening! Take all safety precautions to prevent this.

Risque de chute !
Lors de l'installation de la pompe et des accessoires, les travaux sont effectués directement au bord de l'eau ! La négligence ou le port de mauvaises chaussures peuvent entraîner une chute. Ceci pose un danger de mort ! Prenez toutes les précautions de sécurité pour éviter cela.

Torque Values:

PUMP MODEL	Mounting Bolts Anchors	Bolts Anchors	TORQUE
AUTOCOUPLING	N/A	4 M16	51 Nm / 38 ft lb
RING STAND	4	N/A	5 Nm / 4 ft lb

Notes:

1. *Standard anchors are plated steel.*
2. *Autocoupling systems include qty. 4 M12 anchors for the upper bracket. Torque to 51 Nm / 38 ft lb.*
3. *Anchor bolt holes should be drilled to the actual diameter of the anchor (M12 anchor requires 12mm diameter hole).*

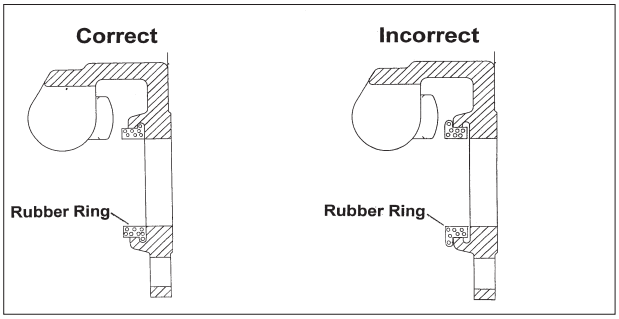
Submerged installation on ring stand

Attach the ring stand (available as an accessory) with screws to the pump suction nozzle. Mount 90° connection-elbow or connection loop to the dischargeof the pump, and mount discharge line. Gate valves and check valves may need to be installed in accordance with local regulations. The discharge line must be fitted free of tension, when using a hose, ensure it is laid kink-free. Secure the pump by the handle with a cable or chain, and lower it into the pumping medium. Properly position power cable and chain so they stay above the pump and cannot enter the pump suction.

Wet well installation with automatic coupling system

The following instructions apply to the installation of the original HOMA Autocoupling system:

- Determine the approximate position of the position of the base elbow and the upper pipe bracket for the guide tubes, using a plumb bob where necessary.
- Check the correct installation dimensions of the pump(s) (see dimensional drawings in the appendix).
- Drill mounting holes for the guide rail bracket on the inside edge of the shaft opening. If this is not possible due to the space available, the guide rail bracket can also be mounted in an offset position with a 90° folded plate on the underside of the shaft cover. Provisionally fasten the guide rail bracket with 2 screws.
- Align the base elbow to the shaft floor, use a plumb bob from the pipe bracket- the guide tubes must be exactly perpendicular! Fasten the base elbow to the wet well floor using anchor bolts. Ensure that the base elbow is exactly horizontal! If the wet well floor is uneven, support the bearing surface accordingly.
- Mount the pressure pipes with fittings free of tension according to the usual mounting principles.
- Insert both guide rails into the eyelets on the base elbow and cut to size according to the position of the guide rail bracket. Partially unscrew the guide rails bracket, insert them into the guide rails and fasten the bracket. The guide rails must be positioned with no play at all, otherwise vibration will occur during operation of the pump.
- Clean the wet well of any solid material (debris, stones, etc.) before commissioning.
- Mount the guide claw on the pump discharge (thread or flange connection). Ensure that the rubber profile gasket is correctly seated in position in the guide claw (as a seal against the coupling base), so that it will not fall out when lowering the pump. See graphic below
- Attach the chain to the pump handle or lifting lugs. Insert the pump with the guide rails in the guide claw ears. Lower the pump into the wet well. If the pump is seated on the base elbow, it automatically seals itself off to the pressure line and is ready for operation.
- Hang the end of the retrieval chain from a hook at the wet well opening.
- Hang the motor connection cable of the pump in the shaft at an appropriate length, with strain relief. Make sure that the cables can not be bent or damaged.

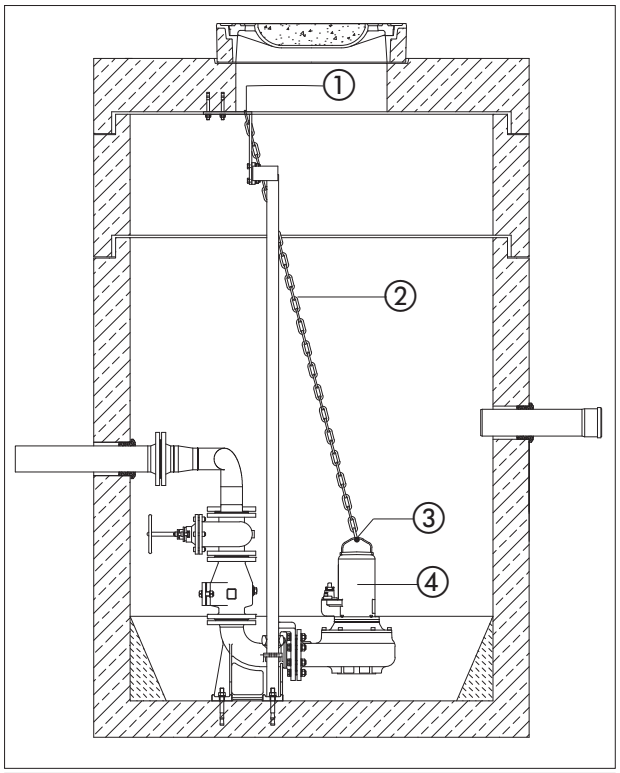


5.3. Use of chains

Chains are used to lower a pump in the operating space or to pull it out. They are not intended to secure a floating pump. Intended use is as follows:

- Fasten one end of the chain on the handle of the pump provided for this purpose. If your pump has two ring bolts as an attachment point, you must use a double-strand chain. When doing so, the angle of inclination of the chain strands must be between 0° and 45°.
- Attach the other end to the lifting device.
- Ensure tension on the chain, and then lift the pump in a slow and controlled manner.
- Gently lower the pump into operating space and lower it gently.
- Lower the pump to the operating point and make sure that the pump has a secure footing or the coupling system is engaged correctly.
- Remove the chain from the lifting device and secure it to the safety chain, which is located at the top of the operating room. This ensures that the chain can not fall into the well and constitute a danger to anyone.

Please note the following diagrams during installation.



No.	Description
1	Chain guard
2	Chain
3	Handle
4	Pump

5.4. Initial operation

This chapter contains all the important instructions for operating personnel for the safe commissioning and operation of the machine. The following information must be strictly adhered to and checked:

- Type of installation
- Operating mode
- Minimum/max water coverage. Immersion depth

After a long downtime, these specifications are also to be checked and any defects are to be rectified! The operation and maintenance manual must always be kept with the machine, or be kept in a designated place where it is always accessible for all of the operating personnel.

To avoid injury to persons or damage during operation of the machine, the following points must be observed:

- The initial operation may only be carried out by qualified and trained personnel accompanied by an authorized HOMA representative following the safety instructions.
- All staff working on the machine must receive, read, and understand the instructions.
- Activate all safety devices and emergency stop switches before initial operation.
- Electrical and mechanical adjustments may only be performed by professionals.
- This machine is only suitable for use at the specified operating conditions.

5.5. Preparatory work

This pump has been designed so that it will operate reliably and for long periods under normal operating conditions. This requires, however, that you comply with all advice and instructions. Please check the following points:

- Cable routing- no loops, slightly taut
- Liquid temperature and immersion depth check- see machine data sheet
- If a hose is used on the discharge side, it should be flushed before use with fresh water so that no deposits cause blockages
- For wet installation, the wet well must be cleaned
- The pressure and suction side pipe systems are to be clean and all valves are to be opened.
- Check the accessories, pipe system and suspension unit for firm and correct fit
- Review the present level control.
- An isolation test and a level control must be carried out before commissioning.

5.6. Electrical

When installing and selecting electrical lines and when connecting the motor, the relevant local and NEC regulations must be observed. The motor must be protected by a motor protection circuit breaker. Connect the motor per the wiring diagram. Pay attention to the direction of rotation! If rotation is in the wrong direction, the machine will not perform to specifications,and can be damaged under adverse circumstances.
Check the operating voltage, and ensure there is uniform power consumption by all phases in accordance with the machine data sheet.
Make sure that all temperature sensors and monitoring devices, e.g. seal chamber probe, are connected and tested for function.

Risk of electrocution!
Improper use of electricity can be fatal! All pumps with exposed cable ends must be connected by a qualified electrician.

Risque d'électrocution !
Une mauvaise utilisation de l'électricité peut être fatale ! Toutes les pompes dont les extrémités de câble sont exposées doivent être raccordées par un électricien qualifié.

All electrical work shall be carried out under the supervision of an authorized, licensed electrician. The present state adopted edition of the National Electrical Code as well as all local codes and regulations shall be complied with.

5.6.1 Verification of power supply

Prior to making any electrical connections or applying power to the pump, compare the power supply available at the pump station to the data on the unit's nameplate. Confirm that both voltage and phase match between pump and control panel.

5.6.2 Power lead wiring

Please refer to wiring diagram in the appendix for specific connection details.

The pump must be connected electrically through a motor starter with proper circuit breaker protection in order to validate warranty. Do not splice cables.

5.6.3 Thermal switch wiring

Pumps are equipped with thermal switches embedded in the stator windings which are normally closed, automatically resetting switches. Switches will open when the internal temperature rises above the design temperature, and will close when the temperature returns to normal. Thermal switches must be wired to a current regulated control circuit in accordance with the NEC. Identify thermal switch leads marked T1 and T2 in the power cable.

The resistance across the leads will be 0.5 Ohms. Thermal leads must be connected to the thermal overload relay located in the control panel. Thermal switch leads must be connected to validate warranty.

Note: All sizes of Class 1, Div. 1 pumps for hazardous service must have thermal switch leads connected to a current regulated control circuit in accordance with NEC.

5.6.4 Seal probe wiring

The mechanical seal leak detector probe utilized in the pump is a conductive probe which is normally open. The intrusion of water into the seal chamber completes the electrical circuit. Control panel provisions will sense this circuit closure, and will provide indication or alarm functions depending on the panel design.
Either single or dual wire systems may be provided. Single wire systems utilize one energizing conductor, and the pump casing and neutral lead as the ground or return portion of the circuit. The dual wire systems utilize two separate conductors for each leg of the circuit.

With either system, the seal probe leads must be wired into a control circuit provided in the control panel. This control circuit must energize the probe with a regulated power source, and sense the closed circuit in event of water intrusion Indication and alarm functions must also be provided in the control circuit. Please see control panel wiring diagram for seal probe connection points.

For Hazardous Area Classification Pumps, leak detector circuit must be in conformance with applicable NEC codes and regulations.

Pour les pompes classées en zone dangereuse, le circuit du détecteur de fuites doit être conforme aux codes et réglementations NEC applicables.

5.6.5 Start / Run Capacitors and Relays

All single phase motors require start and run capacitors along with a start relay to operate. Capacitors and relays must be sized for the specific motor. Capacitors are sized based on ideal conditions. The run capacitor may need to be resized to match the available field voltage. Each cap kit shipped is supplied with a wiring diagram and start up procedure.

5.6.6 Single Phase Pump Start-Up Procedure

Run Capacitor sizing can vary depending on the incoming supply voltage provided. HOMA Single Phase pumps are provided with Start and Run Capacitor(s) sized for 220-230V under load. Frequently, the available line voltage is considerable different than indicated, and the Run capacitor(s) may need to be resized to match the available field voltage. The following procedure will allow you to verify proper operation of your single phase pump, and/or make necessary changes to you capacitors to correct for your power supply. After verifying wiring is in accordance with your pump requirements, start pump and record the following readings from each of the (3) pump cable leads.

Current under load:

U1_____Amps	**>U2_____Amps**	**>Z2_____Amps**
Should be (highest rating)	(middle rating)	(lowest rating)

Lead U1 (common) should have the highest current reading. Lead Z2 (start) should have the lowest reading.

If Z2 current draw is greater than the current draw of either U1 or U2, a smaller size Run capacitor (lower microfarad rating) is required to correct the condition. Example: If a 60 µf Run capacitor was supplied, change to a 50 µf Run capacitor and check current readings. Typically, only one step down in capacitor size is required, but in certain instances 2 steps may be required.

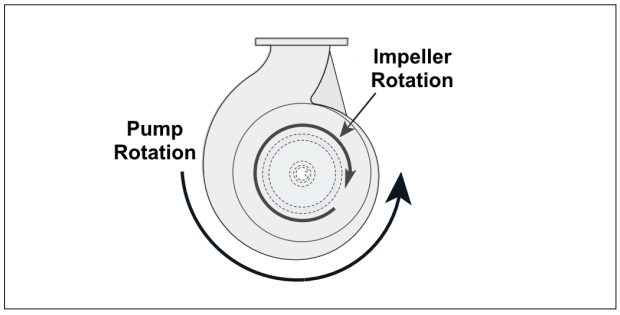
( ) The standard capacitor kit provided includes:
__µf start capacitor
__µf run capacitor.

( ) Additional run capacitors have been included for use in tuning the pump to match available line voltages for optimum performance.
__µf run capacitor
__µf run capacitor
__µf run capacitor

This form is provided for your use in optimizing the performance and service life of your single phase pumps, and is applicable to most Capacitor Start/Capacitor Run motors. Please contact our customer service with any questions or if you require any additional information or assistance.

5.7. Direction of rotation

Rotation Direction Check
All pumps have the proper rotation direction when connected to a clockwise field of rotation (U, V, W-> L1, L2, L3). If the pump rotation is backwards, swap two leads and reconnect. For smaller pumps, the check can be done by observing the pump's movement while starting. To do this, set the pump lightly on the ground in a perpendicular fashion and switch it on briefly. When observing from above, the pump itself moves slightly in a counter-clockwise direction when rotating in the right direction.
The correct direction of rotation of the pump is achieved once the pump moves counter-clockwise, since when viewed from above, the motor starts in a clockwise direction.



For large pumps, the direction can also be determined by looking through the pump discharge into the volute. Briefly run the motor in order to verify it is running clockwise.

Caution – Rotating Impeller!
Do not touch the rotating impeller or reach into the volute through the pressure outlets!
Never reach into the volute or touch any rotating parts during operation. Switch the machine off and wait until all rotating parts have come to a stop prior to carrying out maintenance and repair work!
Attention - Turbine en rotation !

Ne pas toucher la turbine en rotation ni pénétrer dans la volute par les orifices de pression !
Ne jamais mettre la main dans la volute ou toucher les pièces en rotation pendant le fonctionnement. Mettre la machine hors tension et attendre l'arrêt de toutes les pièces en rotation avant d'effectuer des travaux d'entretien et de réparation !

It is also possible to check the direction of rotation with a "motor and phase rotation indicator". This measurement device is held from the outside up to the motor housing of the switched-on pump and displays the direction of rotation via an LED.

5.8. Motor protection

The minimum requirement is a thermal relay/motor protection circuit breaker with temperature compensation, differential triggering, and reclosing lock in accordance with VDE 0660 or similar national regulations. If the equipment is connected to power grids where problems often occur, we recommend the additional use of protective devices (e.g. overvoltage protection or under voltage protection or phase failure relays, lightning protection, etc.). When connecting the machine, the local and legal requirements must be adhered to.

5.9. Variable Frequency Drives

Special considerations must be taken when operating pumps with variable frequency drives (inverters). The inverter circuit design, horsepower required by pump, motor cooling system, power cable length, operating voltage, and anticipated turndown ratio must be fully evaluated during the design stage of the installation.
As a minimum, properly sized load reactors and filters must be installed between the inverter and the pump to protect the pump motor from damaging voltage spikes.
Warranty coverage will not be provided on any pump motor that is operated with a variable frequency drive, unless the load side of the inverter is properly isolated from the pump.

5.10. Types of startups

Types of startup using with cables with exposed ends

Direct start up
At full load, the motor protection circuit breaker should be set to the rated current. In partial load operation it is recommended to set the motor protection circuit breaker 5% above the measured current at the operating point.

Soft start
At full load, the motor protection should be set to the rated current. In partial load operation, it is recommended to set the motor protection 5% above the measured current at the operating point. The starting time must be max. 5s. The starting voltage is to be set at 40% of the rated voltage according to the rating plate.

Start up with HOMA GO switch
Plug the connector into the socket provided and press the on/off switch on the GO switch.

5.10.1. After start up

The nominal current is briefly exceeded on start-up. After starup, the operating current should not exceed the nominal current. If the motor does not start immediately after switching on, it must be shut down immediately. The applicable startup procedures must be adhered to before turning on again. If there is a new fault, the machine must again be shut down immediately. The machine may only be started up again after troubleshooting. The following items should be checked:

- Current consumption (permissible deviation between phases max. 5%)
- Voltage difference between the individual phases (max. 1%)
- Switching frequency and pauses (see Technical Data)
- Air entry at the inlet- if necessary, a baffle plate must be attached
- Minimum water coverage, level control, dry run protection
- Smooth running
- Check for leaks: if necessary, take the necessary steps according to the chapter "Maintenance"

6. Maintenance

6.1. General

The machine and the entire system must be inspected and maintained at regular intervals. The time limit for maintenance is set by the manufacturer and applies to the general conditions of use. The manufacturer should be consulted if the system is to be used with corrosive and/or abrasive pumped liquids, as the time limit between inspections may need to be reduced.

Note the following information:

- The operating and maintenance manual must be available to the maintenance personnel and its instructions followed. Only the repair and maintenance measures listed here may be performed.
- All maintenance, inspection and cleaning work on the machine and the system may only be carried out by trained specialists exercising extreme care in a safe workplace. Proper protective clothing is to be worn. The machine must be disconnected from the electricity supply before any work is carried out. There must be no way that it can be inadvertently switched on.
- Above a weight of 100lbs, only hoisting gear which has been officially approved and which is in a technically perfect condition should be used for lowering and raising the machine.

Make sure that all fastening devices, ropes and safety devices are in a technically perfect condition. Work may only commence if the auxiliary hoisting gear has been checked and found to be in perfect working order. If it is not inspected, danger to personnel may result!

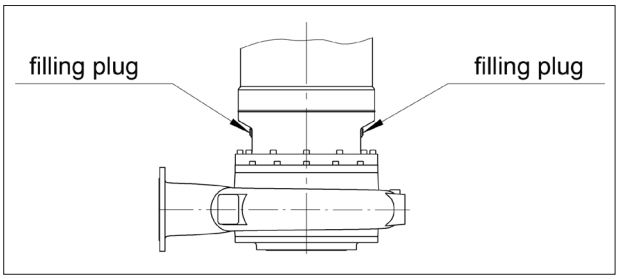
- Wiring work on the machine and system must be carried out by an electrician. For machines approved for work in areas subject to explosion danger, please refer to the "Explosion protection in accordance with the regulation" chapter.
- When working with inflammable solvents and cleaning agents, fires, unshielded lighting and smoking are prohibited.
- Machines which circulate fluids hazardous to health, or which come into contact with them, must be decontaminated. It must be ensured that no dangerous gases can form or are present.
- Ensure that all necessary tools and materials are available. Tidiness and cleanliness guarantee safe and problem-free operation of the machine. After working on the machine all cleaning materials and tools should be removed from it. All materials and tools should be stored in an appropriate place.
- Operating supplies such as oil and lubricants must be collected in appropriate vessels and properly disposed. Appropriate protective clothing is to be worn for cleaning and maintenance jobs. Only lubricants expressly recommended by the manufacturer may be used. Oils and lubricants should not be mixed. Only use genuine parts made by the manufacturer.

A trial run or functional test of the machine must be performed as instructed in the general operating conditions.

Oil type: white mineral oil. Used oil is to be disposed accordingly.

When using white mineral oil, note the following:

- Machines which have previously been operated using other lubricants must first be thoroughly cleaned before they can be operated using white mineral oil.



6.2. Maintenance intervals

Before initial start-up or after a longer period of storage:
- Check insulation resistance
- Check oil level in seal chamber
- Check that impeller rotates freely by hand

Monthly:
- Monitor the amperage and voltage
- Check the used relays for proper operation

Every six months:
- Visual inspection of the power supply cable
- Visual inspection of the cable holder and the cable bracing
- Visual inspection of accessories, e.g. the suspension device and hoisting gears

8,000 operating hours or after two years, whichever is earlier:
- Check the insulation resistance
- Check the lubricant in the seal chamber
- Functional inspection of all safety and control devices

15,000 operating hours or after five years, whichever is earlier:
- General overhaul

If it is used in highly abrasive or corrosive material, the maintenance intervals should be reduced!

6.3. Maintenance tasks

Monitoring the current consumption and voltage
The current consumption and voltage is to be monitored periodically for all winding phases. This remains constant during normal operation. Slight fluctuations are a result of the composition of the pumped fluid. The current consumption can assist in early detection and correction of damage and/ or faulty operation in the impeller/propeller, bearings and/or the motor. More extensive resulting damage can thus be largely prevented and the risk of a total failure can be reduced.

Checking the used relays for posistors, oil chamber monitors, etc.
Check the relays used are functioning fault-free. Defective devices must be immediately replaced, because these cannot ensure safe operation of the machine. The test procedure details should be followed closely (in the operating instructions for each relay).

Checking the insulation resistance
To check the insulation resistance, the power supply cable must be disconnected. The resistance can then be measured with an insulation tester (measuring voltage = 1000V DC).

The following values may not be exceeded:
- The insulation resistance may not be below 20 MΩ during initial operation. For all further measurements the value must be greater than 2 MΩ.
- Insulation resistance too low: Moisture may have penetrated the cable and/or the motor.

Do not connect the machine, consult manufacturer!

Visual inspection of power supply cables
The power supply line must be examined for bubbles, cracks, scratches, chafed areas and/or crushed sections. If damage is found, the power cable must be exchanged immediately.
The cables may only be changed by the manufacturer or an authorized/certified service workshop. The machine may not be used again until the damage has been adequately rectified.

Visual examination of the cable holders (carabiners) and the cable bracing
When the machine is used in basins or pits, the lifting cables/cable holders (carabiners) and the cable bracing are subject to constant wear. Regular inspections are necessary in order to prevent the lifting cables/cable holders (carabiners) and/or cable bracing from wearing out and to prevent the electricity cable from being damaged.
The lifting cables/cable holders (carabiners) and the cable bracing are to be immediately replaced if any signs of wear appear.

Visual inspection of accessories
Inspect accessories such as suspension units and hoisting gear to check whether they are secured in a stable manner. Loose and/or defective accessories should be repaired immediately or replaced.

Oil Level check in Seal Chamber

Visual Inspection of Oil Chamber:

Oil Level
Please take the precise filling quantity from the spare parts list or contact the manufacturer with the pump serial number.

Oil Condition
The condition of the mechanical seals can be visually inspected as follows: Put the pump in horizontal position, so that the oil chamber drain plug is on top. Remove the drain plug and take out a small quantity of oil. The oil becomes greyish white like milk if it contains water.
This may be the result of defective shaft seals. In this case the condition of the shaft seals should be checked by a HOMA Service shop. Oil type: Mineral Oil.
Used oil has to be disposed according to the existing environmental rules and regulations.

Functional inspection of safety and control devices
Monitoring devices are temperature sensors in the motor, oil chamber monitors, motor protection relays, overvoltage relays, etc.

Motor protection and overvoltage relays and other trip elements can generally be triggered manually for test purposes. To inspect the oil chamber monitor or the temperature sensor, the machine must be cooled to ambient temperature and the electrical supply cable of the monitoring device in the switch cabinet must be disconnected. The monitoring device is then tested with an ohmmeter.

The following values should be measured:

Bi-metal sensor: Value = "0" - throughput
PTC sensor: A PTC sensor has a cold resistance of between 20 and 100 Ω. For 3 sensors in series this would result in a value of between 60 and 300 Ω.
PT 100 sensor: PT 100 sensors have a value of 100ohms at 0°C. Between 32°F and 212°F this value increases by 0.214 Ω per 1°F. PT 20 sensors have a value of 107.7 Ω at 68°C.
Moisture sensor: This value must approach infinity. If there is a low value, there may be water in the oil.
Also observe the instructions of the optionally available evaluation relay.

In the case of larger deviations, please consult the manufacturer.

Please consult the appropriate operating manual for details on inspecting the safety and monitoring devices on the auxiliary lifting gear.

General overhaul
During this the bearings, shaft seals, O rings and power supply cables are inspected and replaced as required in addition to normal maintenance work. This work may only be conducted by the manufacturer or an authorized service workshop.

Changing the oil
The drained oil must be checked for dirt and water content. If the oil is very dirty and shows water intrusion, it must be changed again after four weeks. If there is again water in the oil then, it seems likely that a seal is defective. In this case, please consult the manufacturer. If an oil chamber or leakage monitoring system is being used, the display will light up again within four weeks of changing the oil if a seal is defective.

The general procedure for changing oil is as follows: Switch off the machine, let it cool down, disconnect it from the power supply (have this done by an electrician), lock out tag out the control panel, clean it and place it vertically on a solid base. Warm or hot oil may be pressurized. The leaking oil may cause burns. For that reason, let the machine cool down to ambient temperature before you touch it.

6.4. Sealing chamber

As there are several versions and designs of these motors, the exact location of the screw plugs varies depending on the pump unit used.

- Slowly and carefully remove the filling plug from the seal room.

Caution: The oil may be pressurized!
- Remove the drain plug. Drain the oil and collect it in a suitable reservoir. Clean the drain plug, fit with a new sealing ring and screw it in again. For complete drainage, the machine must be slightly tipped on to its side.

Make sure that the pump is on its side and secure!
- Fill lubricant by means of the opening in the filling plug. Comply with the specified lubricants and filling quantities.
- Clean the filling plug, fit with a new sealing ring and screw it in again.

7. Repairs

7.1. General

When carrying out repair work, the following information should always be noted:

- Round sealing rings as well as existing seals should always be replaced.
- Screw fixings such as spring washers should always be replaced.
- The correct torques must be observed.

In general, the following applies to repairs:
Switch off the machine, disconnect it from the power supply (have this done by an electrician), clean it and place it on a solid base in a horizontal position. Secure it from falling over and/or slipping.

En général, les dispositions suivantes s'appliquent aux réparations :
Éteindre la machine, la débrancher du réseau électrique (faire appel à un électricien), la nettoyer et la placer sur une base solide en position horizontale. Éviter qu'elle ne tombe et/ou ne glisse.

If not otherwise stated, the torque values of the below tables should be used. Values stated are for clean, lubricated screws. Fixing torque [ft lbs] for screws A2/A4 (Coefficient of friction = 0.2)

	A2/A4, Hardeness class 70	A2/A4, Hardeness class 80
	DIN912/DIN933	DIN912/DIN933
M6	5 ft lbs	9 ft lbs
M8	12.5 ft lbs	21 ft lbs
M10	24 ft lbs	43 ft lbs
M12	42 ft lbs	73.5 ft lbs
M16	103 ft lbs	180.5 ft lbs
M20	201.5 ft lbs	364.5 ft lbs

7.2. Changing the impeller and volute

Changing the impeller and the volute.
- Loosen and remove the screws holding the volute to the oil chamber.
- Secure and remove the volute from the oil chamber with suitable equipment, e.g. hoisting gear. Place on a secure base.
- Fasten the impeller with suitable equipment, loosen and remove the impeller fastening (cylindrical screw with socket hex).

Pay attention to the locking screw!
- Remove the impeller from the shaft using a suitable extractor.
- Clean the shaft
- Attach a new impeller to the shaft.

Make sure that the sliding surfaces do not become damaged!
- Screw a new impeller bolt and clamping disk back onto the shaft. Fasten the impeller and tighten the impeller bolt. See table below for toque values.
- Place the motor assembly with impeller back onto the volute and fasten it with screws.
- It must be possible to turn the impeller by hand.

Impeller Bolt Size	Torque
10mm	35 Nm / 26 ft lb
12mm	61 Nm / 45 ft lb
16mm	146 Nm / 108 ft lb
20mm	285 Nm / 210 ft lb

Changing wear ring
The stationary and rotating wear rings determine the gap between the impeller (rotating wear ring) and the suction port (stationary wear ring). If this gap is too big, the performance of the machine decreases, and/or it can lead to ragging or clogging. If the stationary ring shows signs of wear, it should be replaced. This minimizes wear on the suction port and and impeller, consequently reducing expense for spare parts.

Only OEM Parts may be used for replacement!

Inspecting and replacing these parts is performed by the manufacturer during the general overhaul or by specially trained personnel.

7.3. Spare Parts

In order to obtain spare parts, identify the required parts and contact authorized HOMA customer service with your order. Authentic HOMA parts shall be used to maintain warranty.

Explosion Proof pumps must be identified as such, and the pump serial number must be referenced for proper parts identification.

Les pompes antidéflagrantes doivent être identifiées comme telles et le numéro de série de la pompe doit être mentionné pour une identification correcte des pièces.

8. Shutdown

8.1. Temporary shutdown

For this type of shutdown, the machine remains installed and is not cut off from the electricity supply. For temporary shutdown, the machine must remain completely submerged so that it is protected from frost and ice. Make sure the wet well and the pumped fluid cannot be covered by ice. This ensures that the machine is always ready for operation. Carry out a monthly start-up and run the pump in operating conditions for 5 minutes.

Caution!
Only test the pump under the proper conditions of operation and use. Never run the machine dry. This can result in irreparable damage!

Mise en guarde !
Ne tester la pompe que dans les conditions de fonctionnement et d'utilisation appropriées. Ne jamais faire fonctionner la machine à sec. Cela peut entraîner des dommages irréparables !

8.2. Final shutdown / storage

Switch off the system, disconnect the machine from the electricity supply and dismantle and store it. Note the following information concerning storage:

Beware of hot parts!
When removing the machine, be careful of the temperature of the housing components. These can heat up to well above 104°F. Let the machine cool down to ambient temperature before you touch it.

Attention aux composants chauds !
Lors du démontage de la machine, faire attention à la température des composants du boîtier. Ces appareils peuvent atteindre une température bien supérieure à 40°C. Laisser la machine refroidir à la température ambiante avant de la toucher

- Clean the machine.
- Store it in a clean, dry place, protect the machine against frost.
- Place it down vertically onto a firm foundation and secure it against falling.
- Support the cable at the cable entry assembly to help avoid a permanent deformation.
- Protect the ends of the electric power cable from moisture.
- Protect the machine from direct sunshine as a preventive measure against brittleness in elastomer parts and the impeller and casing coating.
- When storing the machine in a shop please remember: Radiation and gases which occur during electric welding destroy the elastomers of the seals.
- During lengthy periods of storage, regularly (for example every six months) turn the impeller or propeller by hand. This prevents indentations in the bearings and stops the rotor from rusting up.

8.3. Restarting after an extended period of storage

Before restarting the pump, it should be completely recommissioned. Clean it of dust and oil deposits, then carry out the necessary maintenance actions (see "Maintenance"). Check that the mechanical shaft seal is in good order and working properly. Once this work has been completed, the machine can be installed (see "Installation") and connected to the electricity supply by a specialist. See "Start-up" for instructions on restarting.

Only restart the machine if it is in perfect condition and ready for operation.

9. Troubleshooting

In order to prevent damage or serious injury while repairing machine faults, the following points must be observed:

- Only attempt to repair a fault if you have qualified personnel. This means each job must be carried out by trained specialist personnel, for example electrical work must be performed by a trained electrician.
- Always secure the machine against an accidental restart by disconnecting it from the electric system. Lock out, tag out, and take appropriate safety precautions.
- Always have a second person make sure the machine is switched off in an emergency.
- Secure moving parts to prevent injury.
- Independent work on the machine is at one's own risk and releases the manufacturer from any warranty obligation.

Afin d'éviter tout dommage ou blessure grave lors de la réparation de la machine, les points suivants doivent être respectés :

- Ne tentez de réparer une défectuosité que si vous disposez d'un personnel qualifié. Cela signifie que chaque travail doit être effectué par un personnel spécialisé formé, par exemple, les travaux d'électricité doivent être effectués par un électricien qualifié.
- Toujours sécuriser la machine contre un redémarrage accidentel en la déconnectant du système électrique. Verrouillez, étiquetez et prenez les mesures de sécurité appropriées.
- Demandez toujours à une deuxième personne de s'assurer que la machine est éteinte en cas d'urgence.
- Attachez les pièces mobiles pour éviter les blessures.
- Toute intervention indépendante sur la machine se fait à ses propres risques et libère le fabricant de toute obligation au titre de la garantie.

The machine will not start	
Cause	**Solution**
Electricity supply interrupted – short circuit or ground connection in the cable or motor windings	Have the motor and wires checked by a specialist and replaced if necessary
Fuses, the motor protection switch and/or monitoring devices are triggered	Have a specialist inspect the connection and correct them as necessary Have the motor protection switch adjusted according to the technical specifications, and reset monitoring equipment. Check that the impeller/propeller runs smoothly. Clean it or free it as necessary
The moisture sensors (option) has interrupted the power circuit (operator-related)	See fault: Mechanical shaft seal leaks, seal chamber monitor reports fault and switches the machine off

Machine runs but does not pump	
Cause	**Solution**
No pumped fluid	Open the container intake or valves
Intake blocked	Clean the intake, valve, suction port or intake strainer
Impeller/propeller blocked or obstructed	Switch off the machine, secure it against being switched on again and free the impeller/ propeller
Defective hose or piping	Replace defective parts
Intermittent operation	Check the control panel

The motor starts, but the motor protection switch triggers shortly after start-up	
Cause	**Solution**
The thermal trigger on the motor protection switch is incorrectly set	Have a specialist compare the setting of the trigger with the technical specifications and adjust it if necessary
Increased power consumption due to major voltage drop	Have an electrician check the voltage on each phase and rewire if necessary
Excessive voltage differences on the three phases	Have a specialist inspect the connection and the switching system and correct it as necessary
Incorrect direction of rotation	Swap the 2 phases from the mains supply
Impeller/propeller impeded by adhesive material, blockages and/or solid matter, increased current consumption	Switch off the machine, secure it against being switched on again and free the impeller/propeller or clean the suction port
The pumped fluid is too dense	Contact the manufacturer

The machine runs, but not at the stated operating levels	
Cause	**Solution**
Intake blocked	Clean the intake, valve, suction port or intake strainer
Valve in the discharge line closed	Fully open the valve
Impeller/propeller blocked or obstructed	Switch off the machine, secure it against being switched on again and free the impeller/ propeller
Incorrect direction of rotation	Replace 2 phases on the mains supply
Air in the system	Check the pipes, pressure shroud and/or pump unit, and bleed if necessary
Machine pumping against excessive pressure	Check the valve in the discharge line, if necessary open it completely
Signs of wear	Replace worn parts
Defective hose or piping	Replace defective parts
Inadmissible levels of gas in the pumped liquid	Contact the factory
Two-phase operation	Have a specialist inspect the connection and correct it as necessary

The machine does not run smoothly and is noisy	
Cause	**Solution**
Machine is running in an impermissible operation range	Check the operational data of the machine and correct if necessary and/or adjust the operating conditions
The suction port, strainer and/or impeller/propeller is blocked	Clean the suction port, strainer and/or impeller/Propeller
The impeller is blocked	Switch off the machine, secure it against being switched on again and free the impeller
Inadmissible levels of gas in the pumped liquid	Contact the factory
Two-phase operation	Have a specialist inspect the connection and correct it as necessary
Incorrect direction of rotation	Replace 2 phases on the mains supply
Signs of wear	Replace worn parts
Defective motor bearing	Contact the factory
The machine is installed with mechanical strain	Check the installation, use rubber spacers if necessary

Mechanical shaft seal leaks, sealing chamber monitor reports fault and switches the machine off	
Cause	**Solution**
Increased leakage when running in new mechanical shaft seals	Change the oil
Defective sealing chamber cables	Replace the moisture sensors
Mechanical shaft seal is defective	Replace the mechanical shaft seal after contacting the factory

Further steps for troubleshooting

If the items listed here do not help you rectify the fault, contact our customer service. They can help you as follows:

- Telephone or written help from customer service
- On-site support from customer service
- Checking and repairing the machine at the factory

Note that you may be charged for some services provided by our customer support. Customer service will provide you with details on this.

10.1. Connection of pumps and mixers

Risk of electrocution!
Improper use of electricity can be fatal! All pumps with exposed cable ends must be connected by a qualified electrician.

Risque d'électrocution !
Une mauvaise utilisation de l'électricité peut être fatale ! Toutes les pompes dont les extrémités de câble sont exposées doivent être raccordées par un électricien qualifié.

10.1.1 Power cables

Pumps in Star 3-phase version

Cable identification Motor	Terminal in control cabinet
U1	U1
V1	V1
W1	W1
U2	U2
V2	V2
W2	W2

Pumps in Direct start version

Cable identification Motor	Terminal in control cabinet
U	U1
V	V1
W	W1

10.1.2 Control cables

Depending on the design of the pump/agitator, it may be that no separate control cable is used. In this case monitoring devices are run from the power cable.

Cable identification Motor	Monitoring system
Monitoring in winding	
T1 / T2	Temperature limiter (2 switches in series)
T1 / T4	Temperature controller (2 switches in series)
T1 / T2 / T3	Temperature limiter and controller
K1 / K2	PTC – Thermistor (3 thermistors in series)
PT1 / PT2	3 x PT100 individually installed
PT3 / PT4	
PT6 / PT6	
Bearings monitoring	
P1 / P2	PT100 upper bearing
P3 / P4	PT100 lower bearing
Seal monitoring	
S1 / S2	Seal monitoring in oil chamber
S3 / S4	Seal monitoring in connection compartment
S5 / S6	Seal monitoring in Motor compartment with 2 Electrodes
S7 / S8	Seal monitoring in Motor compartment with float switch
S9 / S10	Seal monitoring in Gearbox (Agitator)
S11 / S12	Seal monitoring in Leakage compartment (internal cooling)
Heating	
H1 / H2	Heating system

Notizen / Notes

HOMA Pump Technology

390 Birmingham Blvd › Ansonia, CT 06401

Phone: 203-736-8890 › Fax: 203-736-8899

e-Mail: info@homapump.com › Internet: www.homapump.com

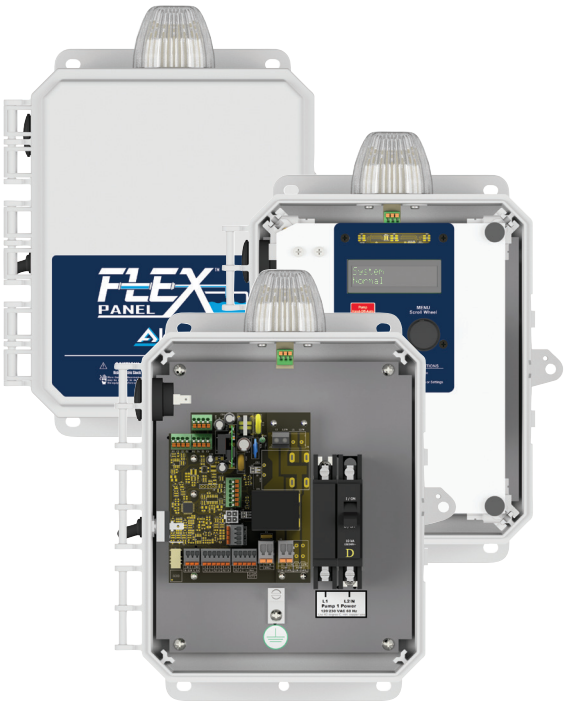
Version 11/2021

FLEX™ Power Pak Control Panel

Single Phase Duplex, Type 4X (Indoor/Outdoor)
Model: FLXPO1D230 | 120/240VAC; 1-7A or 7-15A
OPAQUE DOOR, ALARM BEACON, and LOCKABLE LATCH

Alderon™ INDUSTRIES

MARKETING DATA FLIER



Panel Options (customize application)

- Control Circuit Breaker
- Current Sensors (displays and monitors Amps)
- Vizzy.Site™ Remote Monitoring

ALL PANELS TO INCLUDE THIS OPTION

Scan the QR code in the ordering information section below or check our website configurator for Vizzylink™ hardware options.

STANDARD FEATURES

- **Type 4X Enclosure, Indoor or Outdoor, Pad-lockable**
  - Enclosure Size 10" x 8" x 4" (inches)
  - Opaque Door, Alarm Beacon with Red Flashing LEDs
  - Inner Door, View OLED Screen with Alarm and Status Indicator LEDs
  - Alarm Buzzer and Alarm Test/Silence Switch
- **Pump Circuit Breakers and Double-Pole Pump Relay Starters**
  - Pump Circuit Breakers for Pump Disconnect
- **Vibrant Multi-Color LEDs *(select indicators listed)***
  - Green (normal), Red (alarms), Blue (pump run), and Red/Yellow (error)
- **Automatic Resettable Alarm and Control Fuses**
- **Built-in Printed Circuit Board Surge Protection *(conformal coated)***
- **Easily Change Configurations**
  - Demand Dosing, Timed Dosing, Transducer Settings, Enable Pump Exerciser, and Seal Fail Alarm or Pump Shutdown
- **Sensor Options *(signaling device)***
  - Field Wire up to (5) Digital Inputs
  - Low Level Alarm and Auxiliary Switch Options
  - Configure 5th Input for a Control Float Switch, Auxiliary Switch, or 4-20mA Submersible Transducer (with 316 stainless steel cable hanger)
- **Statistic Tracking *(each pump)***
  - Pump Elapsed Time, Min/Max/Avg Pump Run Times, Pump Cycle Counter, Total Gallons Pumped, High Level Stats, and More
- **Included Auxiliary "Dry" Contacts**
  - General Alarm
  - Configurable Reverse Operated for General Alarm plus Power Loss
- **Hand-Off-Auto (HOA) Pump Selector Switch *(each pump)***
  - Off Reminder, Yellow Flashing LEDs and Displays "Pumps Disabled"
  - Configurable Pump Disable
- **Scroll Wheel and Digital Display *(password protected settings)***
  - Navigate Menu, Access Statistics Tracking, Configure Settings, and Displays System Information on OLED Screen
- **Exterior Test/Silence Switch**
  - Quick View of Pump and Alarm Stats, Alarm Test, or Silence Buzzer

ORDERING INFORMATION

Scan the QR code for more information on this product and website includes pricing.

FLEX™ POWER PAK - SINGLE PHASE | DUPLEX

Base Model	Control Panel Description
FLXPO1D230	FLEX™ Power Pak, Clear Door, Single Phase Duplex, 120/240VAC

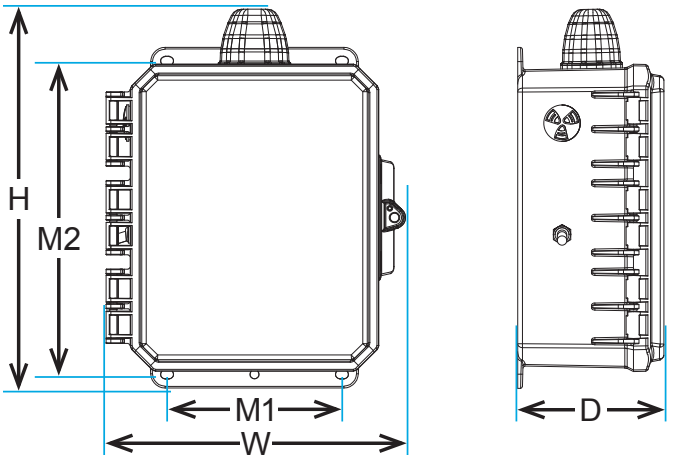
Panel Code	Pump Full Load Amps (FLA)
R7	1.0 - 7.0 Amps
R15	7.0 - 15.0 Amps

Control Switch Options	Panel Code	Description (narrow angle models only)
Number of Control Switches	+3	(3) Control Switches
	+4	(4) Control Switches
Float Style	AG	Altra™ Gold Series
Activation Type *(Pump Down)*	H	High Level, Normally Open
Mounting Method (float attachment)	PS	Pipe Clamp, Stainless Steel
	WC	Cable Weight, Cast Iron
	WP	Cable Weight, Plastic
Cable Length (feet; standard)	20	20' Cable Length
	30	30' Cable Length
	50	50' Cable Length
	75	75' Cable Length
	100	100' Cable Length

***Example: FLXPO1D230R15+4AGHPS20** = FLEX™ Power Pak, Opaque Door, Single Phase Duplex, 120/240VAC, 7-15A, (4) 20' Control Switches, Stainless Steel Pipe Clamps*

FLEX™ Control Panel | PRODUCT DIMENSIONS and REMOTE MONITORING

Optionally connected to the Alderon™ cloud based Vizzy.Site™ for alarm and pump tracking statistics



ENCLOSURE SIZE	OVERALL Width (W)	OVERALL Height (H)	OVERALL Depth (D)	MOUNTING Width (M1)	MOUNTING Height (M2)
10 x 8 x 4	10.27	13.69	5.01	6.13	10.75

Enclosure measurements (inches)

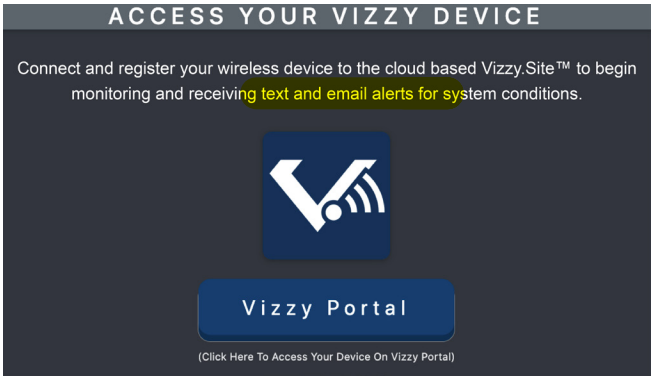
OPTIONAL - REMOTE MONITORING

Vizzy.Site™ | 3 WAYS to CONNECT

1 ***WIFI***
Panel is connected where the WiFi signal is available AT the panel location ~ Panel Code: V1

2 ***ZIGBEE WIRELESS to WIRELESS WIFI***
Panel is connected up to 1,000 feet *(line of sight)* AWAY FROM where a WiFi signal is available from the panel location ~ Panel Code: V2

3 ***VERIZON CELLULAR***
Panel is connected as long as a Verizon cellular signal is available at the panel location ~ Panel Code: V3 (USA) and V4 (Canada)



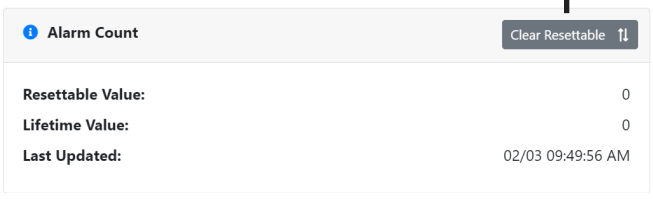
MONITOR YOUR SYSTEM ANYWHERE with a SMARTPHONE, TABLET, or COMPUTER

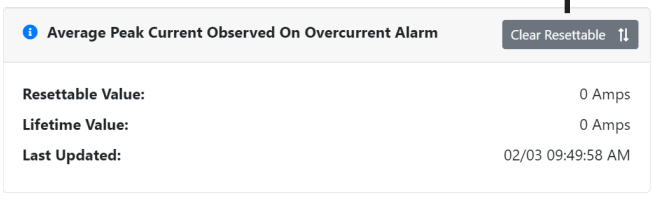
When the product is connected to the Alderon™ Vizzy.Site™ cloud for remote monitoring; view product information for the device, configuration, event history, stats, alert rules, and information. Each tab includes additional information and selections to change system settings or view alarm and pump statistics.

Statistic examples include: System Pumping, Pump Run Stats, Pump Auxiliary Cutoff, Pump Overcurrent, Pump Undercurrent, Pump Seal Sensor Alarm, High Water Alarm, and Low Water Alarm (duplex; separate stats per pump).

Example: Pump 1 Overcurrent

PRESS the 'Clear Resettable' button to "reset" statistic to zero.
NOTE: Lifetime statistic values are NOT resettable





SUBSCRIPTIONS:

Options V1 and V2 | WiFi or Zigbee to WiFi

- VIZZY™ FREE - $0.00 | high or low level alarm monitoring only
- VIZZY™ PRO - $99.00/YEAR | full system monitoring of alarms and events, pump statistics, and more

Option V3 (USA) and V4 (Canada) | Cellular

- VIZZY™ PRO - $299.00/YEAR | full system monitoring of alarms and events, pump statistics, and more

Trash Capture Device Maintenance Plan for Solana

Project Address and Cross Streets 50 Los Gatos–Saratoga Road

Assessor's Parcel No.: 529-24-001, 529-24-003, 529-24-032

Property Owner: Summerhill 50 LGSR LLC Phone No.: (925) 244-8705

Designated Contact: Jared Brotman Phone No.: (650) 380-4373

Mailing Address: 6101 Bollinger Canyon Road, Suite 425 San Ramon, CA 94583

The property contains trash capture devices in each field inlet and catch basin as shown on Exhibit B. Trash capture device maintenance is also associated with offsite right of way stormwater management infrastructure and basin BR-7.

Onsite TCD Quantity – 18

Offsite TCD Quantity - 3

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead failure of trash capture insert. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Trash Capture Device

No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from bioretention area.	Bi-Annually, or as needed after storm events.
2	Inspect inserts to ensure that it drains between storms.	Monthly, or as needed after storm events
3	Replace filter medium within trash capture device	Annually or as needed after storm events

II. Inspections

The attached Trash Capture Device Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Trash Capture
Inspection and Maintenance Checklist

Property Address: 50 Los Gatos–Saratoga Road Property Owner: Summerhill 50 LGSR LLC

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: □ Quarterly □ Pre-Wet Season
□ After heavy runoff □ End of Wet Season

Inspector(s): _____ □ Other:_____

Defect	**Conditions When Maintenance Is Needed**	**Maintenance Needed? (Y/N)**	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	**Results Expected When Maintenance Is Performed**
1. Sediment Accumula-tion	Sediment accumulation is impeding flow of water into inlet or catch basin			Remove accumulated sediment deposits. Replace medium in filter to ensure proper drainage.
2. Standing Water	When water stands the inlet and/or has an excessively slow draw down time.			Remove accumulated sediment and/or trash. There should be no standing water once inflow has ceased
3.Inlet &Outlet	Inlet/outlet areas clogged with sediment and/or debris			Material removed so that there is no clogging or blockage in the inlet and outlet areas.
4. Trash and Debris Accumulation	Trash and debris accumulated in capture device			Trash and debris removed capture device.
5. Miscel-laneous	Any condition not covered above that needs attention in order for the trash capture device to function as designed.			Meet the design specifications.

Storm Drain System Infrastructure Maintenance Plan for Solana

Project Address and Cross Streets 50 Los Gatos–Saratoga Road

Assessor's Parcel No.: 529-24-001, 529-24-003, 529-24-032

Property Owner: Summerhill 50 LGSR LLC Phone No.: (925) 244-8705

Designated Contact: Jared Brotman Phone No.: (650) 380-4373

Mailing Address: 6101 Bollinger Canyon Road, Suite 425 San Ramon, CA 94583

The property as well as Los Gatos Saratoga right of way contains storm drain pipes, manholes, pumps, field inlets, and catch basins as shown on Exhibit B.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which may lead to flooding and create hazards. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1
Routine Maintenance Activities for Trash Capture Device

No.	Maintenance Task	Frequency of Task
1	Inspect Trash Capture inserts to ensure proper drainage	Monthly As needed after storm events
2	Inspect inside of inlets and manholes to ensure proper drainage. Clean as necessary.	Annually before the rainy season. As needed after storm events.
3	TV inspection of storm drain pipes. Clean as necessary.	Every 10 years

II. Inspections

The attached Storm Drain System Infrastructure Inspection and Maintenance Checklist shall be used to conduct inspections as needed, identify needed maintenance, and record maintenance that is conducted.

Storm Drain System Infrastructure
Inspection and Maintenance
Checklist

Property Address: 50 Los Gatos–Saratoga Road Property Owner: Summerhill 50 LGSR LLC

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: □ Quarterly □ Pre-Wet Season
□ After heavy runoff □ End of Wet Season

Inspector(s): _____ □ Other:_____

Defect	**Conditions When Maintenance Is Needed**	**Maintenance Needed? (Y/N)**	**Comments** (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	**Results Expected When Maintenance Is Performed**
1. Sediment Accumula-tion	Sediment accumulation is impeding flow of water into inlet or catch basin			Remove accumulated sediment deposits. Clean out inlets, manholes or clogged pipes.
2. Standing Water	When water stands in the inlet and/or has an excessively slow draw down time.			Remove accumulated sediment and/or trash. There should be no standing water in the streets once inflow has ceased.
3.Inlet &Outlet	Inlet/outlet areas clogged with sediment and/or debris			Material removed so that there is no clogging or blockage in the inlet and outlet areas.
4. Trash and Debris Accumulation	Trash and debris accumulated in trash capture device			Trash and debris removed from capture device.

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Exhibit D

ANNUAL REPORT FORM FOR TREATMENT MEASURE OPERATION AND MAINTENANCE INSPECTION CHECKLISTS

Treatment Measure Operation and Maintenance Inspection Report to the Town of Los Gatos, Santa Clara County, California

This report and attached inspection checklists document the inspection and maintenance conducted for the identified stormwater treatment measure(s) subject to the Maintenance Agreement between the Town and the property owner during the annual reporting period indicated below.

I. Property Information:

Property Address or APN:

Property Owner:

II. Contact Information:

Name of person to contact regarding this report:

Phone number of contact person:

Email:

Address to which correspondence regarding this report should be directed:

III. Reporting Period:

This report, with the attached completed inspection checklists, documents the inspections and maintenance of the identified treatment measures during the time period from January 1, 20-- to December 15, 20--.

IV. Treatment Measure Information:

The following stormwater treatment measures (identified treatment measures) are located on the property identified above and are subject to the Maintenance Agreement:

Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property

V. Sediment Management

The sediment was removed and disposed of as follows:_____

_____

_____

VI. Inspector Information:

The inspections documented in the attached inspection checklists were conducted by the following inspector(s):

Inspector Name and Title	Inspector's Employer and Address

VII. Statement of Treatment Measure Condition

Based on the inspections documented in the attached checklists, is(are) the treatment measure(s) identified in this report present, functional and being maintained as required by the Maintenance Plan? (Check yes or no.)

____YES ____NO

If "NO", describe problem, proposed solution and schedule of correction:

_____

_____

_____

VIII. Certification:

I hereby certify, under penalty of perjury, that the information presented in this report and attachments is true and complete:

_____ _____

Signature of Property Owner or Other Responsible Party Date

_____

Type or Print Name

_____

Company Name

Address City, State, Zip

Phone number:_____ Email:_____

Attachments to the
Treatment Measure Operation
and Maintenance Inspection Report:
Completed Inspection Checklists