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RECORDED/MAIL TO:
Washington City
1305 E Washington Dam Rd.
Washington, UT 84780

DOC # 20180018710

Agreement Page 1 of 10
Russell Shirts Washington County Recorder
05/04/2018 01:24:17 PM Fee \$ 0.00
By WASHINGTON CITY



Storm Water Management BMP
Maintenance Agreement
Washington City, Utah

Tax ID: W-209-D-1

WHEREAS, the Property Owner Dean T Terry Investments, LC recognizes that the post construction storm water facilities (hereinafter referred to as "Facilities") must be maintained for the development called, Commerce Hospitality Center, located in Washington City, Washington County, Utah; and

WHEREAS, the Property Owner is the owner of real property more particularly described on Exhibit A attached hereto (hereinafter referred to as "the Property") and on which the Facilities are located; and

WHEREAS, The City of Washington (hereinafter referred to as "the City") and the Property Owner, or its administrators, executors, successors, heirs, or assigns, including any homeowners association, agree that the health, safety and welfare of the citizens of the City require that the Facilities be constructed and maintained on the property, and

WHEREAS, it is required that the Facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns, including any homeowners association.

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

SECTION 1

The Facilities shall be constructed by the Property Owner in accordance with the approved plans and specifications for the development.

SECTION 2

The Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, shall maintain the Facilities in good working condition acceptable to the City and in accordance with the Schedule of Long Term Maintenance Activities agreed hereto and attached as Exhibit B.

SECTION 3

The Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the Facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry. All easements as shown on the Final Plat shall be maintained to allow access to the Facilities.

SECTION 4

In the event the Property Owner, its administrators, executors, successors, heirs or assigns, including any homeowners association, fails to maintain the Facilities as shown on the approved plans and specifications in good working order acceptable to the City, the City, with due notice, may enter the property and take whatever steps it deems necessary to return the Facilities to good working order. This provision shall not be construed to allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities and in no event shall this Agreement be construed to impose any such obligation on the City.

SECTION 5

In the event the City, pursuant to the Agreement, performs work of any nature, 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 City within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Property Owner's failure to maintain the Facilities.

SECTION 6

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

SECTION 7

Sediment accumulation resulting from the normal operation of the Facilities will be properly removed. The Property Owner will make accommodation for the removal and disposal of all accumulated sediments. Accumulated sediments will be disposed of properly offsite.

SECTION 8

The Property Owner shall use the standard SMP Operation and Maintenance Checklist, available from the City and by this reference made a part hereof for the purpose of a minimal annual inspection of the Facilities by a qualified inspector. This annual inspection shall be submitted to the City on or before July 1st each year, after inspection is completed by a qualified inspector.

SECTION 9

Except as specifically provided in the final sentence of this Section 9, the Property Owner, its administrators, executors, successors, heirs and assigns, including any homeowners association, hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the Facilities by the Property Owner or the City when the City act in accordance with Section 4 of this agreement. In the event a claim is asserted against the City, its authorized agents or employees, the City 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 claim against the City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith. During such period of time as the State of Utah, through the School and Institutional Trust Lands Administration or any other State agency, is the owner of the property, then both the State of Utah (through the applicable agency) and the City shall each be liable for its own negligent acts.

SECTION 10

This Agreement shall be recorded among the deed records of the Recorder of Washington County and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, heirs, assigns, including any homeowners association, and any other successors in interest.

SECTION 11

This Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

SECTION 12

Invalidation of anyone of the provisions of this Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

MAINTENANCE AGREEMENT

PROPERTY OWNER

BY: Dean Terry

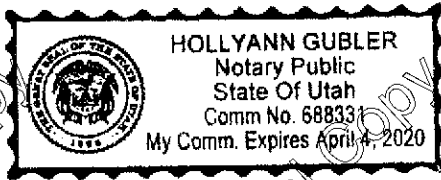
Title: Manager

Attachments: Exhibit A Legal Description(s) of Property
Exhibit B Schedule of Long Term Maintenance Activities

STATE OF Utah
COUNTY OF washington :ss.

On the 17 day of April, 2018, personally appeared before me Dean Terry and _____, personally known to me or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Hollyann Gubler
NOTARY PUBLIC
Residing at: Washington County

My Commission Expires:
April 4, 2020

Exhibit B

Storm water Management BMP
Schedule of Long Term Maintenance Activities
Washington City, Utah

Activity	Frequency	Notes
Inspection	Annually	It is recommended that the SMP Operation and Maintenance Checklist, referenced by this agreement, be used as a guiding document. This annual inspection should be submitted to City upon completion.
Mowing and maintenance of vegetation	Variable, depending on vegetation and desired aesthetics	Landscaping and vegetation should be cared for throughout the year to ensure that proper sediment removal and infiltration is maintained and the Facilities remain aesthetically appealing.
Remove trash and debris	As needed or following each storm	Trash and debris should be removed regularly to ensure that the Facilities function properly and operate effectively. Trash often collects at inlet and outlet structures.
Inspect and maintain inlet and outlet structures	Annually	The inlet and outlet structures should be inspected for damage and proper operation.
Sediment removal	Variable (2-5 years is typical)	The removal of sediment is necessary if the Facilities begin to lose capacity or effectiveness.



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PARCEL 1
LEGAL DESCRIPTION

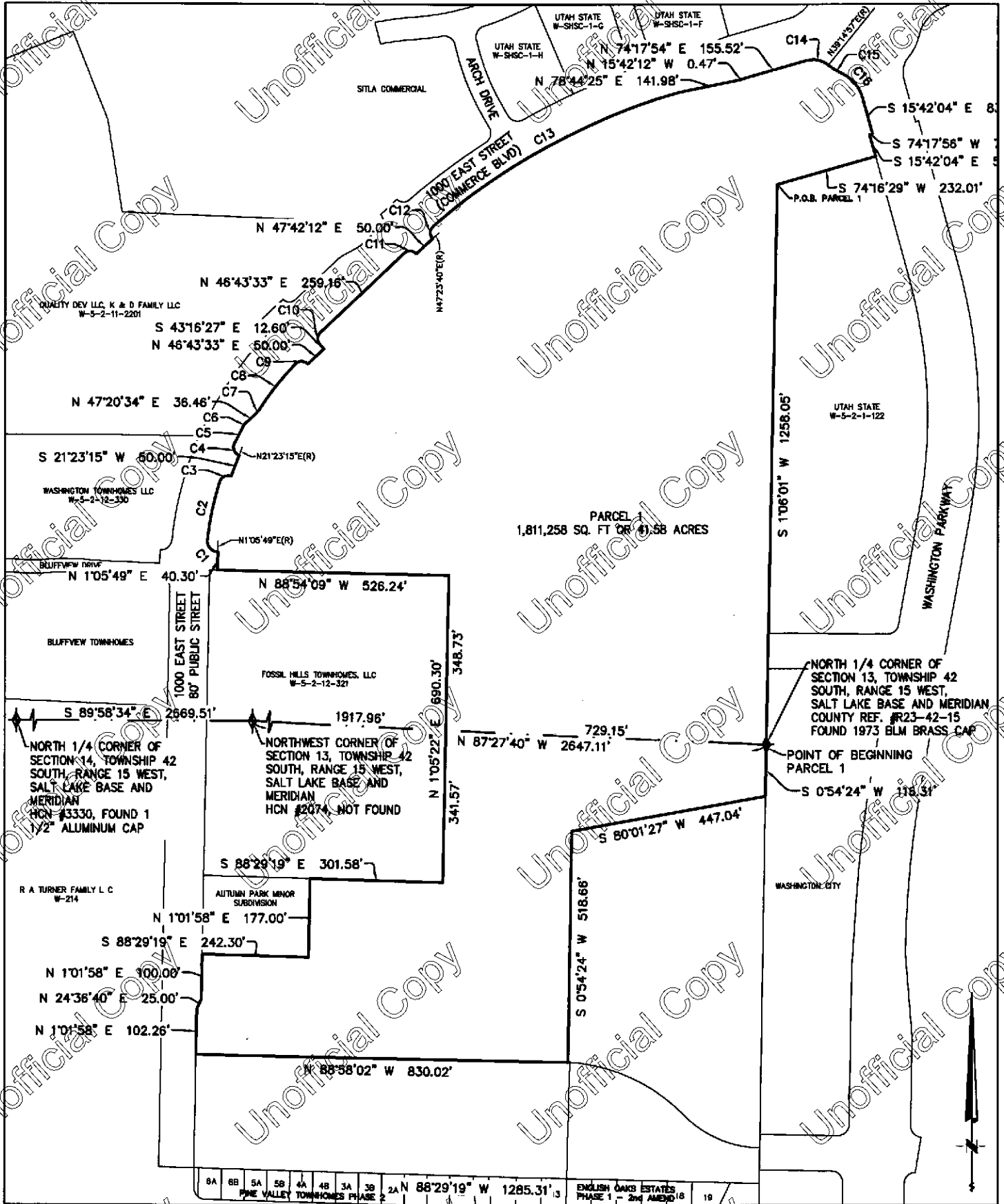
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 0°54'24" W ALONG THE CENTER SECTION LINE 116.31 FEET; THENCE S 80°01'27" W 447.04 FEET; THENCE S 0°54'24" W 518.66 FEET; THENCE N 88°58'02" W 830.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF 1000 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; (1) N 1°01'58" E 102.26 FEET; (2) THENCE N 24°36'40" E 25.00 FEET; (3) THENCE N 1°01'58" E 100.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF AUTUMN PARK MINOR SUBDIVISION, RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) S 88°29'19" E 242.30 FEET; (2) THENCE N 1°01'58" 177.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN WARRANTY DEED DOCUMENT NUMBER 20070027171, RECORDED AND ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES; (1) S 88°29'19" E 301.58 FEET; (2) THENCE 1°05'22" E 690.30 FEET; (3) THENCE N88°54'09" W 526.24 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF 1000 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWENTYFOUR (26) COURSES; (1) N 1°05'49" E 40.30 FEET TO A POINT ON A 25.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT WHICH RADIUS BEARS N 1°05'49" E; (2) THENCE ALONG THE ARC OF SAID CURVE 41.61 FEET THROUGH A CENTRAL ANGLE OF 95°22'25" TO A POINT ON A 690.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; (3) THENCE ALONG THE ARC OF SAID CURVE 133.27 FEET THROUGH A CENTRAL ANGLE OF 11°03'58" TO A POINT ON A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; (4) THENCE ALONG THE ARC OF SAID CURVE 32.76 FEET THROUGH A CENTRAL ANGLE OF 93°51'04" (5) THENCE N 21°23'15" E 50.00 FEET TO A POINT ON A 20.00 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT WHICH RADIUS BEARS N 21°23'15" E; (6) THENCE ALONG THE ARC OF SAID CURVE 32.76 FEET THROUGH A CENTRAL ANGLE OF 93°51'04" TO A POINT ON A 690.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; (7) THENCE ALONG THE ARC OF SAID CURVE 43.90 FEET THROUGH A CENTRAL ANGLE OF 2°38'44" TO A POINT ON A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; (8) THENCE ALONG THE ARC OF SAID CURVE 6.44 FEET THROUGH A CENTRAL ANGLE OF 18°27'31" ; (9) THENCE N 47°20'34" E 36.46 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT; (10) THENCE ALONG THE ARC OF SAID CURVE 5.09 FEET THROUGH A CENTRAL ANGLE OF 14°34'38" TO A POINT ON 678.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; (11) THENCE ALONG THE ARC OF SAID CURVE 136.34 FEET THROUGH A CENTRAL ANGLE OF 11°31'19" TO A POINT ON A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; (12) THENCE ALONG THE ARC OF SAID CURVE 32.27 FEET THROUGH A CENTRAL ANGLE OF 92°26'19"; (13) THENCE N 46°43'33" E 50.00 FEET; (14) THENCE N 43°16'27" W 12.60 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; (15) THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; (16) THENCE N 46°43'33" E 259.16 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; (17) THENCE ALONG THE ARC OF SAID CURVE 31.65 FEET THROUGH A CENTRAL ANGLE OF 90°40'07"; (18) THENCE N 47°42'12" E 50.00 FEET TO A POINT ON A 20.00 FOOT NON-TANGENT CURVE TO THE RIGHT WHICH RADIUS BEARS N 47°23'40" E; (19) THENCE ALONG THE ARC OF SAID CURVE 32.04 FEET THROUGH A CENTRAL ANGLE OF 91°47'05" TO A POINT ON A 1460.00 FOOT COMPOUND CURVE TO THE RIGHT; (20) THENCE ALONG THE ARC OF SAID CURVE 640.04 FEET THROUGH A CENTRAL ANGLE OF 25°07'03"; (21) THENCE N 78°44'25" E 141.98 FEET; (22) THENCE N 15°42'12"



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W 0.47 FEET; (23) THENCE N 74°17'54" E 155.52 FEET TO A POINT ON A 55.50 FOOT RADIUS CURVE TO THE RIGHT; (24) THENCE ALONG THE ARC OF SAID CURVE 53.13 FEET THROUGH A CENTRAL ANGLE OF 54°51'11" TO A POINT ON A 129.50 FOOT NON-TANGENT REVERSE CURVE TO THE LEFT WHICH RADIUS BEARS N 39°14'57" E; (25) THENCE ALONG THE ARC OF SAID CURVE 34.90 FEET THROUGH A CENTRAL ANGLE OF 15°26'28" TO A POINT ON A 85.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; (26) THENCE ALONG THE ARC OF SAID CURVE 75.49 FEET THROUGH A CENTRAL ANGLE OF 50°35'20"; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF WASHINGTON PARKWAY; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; (1) S 15°42'04" E 83.89 FEET; (2) THENCE S 74°17'56" W 7.00 FEET; (3) THENCE S 15°42'04" E 51.00 FEET; THENCE S 74°16'29" W 232.01 FEET; THENCE S 1°06'01" W 1258.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,811,258 SQUARE FEET OR 41.58 ACRES



8A	8B	5A	5B	4A	4B	3A	3B	2A	N 88°29'19" W 1285.31'	ENGLISH OAKS ESTATES PHASE 1 - 2nd AMEND 18	18
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EXHIBIT A
PARCEL 1
B&G #171067



BUSH & GUDGELL, INC
 Engineers - Planners - Surveyors
 205 East Tabernacle Suite #4
 St. George, Utah 84770
 Phone (435) 673-2337 / Fax (435) 673-3161



Bush and Guggell, Inc.
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PARCEL 2
LEGAL DESCRIPTION

BEGINNING AT A POINT S 0°54'24" W ALONG THE CENTER SECTION LINE 323.06 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 13, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S 0°54'24" W ALONG THE CENTER SECTION LINE 80.25 FEET TO A POINT ON THE NORTH LINE OF ENGLISH OAK ESTATES PHASE 1, SECOND AMENDED, AS ON FILE IN THE WASHINGTON COUNTY RECORDERS OFFICE; THENCE N 88°29'19" W ALONG SAID NORTH LINE 437.73 FEET; THENCE N 1°30'40" E 261.93 FEET TO A POINT ON THE ARC OF A 400.00 FOOT NON-TANGENT RADIUS TO THE RIGHT WHICH RADIUS BEARS S 3°51'28" W; THENCE ALONG THE ARC OF SAID CURVE 290.44 FEET THROUGH A CENTRAL ANGLE OF 41°36'11" TO A POINT ON A 250.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG THE ARC OF SAID CURVE 193.91 FEET THROUGH A CENTRAL ANGLE OF 44°26'31" TO THE POINT OF BEGINNING.

CONTAINS 76,728 SQ. FT. OR 1.76 ACRES

B&G 171067

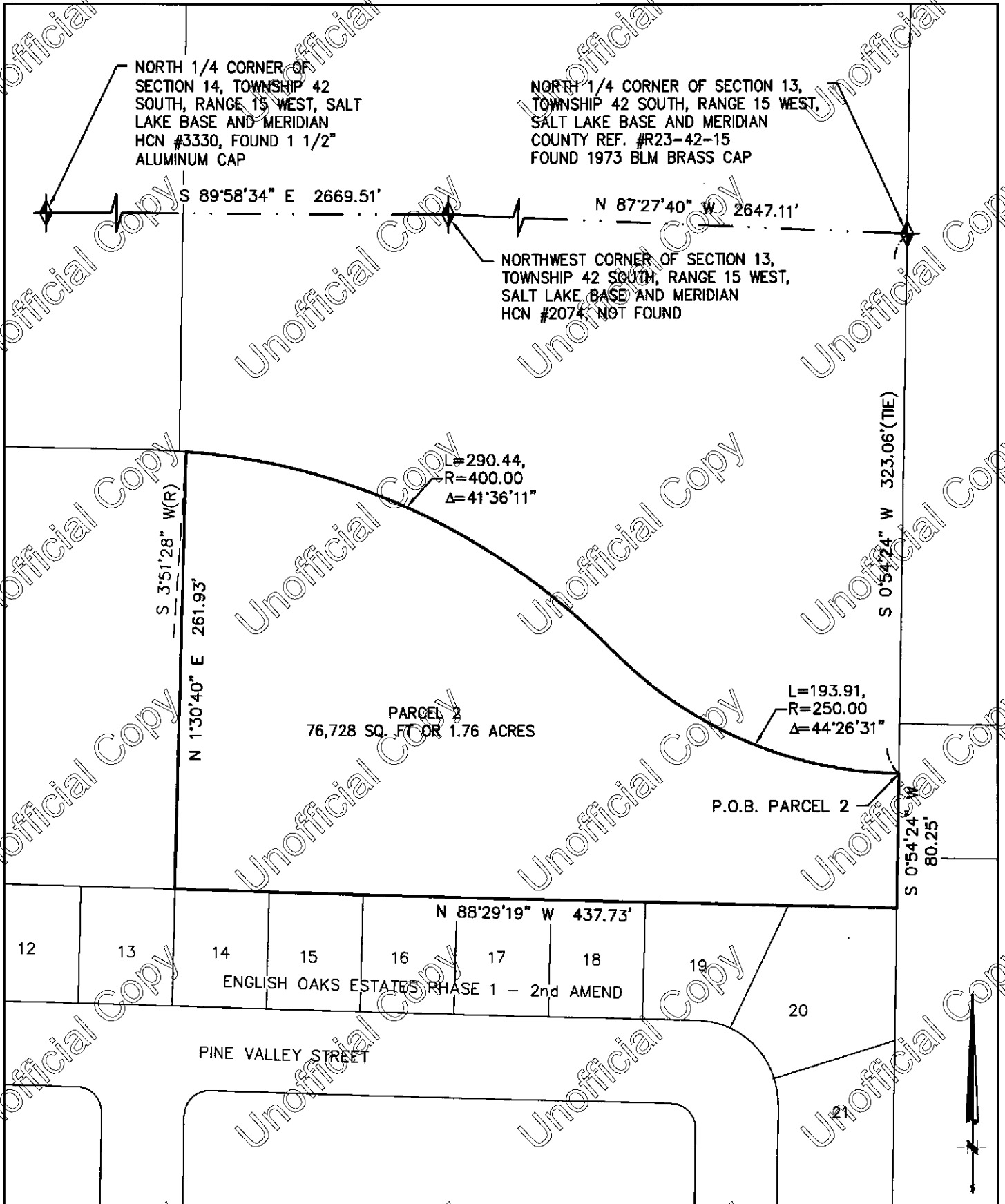


EXHIBIT A
PARCEL 2
B&G #171067



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