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Book - 11084 Pg - 4080-4092
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: ARA, DEPUTY - WI 13 P.

After recording, please mail to:

City of South Jordan
Attn: City Recorder
1600 Towne Center Drive
South Jordan, Utah 84095

Affects Parcel No(s): 26243030020000 / 26243030010000 / 26243530120000

Property/Subdivision: Daybreak Village 7A Plat 3

Project Name: Daybreak Business Park - Lots C-103, C-104 & C-105

STORMWATER FACILITIES MAINTENANCE AGREEMENT

This Stormwater Facilities Maintenance Agreement (this "Agreement") is made between the City of South Jordan, a Utah municipal corporation (the "City"), and by Daybreak 23, L.L.C., a Utah limited liability company and Daybreak 4, L.L.C., a Utah limited liability company ("Owner").

RECITALS

A. 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 South Jordan City Stormwater Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in Utah Code § 19-5-101, *et seq.*, as amended ("Act").

B. 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 (the "Property").

C. 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.

D. In order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner desires to build and maintain, at the Owner's expense, a storm and surface water management facility and control measures ("Stormwater Facilities") on the Property.

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

F. As 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, the Owner is required to enter into this Agreement addressing the maintenance requirements for the Stormwater Facilities.

The parties agree as follows:

1. **Construction of Stormwater Facilities.** The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in accordance with the plans and specifications identified in the Development Plan and any amendments thereto, which have been approved by the City.

2. **Maintenance of Stormwater Facilities.** The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities on the Property. Owner's maintenance obligations shall include all pipes and channel built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. The pipes, structures and storm water retention systems on the Property used to convey and retain the stormwater runoff from a public right-of-way (Trail Crossing Drive & Hammerfest Drive) will also be required to be maintained by the Owner. The City's maintenance responsibilities of the stormwater system will end at the last structures on Trail Crossing Drive and Hammerfest Drive before entering the Property. Adequate maintenance, for purposes of this Agreement, is defined as keeping the Stormwater Facilities in good working condition so that the Stormwater Facilities are performing their design functions. In the event that a maintenance schedule is set forth in the Development Plan, such maintenance schedule shall be followed.

3. **Annual Inspection of Stormwater Facilities.** The Owner shall, 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 shall cover all aspects of the Stormwater Facilities, including, but not limited to, the structural improvements, berms, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall 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 shall be due by July 31st of each year, commencing the year after the Stormwater Facilities are constructed and complete, and shall be on forms acceptable to the City to be submitted to the Storm Water Department either by Email or postal mail.

4. **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 whenever deemed necessary by the City. The City shall give the Owner not less than 48 hours prior notice of an inspection, except in the event of an emergency. Inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspections shall be 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 Development Plan. The Owner shall be entitled to have its representative accompany the City's inspectors on the Property.

5. **Notice of Deficiencies.** If the City reasonably finds that the Stormwater Facilities contain any defects or are not being adequately maintained, the City shall send the Owner written notice of the defects or deficiencies and provide Owner with a reasonable time to cure such defects or deficiencies ("Notice of Deficiency" or "Notice"). The Notice shall be hand-delivered to the Owner or sent certified mail to the Owner at the Property address.

6. **Owner to Make Repairs.** The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities within the cure period stated in the Notice of Deficiency.

7. **The City's Corrective Action Authority.** If the Owner fails to correct the items in the Notice of Deficiency, the City may enter upon the Property and take whatever steps are reasonably required to correct any deficiencies and may charge the costs of such repairs to the Owner. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. 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 provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

8. **Reimbursement of Costs.** In the event the City performs any work or expends any funds to correct any deficiency in the Notice, including without limitation, labor, use of equipment, supplies, materials, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt of supporting documentation. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. The Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments or enforcement of this Agreement.

9. **Successor and Assigns.** This Agreement shall be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its operators, successors, or assigns, and shall bind all present and subsequent owners of the Property.

10. **Severability Clause.** The provisions of this Agreement shall be 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 Agreement shall not be affected thereby.

11. **Utah Law and Venue.** This Agreement shall be 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 shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

12. **Indemnification.** The Owner specifically and expressly agrees to indemnify, and save and hold harmless the City (including without limitation its elected and appointed officers, employees, successors, and assigns) from and against any and all demands, liabilities, claims, damages, actions, attorney fees, or other costs incurred by the City and/or proceedings in law or equity (including reasonable attorneys' fees and costs of suit), to the extent caused by or resulting from any negligence, gross negligence, intentional misconduct, or under any other actionable fault of the Owner (including without limitation its employees, agents, operators, subcontractors, or contractors) in the performance or failure of performance of the Owner provided herein, or to be provided hereunder.

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

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

[Signature page to follow]

Note: If Owner is a corporation, Limited Liability Company, Partnership, Trust or other legal entity, rather than an individual, the following signature and acknowledgement must be used.

Owner: Daybreak 23, L.L.C.
By: Brian Shelley
Name: Brian Shelley
Title: V.P., Colmena Capital, Inc., a Manager of Daybreak 23, L.L.C.
Date: 11/18/2022

Representative Capacity Acknowledgement

State of Utah)

County of Salt Lake)
§

On this 18th day of November, 2020, personally appeared before me, Brian Shelley (name of document signer(s)), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the, V.P. (title of office) of, Colmena Capital, Inc., a Manager of Daybreak 23, LLC (name of legal entity) and that said document was signed by him/her in behalf of said legal entity by Authority of its Bylaws, Resolution of its Board of Directors, Trust documents or other authorizing documents and said, Brian Shelley (name of document signer(s)) acknowledged to me that said legal entity and owner executed the same.

Witness my hand and official seal.

Yvonne M. Schenk
(Notary signature)



(notary seal)

Note: If Owner is a corporation, Limited Liability Company, Partnership, Trust or other legal entity, rather than an individual, the following signature and acknowledgement must be used.

Owner: Daybreak 4, L.L.C.
By: Brian Shelley
Name: Brian Shelley
Title: V.P. Colmena Capital, Inc., a Manager of Daybreak 4, L.L.C.
Date: 11/18/2020

Representative Capacity Acknowledgement

State of Utah)

County of Salt Lake)

On this 18th day of November, 2020, personally appeared before me, Brian Shelley (name of document signer(s)), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the, V.P. (title of office) of, Colmena Capital, Inc., a Manager of Daybreak 4, LLC (name of legal entity) and that said document was signed by him/her in behalf of said legal entity by Authority of its Bylaws, Resolution of its Board of Directors, Trust documents or other authorizing documents and said, Brian Shelley (name of document signer(s)) acknowledged to me that said legal entity and owner executed the same.

Witness my hand and official seal.

Yvonne M Schenk
(Notary signature)



(notary seal)

EXHIBIT A

(Property Legal Description)

All of lots C-103, C-104 and C-105 of the Daybreak Village 7A Plat 3 Subdivision Amending Lot WTC2 of the Kennecott Daybreak Master Subdivision #1 Amended and Lot Z108 of the VP Daybreak Operations-Investments Plat 1 and Lot P-126 of the Daybreak Lake Avenue from Mountain View Corridor to 6000 West Subdivision.

Contains 14.59 acres, more or less.

**SUPPLEMENTAL CONTACT INFORMATION
SHEET FOR
SOUTH JORDAN CITY
STORMWATER FACILITIES
MAINTENANCE
AGREEMENT**

CONTACT INFORMATION

Name (Main Contact): Nate Bullen **Phone:** (801)961-1121
Address: 1201 E. Wilmington Ave., Ste. 115
City: Salt Lake City **State:** UT **Zip:** 84106
Contact Person: Nate Bullen **Phone:** (801)961-1121
Contact Email: nate@colmenagroup.com

SECONDARY CONTACT INFORMATION (ASSIGNED/ OR DEPARTMENT)

Name (Main Contact): Ryan Kimball **Phone:** (801)355-4300
Address: 1000 South Main Street, Ste. 104
City: Salt Lake City **State:** UT **Zip:** 84106
Contact Person: Ryan Kimball **Phone:** (801)355-4300
Contact Email: ryan@kimballinvestments.com

Storm Drain Easement 1 – Daybreak Business Park

A storm drain easement being a part of Lot C-105 and C-104, Daybreak Village 7A Plat 3 Subdivision recorded May 18, 2020 as Entry No. 13272988 in Book 2020 of Plats, at Page 118 in the Office of the Salt Lake County Recorder. Said easement is located in the Southwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on a Lot line common to Lots C-104 and C-105, which is 20.06 feet S. 36°32'54" E. from the northwesterly corner of said Lot C-104 also being South 1114.46 feet and East 291.13 feet from the West Quarter Corner of said Section 24; thence N. 53°27'06" E. 34.10 feet; thence S. 36°32'34" E. 44.25 feet; thence S. 53°27'06" W. 167.69 feet; thence N. 36°32'34" W. 36.50 feet; thence S. 53°39'11" W. 19.78 feet; thence S. 11°00'19" W. 134.34 feet; thence S. 03°26'34" E. 51.25 feet; thence S. 36°32'54" E. 321.66 feet; thence S. 67°35'05" W. 47.68 feet to a southwesterly line of said Lot 105 and a point of non-tangency with a 532.50 – foot radius curve to the left, concave southwesterly (Radius point bears S. 53°37'02" W.); thence Northwesterly 9.99 feet along the arc of said curve, through a central angle of 01°04'30" (Chord bears N. 36°55'13" W. 9.99 feet); thence N. 65°02'26" E. 37.05 feet; thence N. 36°32'54" W. 310.44 feet; thence N. 03°26'34" W. 55.49 feet; thence N. 11°00'19" E. 124.62 feet; thence S. 54°14'22" W. 39.78 feet; thence S. 81°20'24" W. 14.35 feet; thence N. 00°49'21" E. 71.92 feet; thence N. 86°25'02" E. 26.32 feet to a point of tangency with a 186.13 – foot radius curve to the left, concave northerly; thence Easterly 94.23 feet along the arc of said curve, through a central angle of 29°00'25" (Chord bears N. 71°54'50" E. 93.23 feet); thence N. 56°56'08" E. 39.37 feet; thence S. 42°51'38" E. 10.53 feet; thence N. 53°27'06" E. 26.08 feet to the **Point of Beginning**.

The above described storm drain easement contains 18,334 square feet in area or 0.421 acre, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: S. 89°55'30" E. per said Daybreak Village 7A Plat 3 Subdivision along a monument line between the Southwest corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Storm Drain Easement 2 – Daybreak Business Park

A storm drain easement being a part of Lots C-103 and C-104, Daybreak Village 7A Plat 3 Subdivision recorded May 18, 2020 as Entry No. 13272988 in Book 2020 of Plats, at Page 118 in the Office of the Salt Lake County Recorder. Said easement is located in the Southwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on a Lot line common to Lots C-103 and C-104, which is 9.52 feet S. 42°18'04" E. from the northwesterly corner of said Lot C-103 also being South 905.07 feet and East 488.83 feet East from the West Quarter Corner of said Section 24; thence N. 53°35'19" E. 164.73 feet; thence S. 36°20'11" E. 18.64 feet; thence S. 53°14'15" W. 123.70 feet; thence S. 36°16'05" E. 15.71 feet; thence S. 50°00'08" W. 57.72 feet; thence S. 38°16'24" E. 20.31 feet; thence S. 56°25'56" W. 85.08 feet; thence S. 53°33'58" W. 112.76 feet; thence N. 37°30'32" W. 19.88 feet; thence N. 43°04'00" E. 179.66 feet; thence N. 26°20'37" W. 8.64 feet to a northwesterly line of said Lot C-104 and a point of non-tangency with a 495.50 – foot radius curve to the right, concave southeasterly (Radius point bears S. 43°32'31" E.); thence Northeasterly 10.43 feet along the arc of said curve, through a central angle of 01°12'24" (Chord bears N. 47°03'41" E. 10.43 feet); thence S. 26°20'37" E. 7.86 feet; thence N. 53°09'26" E. 26.95 feet to the **Point of Beginning**.

The above described easement contains 12,271 square feet in area or 0.281 acre, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: S. 89°55'30" E. per said Daybreak Village 7A Plat 3 Subdivision along a monument line between the Southwest corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

Storm Drain Easement 3 – Daybreak Business Park

A storm drain easement being a part of Lot C-103, Daybreak Village 7A Plat 3 Subdivision recorded May 18, 2020 as Entry No. 13272988 in Book 2020 of Plats, at Page 118 in the Office of the Salt Lake County Recorder. Said easement is located in the Southwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on a northwesterly line of said Lot C-103, which is 22.63 feet S. 53°48'31" W. from a northerly corner of said Lot C-103 also being South 694.13 feet and East 758.28 from West Quarter Corner of said Section 24; thence S. 36°58'22" E. 9.37 feet; thence N. 54°13'23" E. 19.87 feet; thence S. 32°30'49" E. 26.92 feet; thence S. 27°43'04" E. 231.20 feet; thence S. 59°50'07" W. 13.11 feet; thence N. 36°29'17" W. 188.72 feet; thence S. 54°22'41" W. 18.90 feet; thence N. 38°13'04" W. 9.64 feet; thence N. 25°08'58" W. 37.65 feet; thence N. 36°10'03" W. 19.12 feet; thence N. 54°13'23" E. 31.96 feet; thence N. 36°58'23" W. 9.16 feet to said northwesterly line of Lot C-103; thence N. 53°01'38" E. 10.00 feet to the **Point of Beginning**.

The above described easement contains 9,407 square feet in area or 0.215 acre, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: S. 89°55'30" E. per said Daybreak Village 7A Plat 3 Subdivision along a monument line between the Southwest corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and the Southeast Corner of Section 19, Township 3 South, Range 1 West, Salt Lake Base and Meridian.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD BRG	CHD LEN
C1	9.99	532.50	1°04'30"	N36° 55' 13"W	9.99
C2	94.23	186.13	29°00'25"	N71° 54' 50"E	93.23
C3	10.43	495.50	1°12'24"	N47° 03' 41"E	10.43

LINE TABLE

LINE #	LENGTH	BEARING
L1	34.10	N53° 27' 06"E
L2	6.92	N7° 27' 50"E
L3	44.25	S36° 32' 34"E
L4	36.50	N36° 32' 34"W
L5	19.78	S53° 39' 11"W
L6	37.05	N65° 02' 26"E
L7	55.49	N3° 26' 34"W
L8	124.62	N11° 00' 19"E
L9	39.78	S54° 14' 22"W

L10	14.35	S81° 20' 24"W
L11	71.92	N0° 49' 21"E
L12	26.32	N86° 25' 02"E
L13	39.37	N56° 56' 08"E
L14	10.53	S42° 51' 38"E
L15	26.06	N53° 27' 06"E
L16	18.64	S36° 20' 11"E
L17	20.31	S38° 16' 24"E
L18	19.88	N37° 30' 32"W
L19	8.64	N26° 20' 37"W
L20	7.86	S26° 20' 37"E
L21	26.95	N53° 09' 26"E
L22	9.64	N38° 13' 04"W
L23	37.65	N25° 08' 58"W
L24	19.12	N36° 10' 03"W

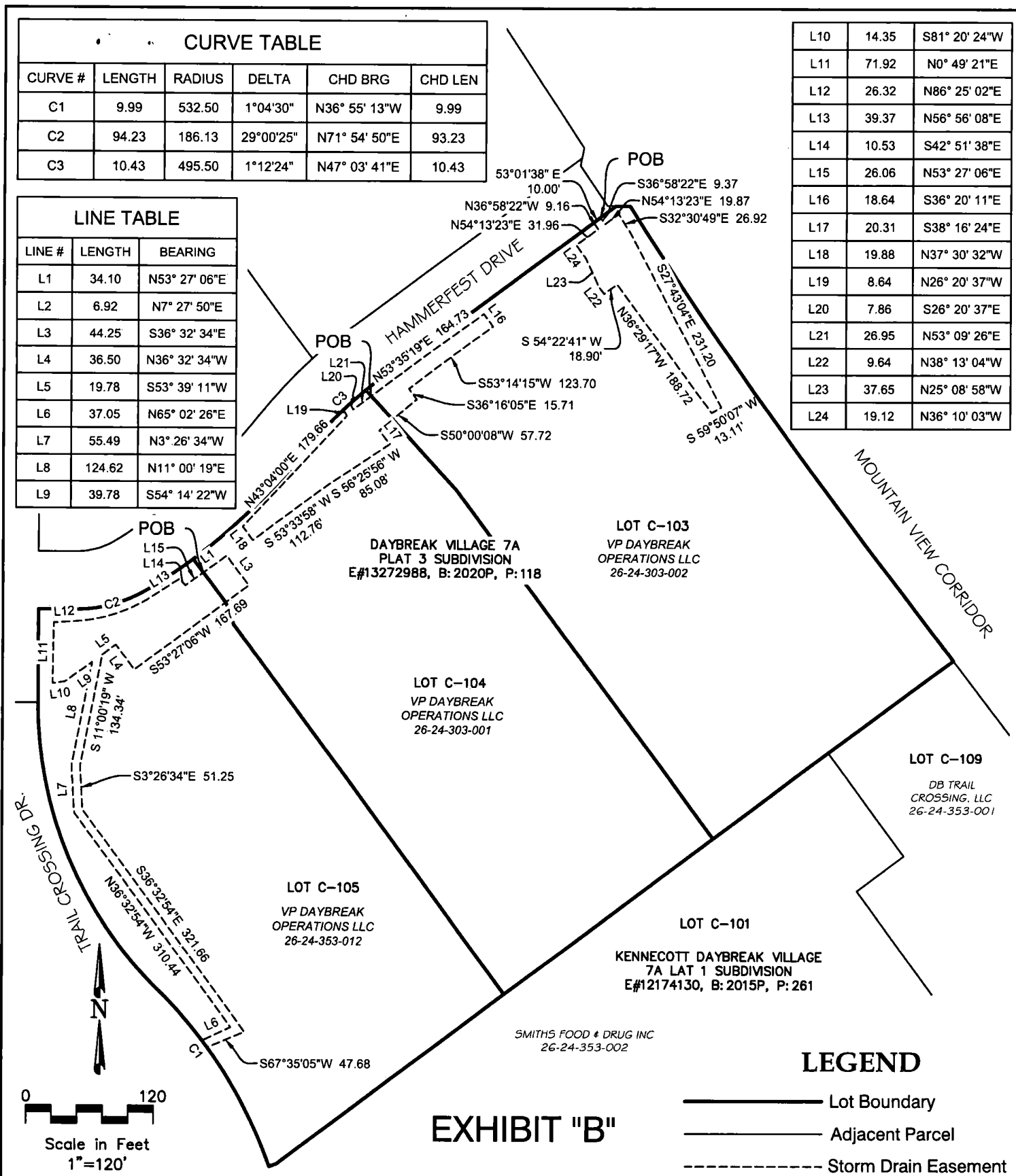


EXHIBIT "B"

LEGEND

- Lot Boundary
- Adjacent Parcel
- - - - - Storm Drain Easement

VP DAYBREAK OPERATIONS LLC
Storm Drain Easement

PREPARED BY:



3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

Assessor Parcel No:
26-24-353-012, 26-24-303-001, 26-24-303-002

Southwest Quarter
Sec. 24, T.3S., R.2W., S.L.B.&M.

November 10, 2020

BK 11084 PG 4092

Page 2 of 2