WHEN RECORDED RETURN TO: W.C. Water Cons. District 533 East Waterworks Dr. 0190020796 St. George, Utah 84770 Space Above This Line for Recorder's Use Serial No. T-AHP-WATER CONSERVATIØN EASEMENT THIS GRANT DEED OF WATER CONSERVATION EASEMENT is made this 25 day of , [Title] MANAGING MEMBER 2019, by [Name] STEPHEN L. LABLIE (the "Grantor"), in favor of the of [Business Name] ALMOND ITEMATS LLC WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, a political subdivision of the State of Utah, ("Grantee"), Grantor and Grantee hereinafter jointly referred to as the 'Parties." WITNESSETH WHEREAS, Grantor is the owner in fee simple of certain real property more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and WHEREAS, Grantee has established a water impact fee (Water Availability Fee, "WAF") which is required to be paid prior to issuance of a building permit; and WHEREAS, Grantor desires to limit the use of water for outside irrigation on the Property and thereby avoid payment of the WAF for areas over 5,000 square feet on the Property; and WHEREAS, Grantee is willing to waive a portion of the WAF owed and limit the amount paid per lot to the amount applicable to one equivalent residential unit as set forth in the Grantee's Capital Facilities Plan ("CFP"), subject to the conditions set forth herein; and WHEREAS, Grantor intends, as owner of the property, to convey to Grantee the right to ensure that water used for outside irrigation is limited as set forth herein or if such water use is not limited, to collect the WAF which would otherwise have been owed. NOW THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good an valuable consideration, receipt of which is hereby acknowledged, including the mutual covenants, terms, conditions, and restrictions contained herein, the Grantor does hereby voluntarily grant and convey to Grantee a water conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth ("Easement"),

- 1. <u>Purpose</u>. The purposes of this Easement are to ensure that water used for outside irrigation on the Property is limited as set forth herein or, if such water use is not limited, to allow the Grantee to collect the WAF which would otherwise have been owed. Grantor intends that this Easement will confine the use of the Property to such activities as are consistent with this Easement and the provisions of this Easement. The Grantor executes this Easement to be recorded and which shall be an encumbrance upon the Property
- 2. Rights of Grantee To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:
- To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement, provided that such entry shall be upon prior reasonable notice to Grantor and Grantee shall not unreasonably interfere with Grantors' use and quiet enjoyment of the Property;
 - (b) To remedy any violation of this Easement as set forth below.
- 3. <u>City Ordinances</u>. The Grantor agrees to comply with any ordinance passed by the City which applies to the lot described in Exhibit A restricting outside irrigation or imposing water conservation rates, even if subsequently passed and retroactively effective.
- 4. <u>Prohibited Uses</u>. Any activity which increases the total area of landscaping requiring irrigation on the Property to more than five thousand (5,000) square feet is prohibited.
- 5. Reserved Rights. Grantor reserves to itself, and to its representatives, heirs, successors, and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited herein.
- 6. General Provisions
 - (a) Duration of Easement. This easement shall continue in perpetuity.
- (b) Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a service running in perpetuity with the Property.
- 7. Violations and Remedies. Grantee may enforce the terms and conditions of this Easement as follows:
- (a) Remedies. If Grantee believes that Granton is in violation of the terms of this easement or that a violation is threatened, Grantee shall give written notice to Granton of the alleged violation and request corrective action. Granton and Grantee agree to endeavor in good

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faith to resolve any dispute regarding any alleged violation of the easement. If Grantor and Grantee are unable to resolve a dispute regarding an alleged violation within 45 days from Grantor's receipt of written notice, Grantor shall pay to Grantee the WAF owed in that year for every square foot of the lot in excess of 10,000 (for example, if the lot is 12,000 square feet, the impact fee would be owed for an additional 2,000 square feet).

- (b) Costs of Enforcement. The parties shall bear their own costs, including attorney's fees, in any action brought with respect to this easement.
- (c) Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed to be a continuing waiver or a waiver of any subsequent breach, whether of the same or any other provision of this Agreement.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her hand on the day and year first above written.

GRANTOR

By:

Name:

Title:

STATE OF UTAH A COLO da

) SS.

COUNTY OF WASHINGTON

Washoe

20 19, personally appeared before me On the 25 day of [TITLE] Managing Member

IBUSINESS NAME] A) mond Heran42 LLC

"CORPORATION/PARTNERSHIP", who acknowledged to me that he she executed the foregoing instrument on behalf of the CORPORATION/PARTNERSHIP, by appropriate authority, and that the document was the act of CORPORATION PARTNERSHIP for its stated

purpose.

NOTARY PUBLIC

DERRICK AMENT Notary Public - State of Nevada Appointment Recorded in Washoe County No: 11-4858-2 - Expires May 10, 2019

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7.1900207 Page 4 of 4 05/29/2019 02:52:03 PM 20190020796 Washington County EXHIBIT A All of lot number 598, ALMOND HEIGHTS PARK 3RD AND EXT (T) Subdivision, Phase A, which is located in Toques NUE, Utah, as per plat thereof recorded in the office of the Washington County Recorder, State of Utah.