

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

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 05/24/2012 01:12 PM \$0.00
 Book - 10020 Pg - 376-383
GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 SOUTH VALLEY SEWER DISTRICT
 PO BOX 908
 DRAPER UT 84020
 BY: ZJM, DEPUTY - WI 8 P.

Affects Parcel No.: **27-24-402-004**

OWNER: **KMAM Real Estate LLC**

COMMERCIAL SEWER CONNECTION AGREEMENT

THIS AGREEMENT is made and entered into as of the ____ day of _____, 20____ and between **KMAM Real Estate LLC** whose address is **11453 S Lone Peak Parkway**, 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 **Karl Malone Toyota Collision Center** 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 **11535 S Lone Peak Parkway**, 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 and construction of the Sewer Improvements in accordance with the District's Design Standards and Construction Specifications.

3. **Owner's Representations.** Owner hereby represents to the District 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 AUTO REPAIRS category, consisting of 25,000 Square feet.

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

"OWNER"

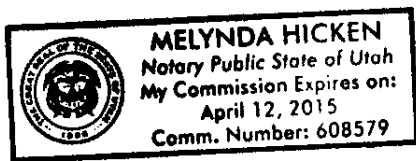
KMAM Real Estate LLC

By: 
Its: 

DISTRICT ACKNOWLEDGMENT

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

On the 30 day of April, 2012 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

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 13 day of April, 2012 personally appeared before me
Andrey C Madsen who being by me duly sworn did say that (s)he is the
V.P. of **KMAM Real Estate LLC** a limited liability company,
and that the within and foregoing instrument was duly authorized by the limited liability company at a
lawful meeting held by authority of its operating agreement; and duly acknowledged to me that said limited
liability company executed the same.

My Commission Expires: 1-7-15
Residing in: SLC, Utah

Cidney K. Hammer
Notary Public

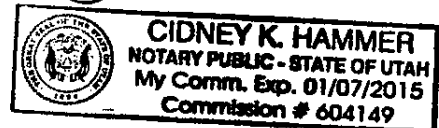


EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY BEING SERVED

Parcel 1:

Being a portion of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, City of Draper, Salt Lake County, Utah and being described as follows:

Commencing at the Northwest Corner of the Southeast Quarter of said Section 24; thence South 89°46'13" East, along the North line of the Southeast Quarter of said Section 24, 856.97 feet; thence departing said Line South 00°03'45" West, 81.66 feet to the point of beginning, said point also being on the Southerly right-of-way line known as UDOT Project No. SP. 15-7(156)293; thence along the Southerly and Westerly lines of said project the following seven (7) courses: South 88°34'20" East, 165.75 feet, North 89°22'49" East, 290.66 feet, South 43°10'46" East, 95.14 feet, South 13°30'34" East, 1050.76 feet to a point, said point being the beginning of a non-tangent curve concave Easterly and having a radius of 64.80 feet, a radial line bears at said point (South 17°52'08" East), Southerly along the arc of said curve 174.77 feet through a Central Angle of 154°31'50" to a point of reverse curvature concave Southwesterly and having a radius of 20.51 feet, a radial line bears at said point (South 07°37'58" West), Southeasterly along the arc of said curve, 24.93 feet through a Central Angle of 69°37'00", South 12°44'18" East, 13.76 feet to a point on the South line of the Northeast Quarter of the Southeast Quarter of said Section 24; thence departing said right-of-way line North 89°39'23" West, along the South line of the Northeast Quarter of the Southeast Quarter of said Section 24, 336.25 feet to the Southwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 24; thence North 00°23'26" East, along the West line of the Northeast Quarter of the Southeast Quarter of said Section 24, 165.00 feet; thence departing said West line North 89°39'23" West, 393.96 feet to the Easterly line of the Utah Power and Light corridor recorded as Instrument No. 2722202, Book 3905, Page 165-166 on File in the Salt Lake Recorder's Office; thence North 09°07'39" West, along said Easterly line, 442.37 feet; thence continuing along said Easterly Line North 00°03'45" East, 641.04 feet to the point of beginning.

Less and excepting therefrom any portion lying within the Jordan and Salt Lake City Canal, as described in that certain instrument recorded March 11, 1882, in Book "S", at Page 745-6 of Official Records.