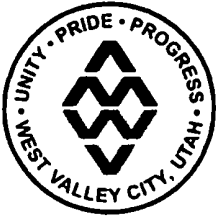


6 NF



WEST VALLEY CITY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
(801)963-3318

Long Term Storm Water Management Permit

Permit #20170398

Work/Project Information

Project Name: Cobalt Landing PUD
Project Location: 3605 S REDWOOD RD
Parcel No.: 15-34-201-009

Permit Holder Information

Permit Holder: Truong Properties, LLC **Contact:** David Truong
Address: 1559 W 3860 S
West Valley City, UT 84119 **Email:** tina@davinails.com
Emergency Contact: Tina Sperry **Primary Phone:** (801)783-2880
Emergency Contact Phone: (801)783-2880 **Mobile Phone:** (801)403-7226

This permit is subject to:

- Per approved Storm Water Management Plan.
- Per approved Project Plans on file with West Valley City Engineering Division.

THIS IS A PERMIT

I acknowledge that this is a permit that is associated with a Storm Water Management Plan and that this Permit will be recorded in the Salt Lake County Recorder's Office and will run with the land. The holder of this permit shall make future owners or tenants on this site aware of this permit and its requirements. Failure to comply with the requirements of this permit is a violation of Title 18 of the West Valley City Municipal Code and will be subject to penalties set forth therein. Upon reasonable notice to the property owner the city will have access to the site to inspect and certify compliance with design, maintenance and operating standards of this permit.

WITNESSED the hand of Permit Holder this 11th day of December, 2017.

Permit Holder Signature

DAVID TRUONG
Printed Name

State of UTAH)

County of Salt Lake)
:SS

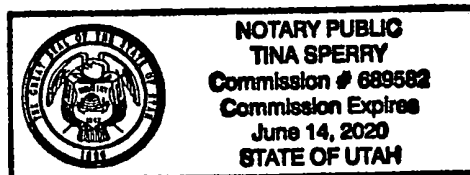
12680886
12/18/2017 11:24 AM \$0.00
Book - 10630 Pg - 4018-4023
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
WEST VALLEY CITY
3600 CONSTITUTION BLVD
WVC UT 84119-3720
BY: DCA, DEPUTY - MA 6 P.

On this 11th day of December, 2017, personally appeared before me David Truong whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she executed the foregoing instrument in the capacity indicated above.

FOR CITY USE ONLY

Name: Walt Weidner Issued: 12 Dec 2017
Title: Development Engineering
Signature: Walt Weidner

Notary Public



APPROVED

By WWeidner at 5:11 pm, Aug 14, 2017

08/14/17

**COBALT LANDING P.U.D.
POST-CONSTRUCTION STORM WATER MANAGEMENT PLAN**

- **No washing of vehicles permitted on site** –No washing of vehicles will be permitted on site.
- **Waste management and disposal** – An outside waste management company will be contracted with the HOA to come to the site and collect the waste from these containers on a weekly basis. The HOA will be responsible for the care and inspection of the container to make sure it is working properly by taking the following measures: 1) They would provide secure areas for their storage containers that would provide limited access. 2) Inspect all waste storage areas at regular intervals and after all storm events to make certain that no waste is entering into any waterways or storm drains. 3) Effort would be made to prevent any waste from entering into any waterways or storm drain catch basins. 4) Ensure all on site personnel/residents utilizes designated storage areas and do not store excessive amounts of material that will not be utilized on site. 5) Waste is to be collected at regular intervals so containers do not overflow and is to be disposed of at properly permitted disposals sites.
- **Impervious area care** – The Cobalt Landing HOA is responsible for street sweeping as well as snow and ice management. Parking areas are to be cleaned and swept monthly. Do not hose down impervious areas to remove dirt and grass clippings. Sweep areas around landscape beds regularly and after applying new mulch to keep wood products from entering the storm drain system.
- **Landscape/Irrigation maintenance** – Landscape maintenance activities to be performed by a professional landscaper include vegetation removal; herbicide and pesticide application; fertilizer application; watering; and other gardening and lawn care practices.
 - **Mowing, Trimming, and Weeding**
 - Collect lawn and garden clippings, pruning waste, tree trimmings, and weeds
 - Place temporarily stockpiled material away from watercourses, and berm or cover stockpiles to prevent material releases to storm drains.
 - **Fertilizer and Pesticide Management**
 - Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
 - Do not use pesticides if rain is expected and apply pesticides only when wind speeds are low.
 - Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
 - **Irrigation Management**
 - Maintain sprinkler systems at rates that do not exceed the infiltration rate of the soil.
 - Observe any runoff on paved surfaces and reposition or adjust sprinkler heads to irrigate only pervious surfaces.
- **Private Storm Drain Maintenance** – Storm Drain Maintenance activities to be performed by trained personnel. The site includes private storm drain piping and structures that is the responsibility of the HOA to maintain.
 - **Inlet Structures and Manholes**

- Quarterly inspections are required to inspect for debris build up, sediment and other items that may impeded the functionality of the system.
- Oil/Water Separator (snout) to be inspected monthly and cleaned at least every six months
- Inspection of the private retention system along the eastern and southern boundaries is to be inspected quarterly
- When debris, sediment or other items are found in the structure they must be removed and disposed of within a 2-week time frame by trained personnel or a professional.
- Yearly inspection of the structures stability for failure shall be performed by trained personnel. They are looking for cracks in the concrete, defects in the lid or any settling of the structure. If these items are found a contractor or professional engineer shall be notified to determine replacement or repair procedures.
- **Fertilizer and Pesticide Management**
 - Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
 - Do not use pesticides if rain is expected and apply pesticides only when wind speeds are low.
 - Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- **Employee training** – The HOA is to provide or require training in storm water quality management and required BMPs for all employees. Storm water quality management and required BMPs shall be integrated with any other existing employee training programs. In addition to listed BMPs, training shall also address the proper use, handling, storage and disposal of products, spill prevention and clean up, and any other items related to the specific site or use.
- **Record of inspection, maintenance and training activities** – The records of inspections, maintenance, and training shall be kept by and individual or consultant as designated by the HOA and made available for review by city and/or state officials upon request. An inspection of the site will be conducted by the city annually, or more frequently as may be deemed necessary.

WHEN RECORDED MAIL TO:
Truong Properties, LLC
1559 West 3860 South
West valley UT 84119

12284879
5/23/2016 3:48:00 PM \$15.00
Book - 10434 Pg - 1245-1247
Gary W. Ott
Recorder, Salt Lake County, UT
ABSOLUTE TITLE INS AGCY INC
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED

Wilma Bennett and James Assuras

GRANTOR(S)

OF WEST VALLEY CITY , COUNTY OF SALT LAKE , STATE OF UT
HEREBY CONVEYS AND WARRANTS AGAINST THE ACTS OF THE GRANTOR ONLY TO:

Truong Properties, LLC

GRANTEE(S)

OF WEST VALLEY CITY , COUNTY OF SALT LAKE , STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN SALT LAKE COUNTY,
STATE OF UT:

(15-34-201-009)

BEGINNING 52 RODS SOUTH FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN, THENCE RUNNING EAST 80 RODS, THENCE SOUTH 10 RODS, THENCE WEST 80 RODS, THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

LESS & EXCEPTING THEREFROM:

BEGINNING AT THE NW CORNER OF SAID ENTIRE TRACT, SAID CORNER BEING 858 FT. SOUTH OF THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 165.0 FT. ALONG THE WEST BOUNDARY OF SAID ENTIRE TRACT TO THE SW CORNER THEREOF; THENCE EAST 53.0 FT. ALONG THE SOUTH BOUNDARY OF SAID ENTIRE TRACT; THENCE NORTH 165.0 FT., PARALLEL TO SAID WEST BOUNDARY, TO THE NORTH BOUNDARY OF SAID ENTIRE TRACT; THENCE WEST 53.0 FT. ALONG SAID NORTH BOUNDARY TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION, AS RECORDED IN WARRANTY DEED 3886385, DECEMBER 29, 1983.

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2016 AND THEREAFTER.

THE OFFICERS WHO SIGN THIS DEED HEREBY CERTIFY THAT THIS DEED AND THE TRANSFER REPRESENTED THEREBY WAS DULY AUTHORIZED UNDER A RESOLUTION DULY ADOPTED BY THE BOARD OF DIRECTORS OF THE GRANTOR AT A LAWFUL MEETING DULY HELD AND ATTENDED BY A QUORUM.

IT WITNESS WHEREOF, THE GRANTOR HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO AFFIXED BY ITS DULY AUTHORIZED OFFICERS THIS 19TH DAY OF MAY, A.D., 2016

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 19 DAY OF May, 2016.

~~Ent 12284879 BK 10434 PG 1245~~

BK 10630 PG 4021

(1 of 2)

Attached to Special Warranty Deed

Wilma Bennett
Wilma Bennett

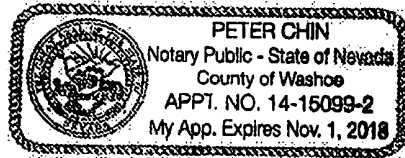
State of Nevada
County of Washoe

On May 19th, 2016, before me, personally appeared **Wilma Bennett** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his signature on the instrument. The person, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury, under the laws of the State of Nevada that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature [Signature] (seal)



(2 of 2)

Attached to Special Warranty Deed

James Assuras James Assuras
James Assuras

State of Nevada
County of White Pine

On May 19, 2016, before me, personally appeared **James Assuras** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his signature on the instrument. The person, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury, under the laws of the State of Nevada that the foregoing paragraph is true and correct.

Witness my hand and official seal.



Signature Elizabeth Williams (seal)