

When recorded, mail to: South Jordan City Recorder 1600 Towne Center Drive South Jordan, Utah 84095
Affects Parcel No(s): 07-14-253-009-0000

Property/Subdivision: SOUTH TOWN BUSINESS PARK LOT 3B AMENDED

Project Name: BANASKY RENTAL LLC

13390308
09/11/2020 12:03 PM \$0.00
Book - 11016 Pg - 7260-7268
RASHELLE HOEBS
RECORDER, SALT LAKE COUNTY, UTAH

**SOUTH JORDAN CITY
STORMWATER FACILITIES
MAINTENANCE AGREEMENT**

This Stormwater Facilities Maintenance Agreement ("Agreement") is made and entered into this 8th day of SEPTEMBER, 20 20, by and between South Jordan City, a Utah municipal corporation ("City"), and BANASKY RENTALS, a RYAN BANASKY ("Owner").

RECITALS

WHEREAS, the City is authorized and required to regulate and control the disposition of storm and surface waters within the City, as set forth in the South Jordan City Stormwater Ordinance, as amended ("Ordinance"), adopted pursuant to the Utah Water Quality Act, as set forth in Utah Code Ann. §§ 19-5-101, et seq., as amended ("Act"); and

WHEREAS, the Owner hereby represents and acknowledges that it is the owner in fee simple of certain real property more particularly described in Exhibit "A," attached hereto and incorporated herein by reference ("Property"); and

WHEREAS, the Owner desires to build or develop the Property and/or to conduct certain regulated construction activities on the Property which will alter existing storm and surface water conditions on the Property and/or adjacent lands; and

WHEREAS, in order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner desires to build and

SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: JLA, DEPUTY - W/ 9 P.

maintain at Owner's expense a storm and surface water management facility or improvements ("Stormwater Facilities"); and

WHEREAS, the Stormwater Facilities are more particularly described and shown in the final site plan or subdivision approved for the Property and related engineering drawings, and any amendments thereto, which plans and drawings are on file with the City and are hereby incorporated herein by this reference ("Development Plan"); and

WHEREAS, as a condition of Development Plan approval, and as required as part of the City's Small MS4 UPDES General Permit from the State of Utah, Owner is required to enter into this Agreement addressing the maintenance requirements for the Stormwater Facilities and control measures installed on the Property.

NOW, THEREFORE, in consideration of the benefits received and to be received by the Owner, its successors and assigns, as a result of the City's approval of the Development Plan, and the mutual covenants contained herein, the parties agree as follows:

1. **Construction of Stormwater Facilities.** The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in strict accordance with the plans and specifications identified in the Development Plan and any amendments thereto, which have been approved by the City.

2. **Maintenance of Stormwater Facilities.** The Owner shall, at its sole cost and expense, adequately maintain the Stormwater Facilities. Owner's maintenance obligations shall include all pipes and channel built to convey stormwater, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance, for purposes of this Agreement, is defined as good working condition so that the Stormwater Facilities are performing their design functions. The Owner shall, at its sole cost and expense, perform all work necessary to keep the Stormwater Facilities in good working condition. In the event that a maintenance schedule is set forth in the Development Plan, such maintenance schedule shall be followed.

3. **Annual Inspection of Stormwater Facilities.** The Owner shall, at its sole cost and expense, inspect the Stormwater Facilities and submit an inspection report and certification to the City annually. The purpose of the inspection and certification is to assure safe and proper functioning of the Stormwater Facilities. The annual inspection shall cover all aspects of the Stormwater Facilities, including, but not limited to, the structural improvements, berms, outlet structure, pond areas, access roads, vegetation, landscaping, etc. Deficiencies shall be noted in the inspection report. The report shall also contain a certification as to whether adequate maintenance has been performed and whether the structural controls are operating as designed to protect water quality. The annual inspection report and certification shall be due by July 31st of each year and shall be on forms acceptable to the City.

4. **City Oversight Inspection Authority.** The Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Facilities whenever deemed necessary by the City. Such inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspection shall be to determine and ensure that the Stormwater Facilities are being adequately maintained, are continuing to perform in an adequate manner, and are in compliance with the Act, the Ordinance, and the Development Plan.

5. **Notice of Deficiencies.** If the City finds that the Stormwater Facilities contain any defects or are not being maintained adequately, the City shall send Owner written notice of the defects or deficiencies and provide Owner with a reasonable time to cure such defects or deficiencies. Such notice shall be hand-delivered to the Owner or sent certified mail to the Owner at the Property address.

6. **Owner to Make Repairs.** The Owner shall, at its sole cost and expense, make such repairs, changes or modifications to the Stormwater Facilities as may be determined as reasonably necessary by the City within the required cure period to ensure that the Stormwater Facilities are adequately maintained and continue to operate as designed and approved.

7. **City's Corrective Action Authority.** In the event the Owner fails to adequately maintain the Stormwater Facilities in good working condition acceptable to the City, after due notice of deficiencies as provided in Section 5, the City may enter upon the Property and take whatever steps necessary to correct deficiencies and to charge the costs of such repairs to the Owner. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Stormwater Facilities, and in no event shall this Agreement be construed to impose any such obligation on the City. The actions described in this Section are in addition to and not in lieu of any and all legal remedies available to the City as provided by law for Owner's failure to remedy deficiencies or any other failure to perform under the terms and conditions of this Agreement.

8. **Reimbursement of Costs.** In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City. After said thirty (30) days, such amount shall be deemed delinquent and shall be subject to interest at the rate of ten percent (10%) per annum. Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments.

9. **Successor and Assigns.** This Agreement shall be recorded in the Salt Lake County Recorder's Office and the covenants and agreements contained herein

shall run with the land and whenever the Property shall be held, sold, conveyed or otherwise transferred, it shall be subject to the covenants, stipulations, agreements and provisions of this Agreement which shall apply to, bind and be obligatory upon the Owner hereto, its successors and assigns, and shall bind all present and subsequent owners of the Property described herein.

10. Severability Clause. The provisions of this Agreement shall be severable and if any phrase, clause, sentence or provision is declared unconstitutional, or the applicability thereof to the Owner, its successors and assigns, is held invalid, the remainder of this Covenant shall not be affected thereby.

11. Utah Law and Venue. This Agreement shall be interpreted under the laws of the State of Utah. Any and all suits for any claims or for any and every breach or dispute arising out of this Agreement shall be maintained in the appropriate court of competent jurisdiction in Salt Lake County, Utah.

12. Indemnification. This Agreement imposes no liability of any kind whatsoever on the City and the Owner agrees to hold the City harmless from any liability in the event the Stormwater Facilities fail to operate properly. The Owner shall indemnify and hold the County harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the City from the construction, presence, existence, or maintenance of the Stormwater Facilities.

13. Amendments. This Agreement shall not be modified except by written instrument executed by the City and the Owner of the Property at the time of modification, and no modification shall be effective until recorded in the Salt Lake County Recorder's Office.


14. Subordination Requirement. If there is a lien, trust deed or other property interest recorded against the Property, the trustee, lien holder, etc., shall be required to execute a subordination agreement or other acceptable recorded document agreeing to subordinate their interest to the Agreement.

[Signature page to follow]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.


"City"

South Jordan City

By: 

Its: Dep. City Engineer

"Owner" BANASKY RENTALS L.L.C.

By: 

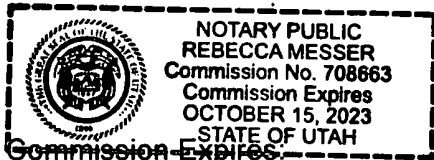
Print Name: Ryan Banasky

Title: owner

CITY ACKNOWLEDGMENT

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

On the 9 day of September, 2020, personally appeared before me Jeremy Nielson, who being duly sworn, did say that he/she is the PE Deputy City Engineer of SOUTH JORDAN CITY, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in his/her capacity as land use authority on behalf of the City for approval of Stormwater Facilities Maintenance Agreements.



My Commission Expires: October 15, 2023

Handwritten signature of Rebecca Messer

Notary Public

Residing at:

Handwritten: Salt Lake County

OWNER ACKNOWLEDGMENT

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

On the ___ day of ___, 20___, personally appeared before me ___, who being duly sworn, did say that he/she is the legal property owner of record of the property subject to this Maintenance Agreement and that he/she has executed this Agreement with full authority to do so.

Notary Public

My Commission Expires:

Residing at:

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On this 8 day of September, 2020, personally appeared before me Ryan
Banaszky, who being duly sworn, did say that he/she is the legal property owner of record
of the property subject to this Maintenance Agreement and that he/she has executed this Agreement
with full authority to do so.

identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly
sworn/affirmed, did say that he/she is the OWNER (title of office) of
Banaszky Rental (name of corporation) and that said document was signed by him/her
in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said
Ryan Banaszky (name of document signer) acknowledged to me that said
Corporation executed the same. Witness my hand and official seal.
Karla Smith (Notary signature) (notary seal)

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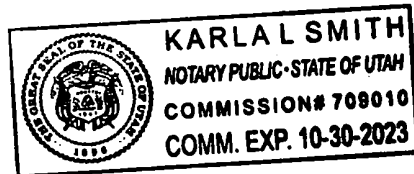


Exhibit "A"

Property Legal Description



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File No. 2044621CM

EXHIBIT "A"

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3B, SOUTHTOWN BUSINESS PARK LOT 3 AMENDED; SAID POINT BEING SOUTH 89°29'36" WEST 1202.47 FEET AND NORTH 00°30'24" WEST 231.95 FEET AND NORTH 05°29'41" EAST 20.17 FEET TO A POINT ON THE NORTH LINE OF SOUTH JORDAN PARK WAY AND NORTH 77°06'36" WEST ALONG SAID NORTH LINE 211.93 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 27947.00 FOOT NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 13°21'41" EAST) THROUGH A CENTRAL ANGLE OF 00°07'19" A DISTANCE OF 59.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 14; TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID 27947.00 FOOT NON-TANGENT CURVE TO THE RIGHT AND THE NORTH LINE OF SOUTH JORDAN PARK WAY (CENTER BEARS NORTH 13°29'00" EAST) THROUGH A CENTRAL ANGLE OF 00°11'59" A DISTANCE OF 97.35 FEET; THENCE NORTH 13°53'41" EAST 229.73 FEET; THENCE NORTH 09°59'43" WEST 57.71 FEET TO A POINT ON THE SOUTH LINE OF BAXTER DRIVE (935 WEST); THENCE NORTH 88°47'34" EAST 23.95 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 205.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 01°11'26" WEST) THROUGH A CENTRAL ANGLE OF 19°26'34" A DISTANCE OF 69.56 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 38 THE FOLLOWING TWO (2) COURSES; SOUTH 20°39'11" EAST 61.32 FEET AND SOUTH 13°53'29" WEST 266.78 FEET TO THE POINT OF BEGINNING,

SAID DESCRIPTION BEING LOT 3B2, OF THE PROPOSED SOUTHTOWN BUSINESS PARK LOT 3B AMENDED; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

ORT Form 4690 6/06 Revised 8-1-16
ALTA Commitment for Title Insurance

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**SUPPLEMENTAL CONTACT INFORMATION SHEET
FOR
SOUTH JORDAN CITY
STORMWATER FACILITIES
MAINTENANCE AGREEMENT**

CONTACT INFORMATION

Name (Main Contact): RYAN BANASKY Phone: 435-650-3893
Address: 919 WEST BAXTER DRIVE
City: SOUTH JORDAN State: UT. Zip: 84095
Contact Person: RYAN BANASKY Phone: 435-650-3893
Contact Email: ryan@banasky.com

SECONDARY CONTACT INFORMATION (ASSIGNED/ OR DEPARTMENT)

Name (Main Contact): _____ Phone: _____
Address: _____
City: _____ State: _____ Zip: _____
Contact Person: _____ Phone: _____
Contact Email: _____