

When Recorded Return to:  
Craig L. White  
South Valley Sewer District  
P.O. Box 908  
Draper, UT 84020

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05/25/2018 12:32 PM \$0.00  
Book - 10677 Pg - 9023-9030  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH VALLEY SEWER DISTRICT  
PO BOX 629  
RIVERTON UT 84065  
BY: SAG, DEPUTY - WI & P.

Affects Parcel No.: **33-01-205-002**  
Owner: VISTA 9 APARTMENTS, LLC  
Project: Loft 277

### COMMERCIAL SEWER CONNECTION AGREEMENT

THIS AGREEMENT is made and entered into as of the 21 day of May, 2018 and between VISTA 9 APARTMENTS, LLC, whose address is 101 South 200 East #200, Salt Lake City, UT 84111, hereinafter referred to as the "Owner," and the SOUTH VALLEY SEWER DISTRICT, a political subdivision of the State of Utah, whose address is 874 East 12400 South, Draper, Utah 84020, hereinafter referred to as the "District."

#### WITNESSETH:

**WHEREAS**, the Owner proposes to install a sewer line or sewer lines, laterals, manholes and related structures and facilities (hereinafter, "Sewer Improvements"), as a part of the Loft 277 development, which Sewer Improvements will be connected to the District's sewer system in order to provide for collection, transmission, treatment, and disposal of sewage from Owner's land; and

**WHEREAS**, the proposed Sewer Improvements are to be located on Owner's land at approximately 277 W 13490 S, in Draper City, Utah; and

**WHEREAS**, the District, in accordance with its rules and regulations, will not allow connection of the Sewer Improvements to the District's sewer system or otherwise approve or accept any work by the Owner unless an agreement is made to assure completion of the Sewer Improvements according to the District's Design Standards and Construction Specifications, and the plans and profile drawings approved by the District; and

**WHEREAS**, the parties hereto desire to reduce their respective understandings and agreement to writing.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Installation of Improvements.**

a. **Plans and Specifications.** The Owner shall provide a set of plans and profile drawings of the Sewer Improvements and sewer system design for review and acceptance by the District. This design shall also provide for additional capacity for tributary areas if the District so directs. The District engineer will thereafter approve or reject the Owner's plans and drawings.

b. **Installation.** After compliance with all District requirements, including payment of all connection, review and inspection fees and costs, a preconstruction conference may be held with the Owner and the District's engineer and/or inspectors. Upon satisfactory compliance with all of the foregoing requirements, the Owner shall proceed to install in a workman-like manner at Owner's sole cost and expense, the Sewer Improvements as shown on the plans and profile drawings approved by the District and in accordance with the District's Design Standards and Construction Specifications. If the Sewer Improvements are not commenced within one (1) year from date of this Agreement, Owner shall resubmit plans for review and approval by the District engineer. All work shall be subject to District testing, inspection and approval before the same is covered or interconnected with the main outfall lines constructed by the District. If the work is covered before such testing, inspection and acceptance, the District may require the line to be uncovered for testing and inspection and may disconnect the Owner's system from the District's sewer system. The actual interconnection of Owner's sewer system with the District's main outfall line or lines shall be done at a time and in a manner approved by the District at the Owner's expense. Owner, at the time of the initial installation, shall install appropriate wyes in the sewer main line for each connection to be serviced, and extend lateral sewer lines to a point inside of any curb, gutter, and sidewalk within the property line of each connection or lot.

c. **Connection to District Lines.** Owner's Sewer Improvements shall not be connected to the District lines until Owner has fully performed Owner's obligations set forth in this Agreement.

2. **Rules and Regulations.** The Owner hereby agrees at all times to abide by the established rules and regulations of the District, including but not limited to, the payment of fees and charges hereafter as the same shall become due, construction of the Sewer Improvements in accordance with the District's Design Standards and Construction Specifications and complying with any applicable pretreatment requirements of the District.

3. **Owner's Representations and Agreement.** Owner hereby represents and agrees that:

a. Owner is the owner of the real property for which this Agreement is made;

b. Owner hereby grants the District and its designees the full right to enter upon all property within Owner's development to inspect the Sewer Improvements at any time.

c. Owner understands that Owner's facility or facilities will be served by the Sewer Improvements and that the impact fees calculated and charged by the District will be based on 243 multi family units, a clubhouse and pool and maintenance building category.

d. Where required, Owner will design and install a separate interceptor pipe, interceptor and sampling manhole, hereinafter collectively referred to as the "Interceptor." The Interceptor shall be sized and designed to meet the pretreatment requirements of the District and comply with any required Discharge Permit(s). Owner further agrees to maintain and repair such interceptor line at owner's sole expense. Owner hereby agrees to indemnify and hold the District harmless, its officers, employees, engineers, agents and representatives from any liability, expense, claims or damages of any nature which may arise from the operation and maintenance of the Interceptor herein.

e. As a swimming pool, hot tub and/or other similar facility will be connected to the sewer, Owner agrees:

1. To limit the discharge rate from the pool(s) to not more than 50 gallons per minute, by the use of a flow restricting device.
2. To allow discharge from the pool(s) only during non-peak hours (i.e. 10 p.m. to 6 a.m.).
3. If and when the pool needs to be drained, the District must be notified at least 24 hours in advance and approve the discharge.
4. To pay all applicable fees.

4. **Costs and Fees.** The Owner hereby agrees to bear the total costs of constructing all Sewer Improvements required for the servicing of Owner's development (including extensions from existing District sewer mains to the development, the sewer collection system within the development, and laterals to each lot, parcel, building or connection within the development). No lot or parcel of real property or building shall be connected to any portion of the District's existing sewer system until the then applicable impact fee therefor has been paid to the District. The applicable impact fees shall be those impact fees established by the District's Board of Trustees with respect to Owner's facilities to be served by the District's sewer system. Owner's initial impact fee shall be paid to the District by Owner based upon the District's fee schedule established for Owner's initial designated facility or facilities. The District may charge and Owner shall pay additional impact fees if a change of use occurs in Owner's facilities served by the Sewer Improvements at those rates which are in effect on the date when the additional impact fees are actually paid to the District.

5. **Binding Effect.** This Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, representatives, agents, officers, employees, members, successors and assigns. The covenants contained herein shall be deemed to run with Owner's land which is located in Salt Lake County, Utah and is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof. The parties hereto agree that a copy of this Agreement may be recorded in the office of the Salt Lake County Recorder, State of Utah.

6. **Default.** In the event either party hereto defaults on any of the covenants and agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

7 **Treatment Capacity.** The District's obligation to provide sewer service hereunder is subject to and conditioned upon the availability of adequate treatment capacity at the sewer treatment facilities serving the District and shall be subject to any limitations, requirements and regulations which may be established and enacted from time to time by the District's Board of Trustees or the governing body of the sewer treatment facility serving Owner's land and/or development, or by any other governmental entity having jurisdiction over the parties hereto.

8 **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counter parts, taken together, shall constitute one and the same instrument, and each such counterpart shall be deemed an original.

9. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the remaining portions of the Agreement which shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

10. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

11. **Bonds.** This Agreement does not alter any obligation of Owner to provide bonds under applicable ordinances of any city or county having jurisdiction over Owner's development.

12. **Time of Essence.** The parties agree that time is of the essence in the performance of all duties herein.

13. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

14. **Governing Law.** This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

15. **Entire Agreement.** This Agreement contains the entire agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties or understandings between the parties regarding the subject matter hereof which are not contained herein shall be of any force or effect.

16. **Amendments.** Any amendment to this Agreement shall be made in writing and signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

**"DISTRICT"**

SOUTH VALLEY SEWER DISTRICT

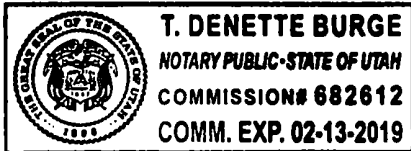
By:   
Craig L. White, General Manager

**DISTRICT ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE    )

On the 21 day of May, 20 18 personally appeared before me **Craig L. White**, who being by me duly sworn, did say that he is the General Manager of **SOUTH VALLEY SEWER DISTRICT**, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the District by authority of its Board of Trustees and acknowledged to me that the District executed the same.

  
Notary Public





## EXHIBIT A

Beginning at a point on the South line of 13490 South Street said point being North 89°58'27" West 94.48 feet along the section line and South 627.59 feet from the North quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°47'50" East 739.26 feet along the South line of said 13490 South Street to the West line of Utah Power and Light Corridor; thence South 35°55'53" West 723.76 feet along the West line of said Utah Power and Light Corridor to the North line of the Bangerter Highway; thence Southwesterly 317.78 feet along the arc of a 2,371.59 foot radius curve to the left (center bears South 03°04'34" East and the chord bears South 83°05'07" West 317.54 feet with a central angle of 07°40'38") along the North line of said Bangerter Highway; thence North 00°03'47" East 626.89 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the construction of a highway known as Project No. S-0154(70)1, being part of an entire tract of property situate in Governmental Lots 2 and 3 of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the Westerly boundary line of said entire tract 94.67 feet North 89°58'34" West along the North line of said Section 1 and 1,249.14 feet South 00°02'15" West from the North quarter corner of said Section 1, said point is also approximately 82.00 feet radially distant Northerly from the Bangerter Highway control line opposite Engineer Station 177+19.68 and running thence Easterly along the arc of a 2,378.59-foot radius non-tangent curve to the right, concentric with and 82.00 feet radially distant Northerly from said control line (Note: center bears South 10°45'03" East) 188.83 feet through a delta of 04°32'55" (Note: chord to said curve bears North 81°31'25" East for a distance of 188.78 feet) to a point opposite Engineer Station 179+02.00; thence North 80°20'15" East 139.69 feet to the beginning of a 2,391.09-foot radius non-tangent curve to the right concentric with and 94.50 feet radially distant Northerly from said control line opposite Engineer Station 180+36.00; thence Easterly along the arc of said curve 5.77 feet through a delta of 00°08'18" (Note: chord to said curve bears North 86°55'54" East for a distance of 5.77 feet) to the Easterly boundary line of said entire tract at a point opposite Engineer Station 180+41.55; thence South 35°54'38" West 25.03 feet along said Easterly boundary line to a point in a 2,371.59-foot radius non-tangent curve to the left in the Northerly right of way and no-access line of the existing highway State Route 154 (Note: center bears South 03°05'53" East); thence Westerly along the arc of said curve 318.09 feet through a delta of 07°41'05" (Note: chord to said curve bears South 83°03'35" West for a distance of 317.85 feet) along said right of way and no-access line to the Southwest corner of said entire tract; thence North 00°02'15" East 7.13 feet along said Westerly boundary line 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.

ALSO LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee for the construction of a highway known as Project No. S-0154(70)1, being part of an entire tract of property situate in Governmental Lots 2 and 3 of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract in the Southerly right of way line of 13490 South Street which corner is 94.67 feet North 89°58'34" West along the North line of said Section 1 and 629.86 feet South 00°02'15" West from the North quarter corner of said Section 1, said corner is also approximately 36.00 feet perpendicularly distant Southerly from the 600 West Street control line of said project opposite Engineer Station 378+93.70 and running thence South 89°49'22" East 739.26 feet along said Southerly right of way line to the Northeast corner of said entire tract; thence South 35°54'38" West 28.50 feet along the Easterly boundary line of said entire tract to a point 59.13 feet perpendicularly distant Southerly from said control line; thence North 84°06'44" West 61.62 feet to a line parallel with and 53.00 feet perpendicularly distant Southerly from said control line opposite Engineer Station 385+55.00; thence North 89°49'22" West 661.26 feet along said parallel line to a point in the Westerly boundary line of said entire tract; thence North 00°02'15" East 17.00 feet along said Westerly boundary line 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.

Also being described by survey as follows:

Beginning at a point on the South line of 13490 South Street said point being North 89°58'27" West 94.49 feet along the section line and South 644.60 feet from the North quarter corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°47'50" East 661.26 feet along the South line of said 13490 South Street; thence South 84°04'57" East 61.62 feet along the South line of said 13490 South Street to the West line of Utah Power and Light Corridor; thence South 35°55'53" West 672.26 feet along the West line of said Utah Power and Light Corridor to the North line of Bangerter Highway; thence Westerly 4.63 feet along the arc of a 2,391.09 foot radius curve to the left (center bears South 03°01'35" East and the chord bears South 86°55'05" West 4.63 feet with a central angle of 00°06'40") along the North line of Bangerter Highway; thence South 80°20'15" West 139.69 feet along the North line of Bangerter Highway; thence Westerly 188.50 feet along the arc of a 2,378.59 foot radius curve to the left (center bears South 06°12'08" East and the chord bears South 81°31'39" West 188.45 feet with a central angle of 04°32'26") along the North line of Bangerter Highway; thence North 00°03'47" East 604.49 feet to the point of beginning.

Tax Id No.: 33-01-205-002