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WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, UT 84114-8240

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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
UDOT
PO BOX 148420
SLC UT 84114-8240
BY: TBA. DEPUTY - WI 10 P.

UTAH DEPARTMENT OF TRANSPORTATION DRAINAGE AGREEMENT

1426476043 Lot 1
1426476044 Lot 2
1426476045 Lot 3
1426476046 Lot 4
1426476047 Lot 6
1426476048 Lot 5

SALT LAKE County

Tax ID No. 14264760340000

This Drainage Agreement made and entered into this 23 day of September
20__ between Utah Department of Transportation ("Department") and

AA Alpine self Storage West Valley City LLC ("Permittee"), who owns the property described in Exhibit A.

RECITALS

The Permittee (property owner) desires to construct a drainage system and a drainage connection within the Department Right of Way subject to the requirements and conditions described in the Permit.

Department's Policy 08A-06 requires the Permittee to sign the Drainage Agreement as part of the permitting process for a drainage connection.

The parties agree as follows:

(1) **COMPLIANCE:** Permittee must comply with the conditions in the permit and applicable state and federal statutes, regulations and rules. The Department may perform inspection of Permittee's drainage system to monitor compliance with the Permit and with state and federal statutes, regulations, and rules. Permittee grants the Department access to the Permittee's property for inspection or to perform any repairs to prevent damage to the Department's Right of Way. The Department's inspection does not relieve the Permittee of its responsibilities in meeting the Permit conditions. The Permittee is responsible for the Department's inspection costs. Permittee's responsibilities include:

- a) Permittee is responsible for repairing and restoring any portion of the Department Right of Way and drainage systems located therein that may be damaged as a result of making the drainage connection or as the result of any subsequent drainage originating from the Permittee's property.
- b) Permittee must not increase its drainage discharge into the Department's drainage system without the written permission of the Department.
- c) A bonded contractor must apply for the required permit to install drainage systems in the Department Right of Way prior to the commencement of any such work.
- d) The Permittee is responsible to obtain environmental clearances, permits, or other approvals from any other local, state or federal agency that may have regulatory jurisdiction or oversight.

(2) **MAINTENANCE:** Permittee's drainage system must at all times be maintained, repaired, constructed, and operated by and at the expense of the Permittee. The drainage system will be serviced without access from any interstate highway or ramp. The Department may notify the Permittee of any maintenance requirements if the Permittee fails to maintain the drainage system. The Department reserves the right, without relieving the Permittee of its obligations, to reconstruct or make repairs to the drainage system, as it may consider necessary, and the Permittee must reimburse the Department for its cost if the Permittee fails to comply with the Department's written notification and complete the required maintenance.

(3) **FUTURE IMPACTS:** The Department has the right to change its drainage system for any future transportation project. If the Department's drainage system is reconstructed or modified, the Department reserves the right to hold the Permittee responsible for the cost to reconnect to the Department's drainage system. The Department is not responsible for any costs the Permittee incurs due to the drainage system being reconstructed or modified.

(4) **LIABILITY:** Pursuant to R930-7-6(2)(b), the Permittee is required to guarantee satisfactory performance under this Permit. The Department may proceed against Permittee to recover all expenses incurred by the Department, its employees, or contractors in repairing the sections of roadway damaged by the Permittee or its drainage system, including the failure to restore the Right of Way to Department standards. The Permittee will be liable for all costs the Department incurs under this agreement.

The Permittee will indemnify, defend, and hold harmless the Department, its employees, and the State of Utah from responsibility for any damage or liability arising from Permittee's construction, maintenance, repair, or any other related operation of the drainage system pursuant to the Permit issued under this agreement.

The Permittee will not hold the Department liable for damages resulting from any back-up or flow into the Permittee's drainage system or property. The Permittee accepts all risks associated with the connection to the Department's drainage system. The Permittee is responsible for all liability resulting from the discharge of pollutants into the Department's drainage system from its property or drainage system.

(5) CANCELLATION OF PERMIT: Any failure on the part of Permittee to comply with the terms and conditions set forth in the Permit or this Agreement may result in cancellation of the Permit. Failure of the Permittee to pay any sum of money for costs incurred by the Department in association with inspection, reconstruction, repair, or maintenance of the drainage system may also result in cancellation of the Permit. Non-compliance with either the Permit or Agreement may result in the Department removing the drainage system and restoring the highway and Right of Way at the sole expense of the Permittee. The Department will notify the Permittee in writing prior to any cancellation, setting forth the violations, and will provide the Permittee a reasonable time to correct the violations to the satisfaction of the Department. The Department may order the Permittee to remove its drainage system if the violations are not corrected.

(6) SUCCESSORS AND ASSIGNS: All covenants, obligations and agreements will be binding upon the parties, their successors and assigns and run with the land as described in Exhibit A until the drainage connection is removed from the Department's Right of Way.

(7) MISCELLANEOUS:

- a) Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of the Agreement at the request of the other party.
- b) This Agreement does not create any type of agency relationship, joint venture, or partnership between the Department and Permittee.
- c) The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.

- d) This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective party and to bind such party.

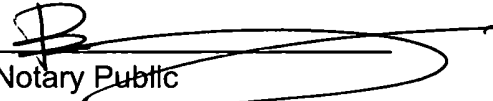
- e) If any portion of this Agreement is held to be invalid or unenforceable for any reason by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other provision, and this Agreement shall be construed as if such invalid or unenforceable provision had never been included.

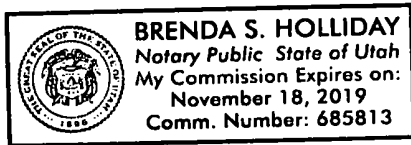
IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CURRENT PROPERTY OWNER/PERMITTEE			
Name Printed:	AA Alpine Self Storage West Valley City LLC - Roman Frazier	Signature:	

State of Utah)
County of SALT LAKE)
On this 23rd day of September, in the year 2019,
Roman Frazier personally appeared before me and duly acknowledged to me that he/she executed this agreement as the current property owner of said property or was authorized to sign the agreement on behalf of the property owner. Witness my hand and official seal.

(NOTARY SEAL)

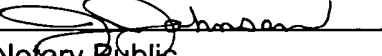

Notary Public



UTAH DEPARTMENT OF TRANSPORTATION – Region Permits Officer			
Name Printed:	<u>Baharak Treweek</u>	Signature:	<u>Baharak Treweek</u>

State of Utah)
County of Salt Lake)
On this 23rd day of September, in the year 2019,
Baharak Treweek personally appeared before me, who duly acknowledged to me that he/she executed this agreement pursuant to the authority delegated to him/her for the Utah Department of Transportation. Witness my hand and official seal.

(NOTARY SEAL)


Notary Public

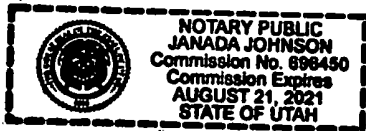


EXHIBIT A (Legal Description of Permittee's Property)

BOUNDARY DESCRIPTION

Beginning at a point on the Westerly Right-of-Way Line of 5600 West Street, said point also being North 00°09'50" West 786.24 feet along the section line and South 89°50'10" West 53.00 feet from the Southeast Corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°50'10" West 110.50 feet;
thence South 00°09'50" East 89.50 feet;
thence South 89°50'10" West 119.00 feet;
thence South 00°09'50" East 60.00 feet;
thence South 89°50'10" West 49.50 feet;
thence South 00°09'50" East 7.12 feet;
thence South 89°50'10" West 321.00 feet;
thence North 00°09'50" West 718.69 feet;
thence South 89°59'10" West 237.00 feet;
thence North 00°09'50" West 185.30 feet to the Southerly Boundary Line of Colt Plaza Subdivision;
thence North 89°59'10" East 726.50 feet along the Southerly Boundary Line of Colt Plaza Subdivision;
thence South 00°09'50" East 185.30 feet;
thence North 89°59'10" East 110.50 feet to the Westerly Right-of-Way Line of said 5600 West Street;
thence South 00°09'50" East 60.00 feet along the Westerly Right-of-Way Line of said 5600 West Street;
thence South 89°59'10" West 110.50 feet;
thence South 00°09'50" East 129.50 feet;
thence North 89°50'10" East 110.50 feet to the Westerly Right-of-Way Line of said 5600 West Street;
thence South 00°09'50" East 371.29 feet along the Westerly Right-of-Way Line of said 5600 West Street to the point of beginning.

Contains 525,423 Square Feet or 12.062 Acres and 6 Lots

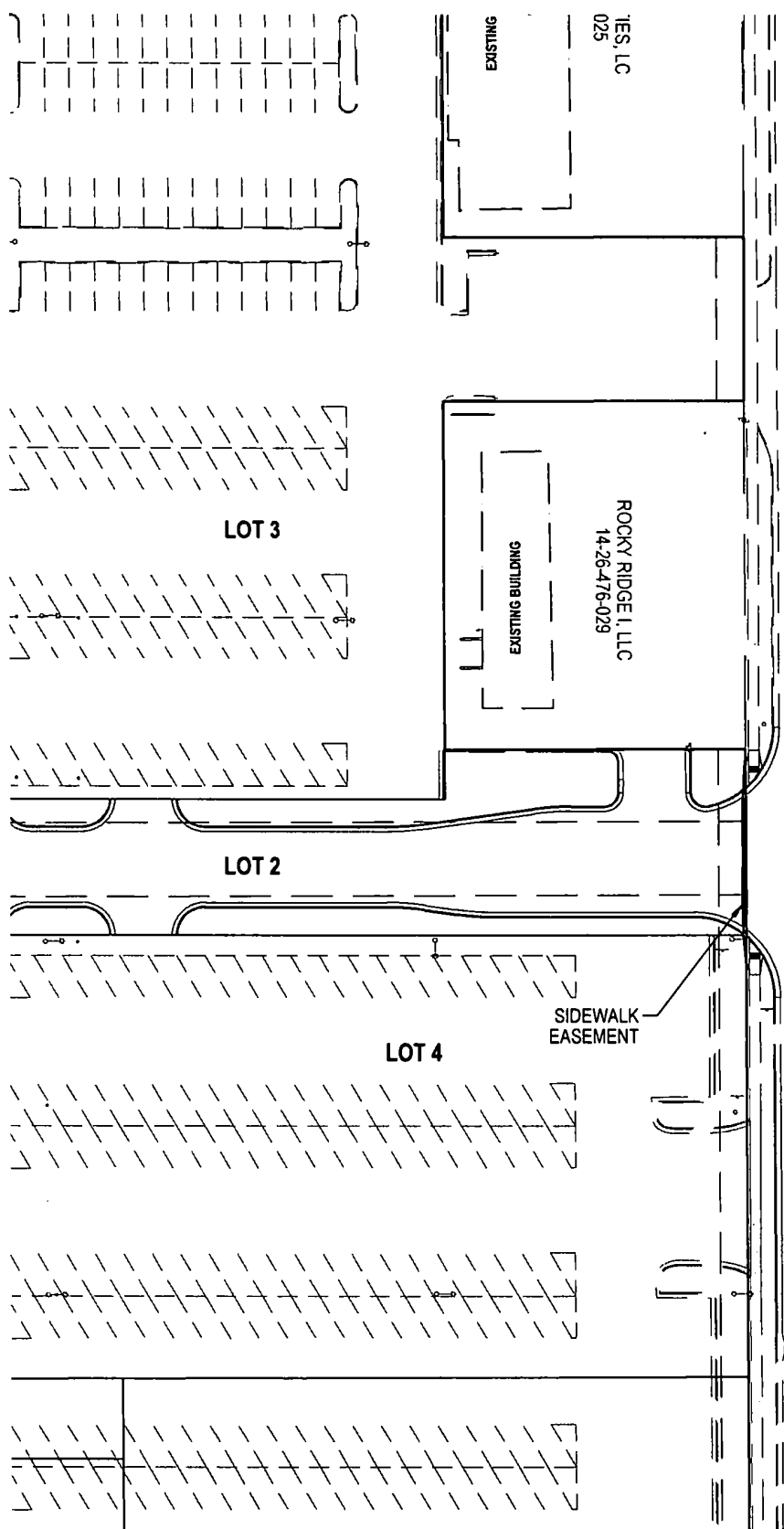
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EXHIBIT A (Legal Description of Permittee's Property)




EXHIBIT B

(include drainage plan showing state route, mile post and location of all drainage systems and drainage calculations)



5600 WEST STREET

HUNTER DR

<p>PROJECT # 8009 DATE 7/29/19</p> <p>1 OF 1</p> <p>FILE: 8009 SIDWALK EASEMENT</p>	<p>ALPINE STORAGE WVC</p> <p>3330 SOUTH 5600 WEST WEST VALLEY CITY, UTAH SIDEWALK EASEMENT</p>	<p>FOR: ALPINE STORAGE ROMAN FRAZIER PHONE: 801-561-6321</p>	<p>45 W. 10000 S. Ste 500 Sandy, UT 84070 Phone: 801.255.0529 Fax: 801.255.4449 www.ensigneng.com</p> 
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