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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/29/2014 03:46 PM
FEE \$0.00 Pgs: 4
DEP RT REC'D FOR SYRACUSE CITY

Office of the Davis County Recorder



Davis
COUNTY

Recorder
Richard T. Maughan
Chief Deputy
Lalle H. Lomax

RETURNED

JUL 29 2014

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A Agreement
(Document Type)

12-780-0001
Tax Serial Number(s)

STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT

Syracuse, Utah

THIS AGREEMENT, made and entered into this 2 day of June, 2014, by and between (Owner) Syracuse Family Fun Center LLC & Gailey Tree LLC hereinafter called the "Landowner", and Syracuse, Utah, hereinafter called "City". WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as (Development Name/Parcel Identification Number) 12-786-0001 as recorded by deed in the land records of Davis County, Utah, Deed Book 5999 Page 297, hereinafter called the "Property". WHEREAS, the Landowner is proceeding to build on and develop the property; and WHEREAS, the Site Plan/Subdivision Plan known as Syracuse Family Fun Center, (Name of Plan/Development) hereinafter called the "Plan", which is expressly made a part hereof, as approved or to be approved by the City, provides for detention and/or Structural Best Management Practices (BMP) of stormwater within the confines of the property; and

WHEREAS, the City and the Landowner, its successors and assigns, including any homeowners association, agree that the health, safety, and welfare of the residents of Syracuse, Utah, require that on-site stormwater management/BMP facilities as constructed be maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management/BMP facilities as constructed be adequately maintained by the Landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater management/BMP facilities as constructed by approved design plans in accordance with current engineering standards. This includes all private pipes and channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions.
2. The Landowner, its successors and assigns, shall inspect the stormwater management/BMP facility and submit an inspection report annually to the City. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies and corrective actions shall be noted in the inspection report.
3. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management/BMP facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs, if necessary.
4. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management/BMP facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management/BMP facilities. It is expressly understood and agreed that the City is under no obligation to routinely

maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.

5. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management/BMP facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.

6. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.

7. This Agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to hold the City harmless from any liability in the event the stormwater management/BMP facilities fail to operate properly.

8. This Agreement shall be recorded among the land records of Syracuse, Utah, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

WITNESS the following signatures and seals:

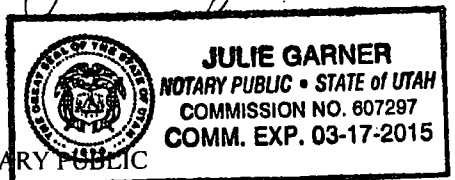
[Signature]
Company/Corporation/Partnership Name (Seal)

By: Matt Gertge
(Type Name)
Manager
(Type Title)

STATE OF UTAH
CITY OF DAVIS

The foregoing Agreement was acknowledged before me this 2 day of June, 2014, by

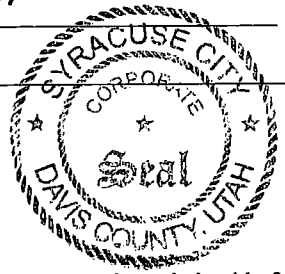
[Signature]



NOTARY PUBLIC
My Commission Expires: _____

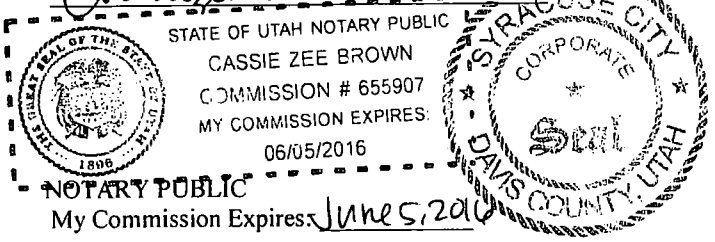
SYRACUSE, UTAH
By: T. Palmist
(Type Name)
Mayor
(Type Title)

STATE OF UTAH
SYRACUSE



The foregoing Agreement was acknowledged before me this 25 day of June, 2014, by

[Signature]



NOTARY PUBLIC
My Commission Expires: June 5, 2016

Approved as to Form:
[Signature] 6/25/14
City Attorney Date

Parcel Vesting Information

07/02/2013 to Present

Serial Number: 12-780-0001

Mailing Address: (G & G PROPERTIES SYRACUSE LLC) / 1806 SOUTH 2000 WEST
SYRACUSE, UT 84075**Tax District**

54

Location

Development: GERTGE BUSINESS PARK LOT 1 & RAMPTON MEDICAL PLAZA LOT 2 AMENDEI

L/U: 1

B/B:

Vested Owners(G & G PROPERTIES SYRACUSE LLC)
SYRACUSE FAMILY FUN CENTER LLC
GAILEY TREE LLC**Situs Address(es)**

1806 S 2000 WEST SYRACUSE 84075

Vesting Documents

| Entry Number | Recorded Date & Time | KOI | Party | Execution Date | Fee |
|--------------|-------------------------|-----------------------|---|-------------------|---------|
| 2745959 | 06/06/2013 14:50 | QUIT CLAIM DEED | Grantee SYRACUSE FAMILY FUN CENTER LLC | 06/03/2013 | \$12.00 |
| 2489672 | 10/28/2009 09:30 | SPECIAL WARRANTY DEED | Grantee G & G PROPERTIES SYRACUSE LLC | 10/27/2009 | \$12.00 |
| 2369797 | 06/03/2008 10:29 | QUIT CLAIM DEED | Grantee GAILEY TREE LLC | 03/28/2008 | \$10.00 |

Legal Description

ALL OF LOT 1, GERTGE BUSINESS PARK LOT 1 & RAMPTON MEDICAL PLAZA LOT 2 AMENDED. CONT. 5.43000 ACRES.