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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
MIDVALE CITY
7505 S HOLDEN ST
MIDVALE UT 84047
BY: DSE, DEPUTY - MI 9 P.

When recorded, mail to:

Midvale City Recorder
7505 South Holden Street
Midvale, UT 84047

Affects Parcel No(s): 21252510160000, 21252510030000

LONG TERM STORMWATER MANAGEMENT AGREEMENT

This Long Term Stormwater Management Agreement ("Agreement") is made and entered into this 8 day of May, 2019, by and between Midvale City, a Utah municipal corporation ("City"), and

JF Union Partners, LLC
a Utah Limited Liability Company ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the Midvale City Code, Chapter 13.16, pursuant to the Utah Water Quality Act, as set forth in *Utah Code Ann.* §§ 19-5-101, *et seq.*, as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner is required to build and, to the extent provided herein, maintain at Owner's expense a storm and surface water management facility or improvements on the Property ("Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement establishing a means of documenting the execution of the Long Term Stormwater Management Plan and,

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Long Term Stormwater Management Plan, and the mutual covenants contained herein, the parties agree as follows:

Section 1

Long Term Stormwater Management Plan. Upon completion of the Stormwater Facilities, the owner must provide a summary description of all Stormwater Facilities, details, and appurtenance draining to and affecting the Stormwater Facilities, and establish the standard operations and routine maintenance procedures for the Stormwater Facilities and control measures installed on the property. This Long Term Stormwater Management Plan, more particularly shown in Exhibit 'B', must be filed with the Midvale City Recorder.

Section 2

Construction of Stormwater Facilities. The Owner must, at its sole cost and expense, construct the Stormwater Facilities in accordance with the Development Plans and specifications, and any amendments thereto which have been approved by the City. Nothing herein shall require Owner to construct additional Stormwater Facilities beyond those required by the Development Plan or expand the Stormwater Facilities in the future to accommodate development on any other property or otherwise.

Section 3

Maintenance of Stormwater Facilities. The Owner must, at its sole cost and expense, adequately maintain the Stormwater Facilities to the extent provided in the Stormwater Management Plan. Owner's maintenance obligations include all obligations set forth in the Stormwater Management Plan. Adequate maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner is solely responsible for ensuring that the Stormwater Facilities are in good working condition. Notwithstanding the foregoing to the contrary, Owner shall not be required to repair, replace or maintain any damage to the Stormwater Facilities as a result of the acts of omissions of the City, its agents, employees or contractors.

Section 4

Annual Maintenance Report of Stormwater Facilities. The Owner must, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection must cover all aspects of the Stormwater Facilities, including, but not limited to, the parking lots, structural improvements, berms, channels, outlet structure, pond areas, access roads, vegetation, landscaping, etc, in each case to the extent located on the Property. Deficiencies must be noted in the inspection report. The report must also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification are due every year by the date of the executed Agreement and must be on forms acceptable to the City.

Section 5

City Oversight Inspection Authority. The Owner hereby grants permission to the City, its authorized agents, and employees to enter upon the Property and to inspect the Stormwater Facilities upon reasonable notice of not less than three business days to the Owner. Such inspections will be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection is to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Long Term Stormwater Management Plan.

Section 6

Notice of Deficiencies. If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately by Owner to the extent required herein, the City will send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time, but not less than 60 days, to cure such defects or deficiencies, or such additional time as may be reasonably necessary provided Owner has commenced the cure of such deficiencies and is diligently prosecuting such cure to completion. Such notice must confirm delivery to the Owner or be sent certified mail to the Owner at the address listed on the Salt Lake County Tax Assessor.

Section 7

Owner to Make Repairs. The Owner must, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Stormwater Facilities are adequately maintained in a manner consistent with the Stormwater Management Plan and continue to operate as designed and approved for the Property. Notwithstanding the foregoing to the contrary, Owner shall not be required to repair, replace or maintain any damage to the Stormwater Facilities as a result of the acts of omissions of the City, its agents, employees or contractors. Additionally, the Owner shall not be required to increase the capacity of the Stormwater Facility for any future development which is not located on the Property.

Section 8

City's Corrective Action Authority. In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition in accordance with this Agreement, after due notice of deficiencies as provided in Section 6 and failure to cure, then, upon Owner's failure to cure or correct within 30 days following a second notice delivered to Owner, the City may seek any combination of the following actions:

1. The City may require Owner to reimburse the City for any fines the City incurs as a result of the Owner's failure to abide by this Agreement.
2. In accordance with Midvale Municipal Code 5.04.020, the City may suspend or revoke Owner's business license.
3. In accordance with Midvale Municipal Code 13.16.130, the City may issue a citation punishable as a class B misdemeanor.
4. The City may pursue any remedy available under the City's Administrative Code Enforcement Program including, but not limited to, abating the violation.
5. The City may disconnect the facility storm drain connection after written notice to the Owner.

It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and this Agreement may not be construed to impose any such obligation on the City, except to the extent of any damage to the Stormwater Facilities caused by the acts or omissions of the City or its employees, agents or contractors. The actions described in this Section are in addition to and not in lieu of any and all equitable remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

Section 9

Reimbursement of Costs. In the event the City, pursuant to this Agreement, incurs any costs, or expends any funds resulting from enforcement or cost for labor, use of equipment, supplies, materials, and the like related to Owner's Stormwater Facilities, the Owner must reimburse the City upon demand, which demand shall include supporting invoices, within 30 days of receipt thereof for all actual costs incurred by the City. After said 30 days, such amount is deemed delinquent and is subject to interest at the rate of 10% per annum. Owner is also liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

Section 10

Successor and Assigns. This Agreement will be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein will run with the land. Whenever the Property is held, sold, conveyed or otherwise transferred, the transfer will be subject to the covenants, stipulations, agreements and provisions of this Agreement and will apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and will bind all present and subsequent owners of the Property described herein. In the event the Property is subdivided, each owner will only

be bound by this Agreement as to the owner's particular subdivided property. Upon the sale of the portion of the Property to a subsequent owner, the owner selling the Property, or subdivided portion thereof, shall be released from all obligations hereunder arising from and after the date of such sale with respect to the portion of the Property sold.

Section 11

Severability Clause. The provisions of this Agreement are severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Covenant will not be affected thereby.

Section 12

Utah Law and Venue. This Agreement is interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement must be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

Section 13

Indemnification. This Agreement imposes no liability of any kind whatsoever on the City, and the Owner agrees to indemnify and hold the City, its officials, officers, employees, and agents harmless from any damage, accident, casualty, occurrence, or claim in the event the Stormwater Facilities on the Property fail to operate properly. The Owner indemnifies and holds the City, its officials, officers, employees, and agents harmless for any damage, accident, casualty, occurrence, or claim which might arise or be asserted against the City from failure of Owner to comply with its obligations under this Agreement relating to the Stormwater Facilities on the Property. The Owner also indemnifies and holds the City, its officials, officers, employees, and agents harmless for any damage, accident, casualty, occurrence, or claim which may arise or be asserted against the City in the event the City utilizes any remedy under Section 8 of this Agreement.

Section 14

Amendments. This Agreement may not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification. No modification is effective until recorded in the Salt Lake County Recorder's Office.

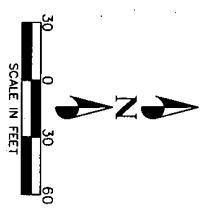
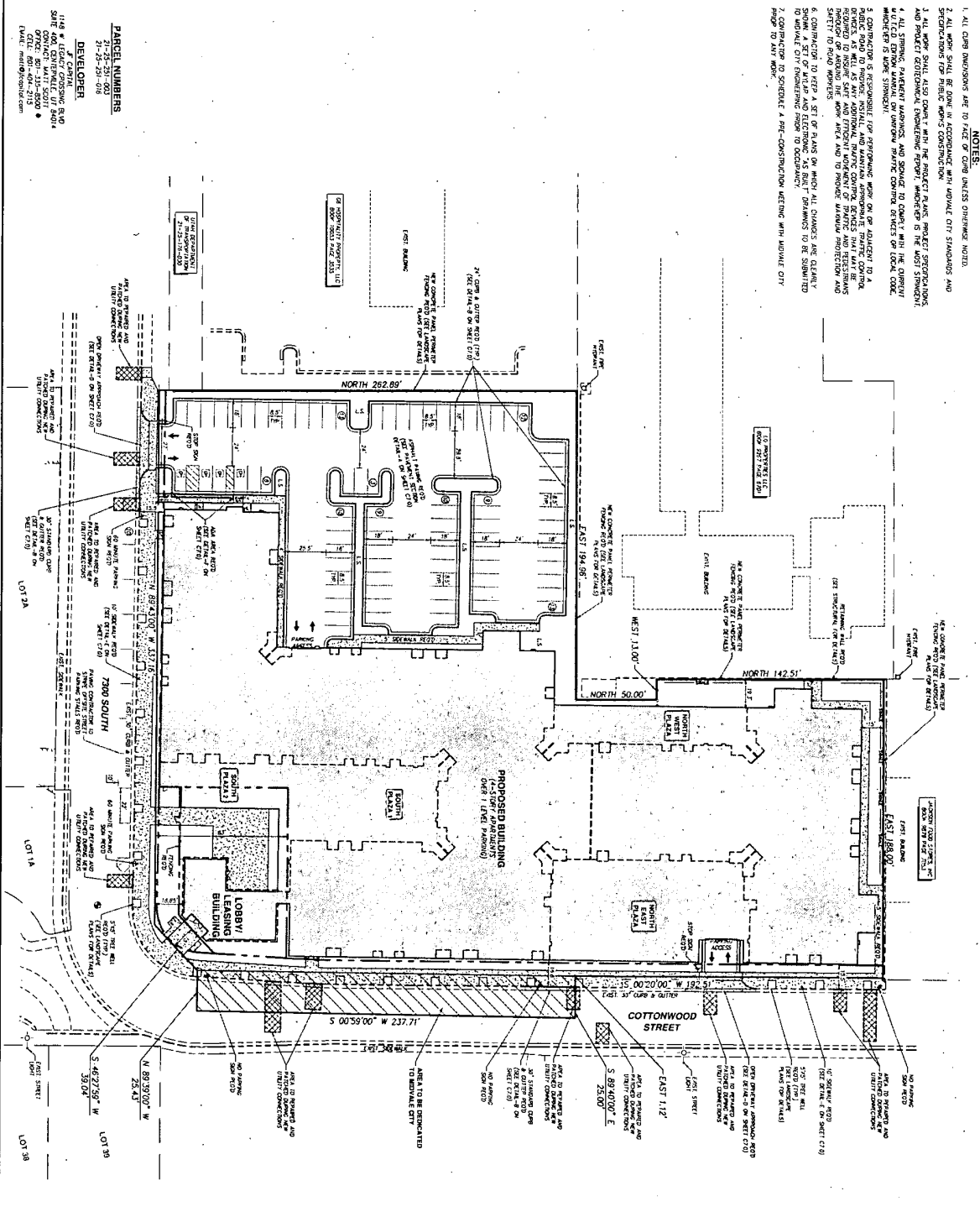
Section 15

Subordination Requirement. If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., is required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

Section 16

Exhibit B. The Long Term Stormwater Management Plan (LTSWMP) must adapt to change in good judgment when site conditions and operations change and when existing programs are ineffective. Exhibit B will not be filed with the agreement at County Recorder but is included by reference and kept on file with the City Recorder. Revision applications must be filed with the City Engineering Division and amended into the LTSWMP on file with the Midvale City recorder.

- NOTES:**
1. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH UTAH CITY STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 3. ALL WORK SHALL ALSO COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS AND PROJECT GEOTECHNICAL ENGINEERING REPORT. MODA UNION IS THE MOST STRICTLY APPLICABLE STANDARD.
 4. ALL STRENGTH, MATERIAL, FINISHES, AND SCHEDULE TO COMPLY WITH THE UTAH CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTAH CITY ENGINEERING DEPARTMENT AND THE UTAH CITY HEALTH DEPARTMENT. THE UTAH CITY ENGINEERING DEPARTMENT IS THE MOST STRICTLY APPLICABLE STANDARD.
 6. CONTRACTOR TO KEEP A SET OF PLANS ON HAND AT ALL TIMES. ANY CHANGES TO THE PLANS SHALL BE APPROVED BY THE UTAH CITY ENGINEERING DEPARTMENT AND THE UTAH CITY HEALTH DEPARTMENT. ANY CHANGES TO BE SUBMITTED TO UTAH CITY ENGINEERING DEPARTMENT TO OBTAIN APPROVAL.
 7. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH UTAH CITY ENGINEERING DEPARTMENT.



- LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - PROPOSED FINISHING
 - EXISTING CURB & GUTTER
 - EXISTING FINISHING
 - EXISTING PANEL LINE
 - PROPOSED APARTMENT
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- PROJECT NOTES:**
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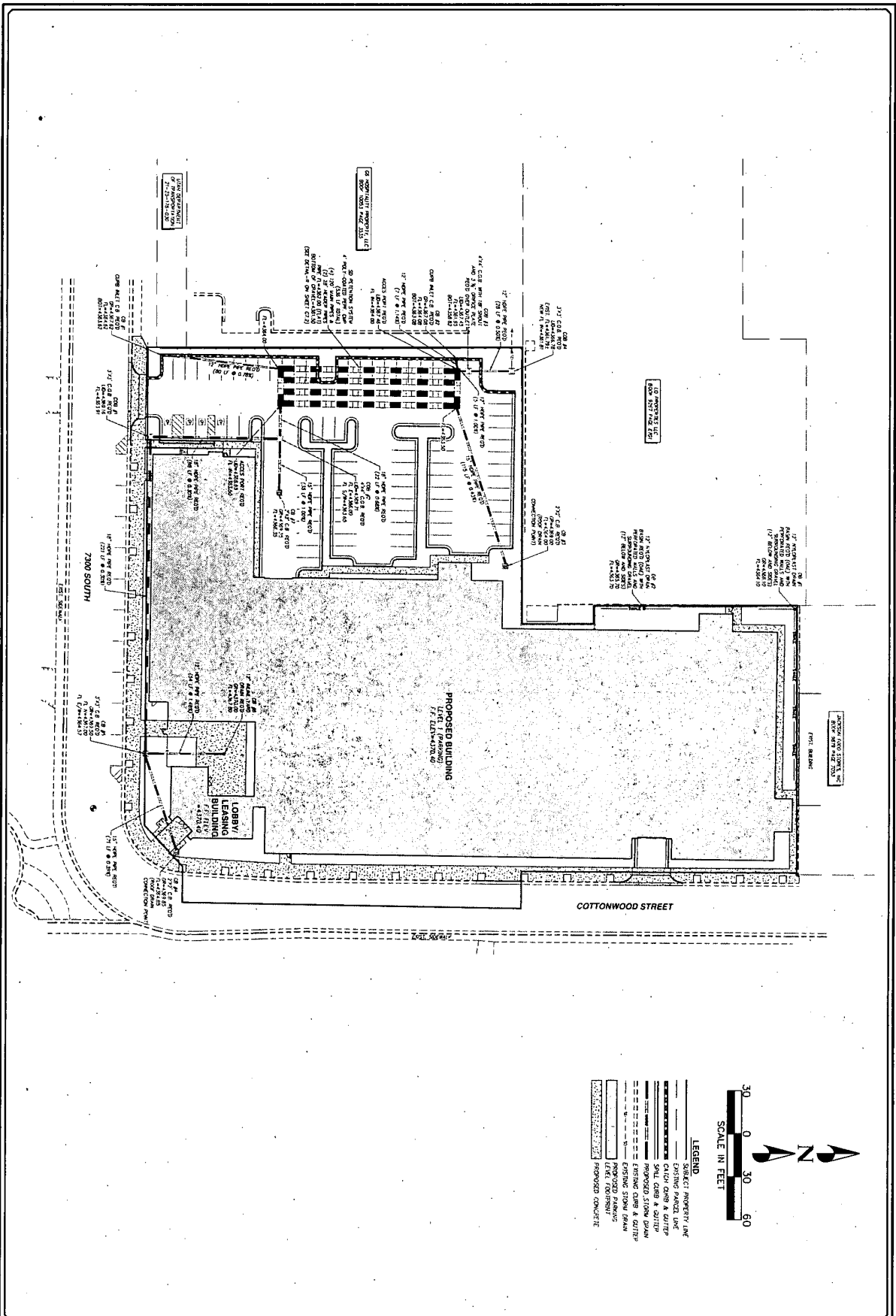
SUMMARY TABLE

ITEM	AMOUNT	%	TOTAL
1. TOTAL AREA	1,234,567	100%	1,234,567
2. PROPOSED BUILDING	123,456	10%	123,456
3. PROPOSED PARKING	234,567	19%	234,567
4. PROPOSED DRIVEWAYS	345,678	28%	345,678
5. PROPOSED SIDEWALKS	456,789	37%	456,789
6. PROPOSED CURBS & GUTTERS	567,890	46%	567,890
7. PROPOSED UTILITIES	678,901	55%	678,901
8. PROPOSED FENCING	789,012	64%	789,012
9. PROPOSED SIGNAGE	890,123	72%	890,123
10. PROPOSED LANDSCAPING	901,234	73%	901,234
11. PROPOSED LIGHTING	1,012,345	82%	1,012,345
12. PROPOSED SECURITY	1,123,456	91%	1,123,456
13. PROPOSED MAINTENANCE	1,234,567	100%	1,234,567

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH UTAH CITY STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. ALL WORK SHALL ALSO COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS AND PROJECT GEOTECHNICAL ENGINEERING REPORT.
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	MODA UNION SITE PLAN 7304 S. COTTONWOOD STREET MIDVALE, UTAH 84047	PEP CONSULTING LLC 3270 SOUTH 300 WEST • SANDY, UT 84070 PHONE: (801) 562-2521 • FAX: (801) 562-2551 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS	DMC DATE: 11/2007 SURVEY BY: PEP CREW DRAWN BY: BCB CHECKED BY: RLA DESIGNED BY: RLA SCALE: 1" = 30'
	NOVEMBER 6, 2018 LAST REVISED	1041.1718 PROJECT NUMBER	DWG: SPLAN-01 DRAWING FILE



SHEET NO. **C5.0**

MIDVALE CITY

MODA UNION DRAINAGE PLAN
 7304 S. COTTONWOOD STREET
 MIDVALE, UTAH 84047

NOVEMBER 6, 2018 104217738 DMC/VRAN-DI
 LAST REVISION PROJECT NUMBER DRAWING FILE

PEPG CONSULTING LLC
 3270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
 GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

DATE: 11/20/17
 SURVEY BY: PEPG DREW
 DRAWN BY: BCD
 DESIGNED BY: RLK
 CHECKED BY: RLK
 SCALE: 1"=30'

NO.	DESCRIPTION	DATE	APP'D.