

RETURNED

Customer no. 4464

Property no. 4574

FEB 25 2002

Farmington Area Pressurized Irrigation District IRRIGATION WATER APPLICATION AGREEMENT

AGREEMENT made in duplicate this 13th day of December, 2001, between:

Ivy Properties LLC

and

FARMINGTON AREA PRESSURIZED
IRRIGATION DISTRICT
485 East Shepard Lane
Kaysville, Utah 84037
(the "District")

218 S 200 W

Farmington UT 84025
("User" Mailing Address)

Jarm 12-BC

E 1731844 B 2991 P 107
SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 FEB 25 8:06 AM FEE .00 DEP MT
REC'D FOR FARMINGTON AREA PRESSURIZED IR

WITNESSETH:

WHEREAS, the District is organized as a special improvement district and has developed a water distribution system to supply irrigation water to land located within the District boundaries; and User owns property within the boundary lines of the District and desires to make application for water to irrigate User's land;

NOW, THEREFORE, the parties agree as follows:

1. User hereby applies to the District for a connection to the District's distribution system (Service connection category type: Residential, Agricultural; or Special need) and a full water right to irrigate the 6.61 acres of land owned or under contract to purchase by User situated in Davis County, State of Utah, at the address commonly known as (property address) Same and more particularly described as follows (the "Property"):

Tax Serial Number: 08-087-0123

Subdivision:

Lot Number:

Legal Description:

See Attached

2. For each distribution delivery point located on or adjacent to the Property, User shall pay an initial application agreement fee of \$300.00, plus the cost of installation, for a total of \$paid.

3. The parties covenant and agree to all of the General Provisions set forth on page 2 of this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement the day and year first above written.

USER:

DISTRICT: FARMINGTON AREA
PRESSURIZED IRRIGATION DISTRICT

[Signature], Manager

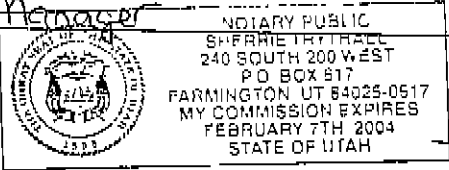
By: [Signature]

Phone # (801) 451-0120

Title: ASST. OFFICE MGR

STATE OF UTAH }
COUNTY OF DAVIS } ss.

The foregoing instrument was acknowledged before me this 13th day of December, 2001 by Greg R. Cowley, Manager, the above-named User



[Signature]
Notary Public

GENERAL PROVISIONS

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A. In addition to the initial service fee, User shall pay to the District an annual water fee (in advance of the irrigation season each year) within thirty (30) days after billing. The annual fee is based upon the amount of the acreage of the Property. User agrees to pay for the right to use such water whether or not User actually takes or uses it.

B. If the amount of Property set forth above is reduced by sale or other conveyance, the amount of the annual fee for the water shall be proportionally reduced upon application by User to the District. However, any property divided off from the Property shall not be entitled to use the water of the District until the new owner has applied, and paid to the District required service fees, for the use of the water.

C. User shall not permit anyone to connect to any water line which serves the Property or is located thereon.

D. User covenants and agrees to abide by all of the District rules, regulations, and policies now presently in force or hereafter adopted by the District.

E. Any and all delinquent sums owed hereunder by User shall bear interest at the rate of 18% per annum until paid in full. Any and all sums owed hereunder (including interest) shall constitute a lien against the Property.

F. This Agreement and the covenants of User herein shall run with the Property and shall be binding upon the representatives, successors and assigns of User and cannot be transferred or assigned to any other parcel of land located within the District boundaries.

G. If User fails to pay sums owed hereunder within thirty (30) days after due date, or in any other way breaches this Agreement, then in addition to the District's other rights and remedies available at law or in equity, the District shall have all of the following rights and remedies, which shall be cumulative:

- (1) The District may terminate water service to the Property;
- (2) The District may foreclose its lien against the Property, as a mortgage; and
- (3) The District may bring suit to recover the delinquent sums owed or to recover damages or seek such other remedies as are appropriate.

H. If User's line is disconnected from the District's distribution system for failure to pay fees due, or at the request of User, User agrees to pay a new service fee in the amount then being assessed by the District, before the line is reconnected.

I. In the event there is a shortage of water resulting from drought, prior or superior claims, breakage of any water line, or other causes, no liability shall accrue against the District or any of its trustees, officers, agents or employees for any damage, direct or indirect, arising therefrom and any charges due by User shall not be reduced because of any such shortage and damage. Deliveries of water allotted pursuant to this Agreement shall be reduced in the proportion that the number of acre-feet of the District's shortage bears to the total number of acre-feet subscribed for by all users of District water.

J. In the event either party is required to enforce the terms of this Agreement, the defaulting party agrees to pay all costs of enforcement, including a reasonable attorney's fee, whether or not litigation is actually commenced.

K. This Agreement shall remain in full force and effect from year to year unless either of the parties notifies the other, in writing, at least sixty (60) days prior to the end of the current calendar year.

SERIAL# 08-087-0123 ACRES 6.61 ACRES

PAGE 1.

INFO DATE 02/14/2002

TAX NAME 2003: IVY PROPERTIES LLC

PROP. ADDRESS:

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LEGAL DESCRIPTION:

BEG AT A PT WH IS N $0^{\circ}07'50''$ W 1189.14 FT ALG THE SEC LINE FR THE SE COR OF SEC 24-T3N-R1W, SLM; & RUN TH S $89^{\circ}52'10''$ W 246.80 FT, TH DUE S 266.00 FT, TH S $89^{\circ}52'10''$ W 347.81 FT TO THE E R/W LINE OF I-15; TH ALG SD E R/W LINE THE FOLLOWING 2 COURSES & DIST: N $24^{\circ}43'36''$ W 10.77 FT, N $18^{\circ}45'30''$ W 587.58 FT TO A PT ON A 75 8.51-FT RADIUS CURVE TO THE LEFT; TH ALG THE ARC OF SD CURVE 56.86 FT (CENTRAL ANGLE = $04^{\circ}17'43''$, CHORD BEARING & DISTANCE = S $20^{\circ}54'22''$ E 56.85 FT); TH N $89^{\circ}52'10''$ E 795.98 FT; TH DUE S 247.50 FT; TH DUE W 28.21 FT TO THE POB. LESS & EXC EPGING THE FOLLOWING: BEG AT A PT WH IS N $0^{\circ}07'50''$ W ALG THE SEC LINE 1421.52 FT & S $89^{\circ}52'10''$ W 676.67 FT FR THE SE COR OF SEC 24-T3N-R1W, SLM; & RUN TH S $89^{\circ}52'10''$ W 83.03 FT TO THE FORMER R/W LINE OF INTERSTATE 15 & A PT ON THE ARC OF A 758.51 FT RADIUS CURVE TO THE LEFT; TH ALG SD CURVE FOR AN ARC DIST OF 72.94 FT (CENTRAL ANGLE = $05^{\circ}30'34''$, CHORD = S $27^{\circ}04'08''$ E 72.91 FT); TH N $89^{\circ}52'10''$ E 50.00 FT; TH N $0^{\circ}07'50''$ W 65.00 FT TO THE POB. CONT. 6.61 ACRES