

After recording, please mail to:

City of South Jordan
Attn: City Recorder
1600 Towne Center Drive
South Jordan, Utah 84095

14138316 B: 11437 P: 570 Total Pages: 12
08/08/2023 09:46 AM By: Mwestergard Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH JORDAN CITY
1600 WEST TOWNE CENTER DRIVESOUTH JORDAN, UT 84095



Affects Parcel No(s): _____

Property/Subdivision: Daybreak Urban Center Plat 01 Phase A

Project Name: Downtown Daybreak

STORMWATER FACILITIES MAINTENANCE AGREEMENT

This Stormwater Facilities Maintenance Agreement (this "Agreement") is made between the City of South Jordan, a Utah municipal corporation (the "City"), and by VP Daybreak Devco, LLC., a Delaware Limited Liability Company ("Owner").

RECITALS

A. 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 § 19-5-101, *et seq.*, as amended ("Act").

B. 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 this reference (the "Property").

C. 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.

D. In order to accommodate and regulate these anticipated changes in existing storm and surface water flow conditions, the Owner desires to build and maintain, at the Owner's expense, a storm and surface water management facility and control measures ("Stormwater Facilities") on the Property.

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

F. 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, the Owner is required to enter into this Agreement addressing the maintenance requirements for the Stormwater Facilities.

The parties agree as follows:

1. **Construction of Stormwater Facilities.** The Owner shall, at its sole cost and expense, construct the Stormwater Facilities in 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 on the Property. 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 keeping the Stormwater Facilities in good working condition so that the Stormwater Facilities are performing their design functions. 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, commencing the year after the Stormwater Facilities are constructed and complete, and shall be on forms acceptable to the City to be submitted to the Storm Water Department either by Email or postal mail.

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. The City shall give the Owner not less than 48 hours prior notice of an inspection, except in the event of an emergency. Inspections shall be conducted in a reasonable manner and at reasonable times, as determined appropriate by the City. The purpose of the inspections 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. The Owner shall be entitled to have its representative accompany the City's inspectors on the Property.

5. **Notice of Deficiencies.** If the City reasonably finds that the Stormwater Facilities contain any defects or are not being adequately maintained, the City shall send the Owner written notice of the defects or deficiencies and provide Owner with a reasonable time to cure such defects or deficiencies ("Notice of Deficiency" or "Notice"). The 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 within the cure period stated in the Notice of Deficiency.

7. **The City's Corrective Action Authority.** If the Owner fails to correct the items in the Notice of Deficiency, the City may enter upon the Property and take whatever steps are reasonably required to correct any deficiencies and may 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 performs any work or expends any funds to correct any deficiency in the Notice, including without limitation, labor, use of equipment, supplies, materials, the Owner shall reimburse the City upon demand, within thirty (30) days of receipt of supporting documentation. 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. The Owner shall also be liable for any collection costs, including attorneys' fees and court costs, incurred by the City in collection of delinquent payments or enforcement of this Agreement.

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 operators, successors, or assigns, and shall bind all present and subsequent owners of the Property.

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 Agreement 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.** The Owner specifically and expressly agrees to indemnify, and save and hold harmless the City (including without limitation its elected and appointed officers, employees, successors, and assigns) from and against any and all demands, liabilities, claims, damages, actions, attorney fees, or other costs incurred by the City and/or proceedings in law or equity (including reasonable attorneys' fees and costs of suit), to the extent caused by or resulting from any negligence, gross negligence, intentional misconduct, or under any other actionable fault of the Owner (including without limitation its employees, agents, operators, subcontractors, or contractors) in the performance or failure of performance of the Owner provided herein, or to be provided hereunder.

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]

This Agreement is effective on the date that the last party executes this Agreement as indicated by the date stated under that party's signature line.

THE CITY ACKNOWLEDGMENT

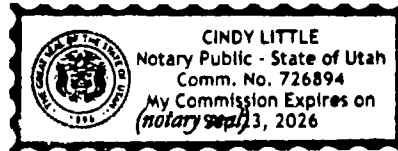
Signature: Brad Klavano
Name: Brad Klavano
Title: City Engineer
Date: 7/25/2023

State of Utah)
 :SS
County of Salt Lake)

On this 25th day of July, 2023, personally appeared before me _____
Brad Klavano, who being by me duly sworn, did say that he is the City Engineer
of South Jordan City, a municipal corporation, and that said instrument was signed in behalf of the
City by authority of its governing body and said signatory acknowledged to me that the City executed
the same.

Witness my hand and official seal.

Cindy Little
(Notary signature)



THE OWNER(S) ACKNOWLEDGMENT

Signature: _____
Name: _____
Title: _____
Date: _____

State of Utah)
 :SS
County of Salt Lake)

On this _____ day of _____, 20_____, personally appeared before me _____
_____, whose identity is personally known to me, or proven on the basis of
satisfactory evidence and who by me duly sworn/affirmed acknowledged that he/she executed the
same.

Witness my hand and official seal.

(Notary signature)

(notary seal)

[signature page for those signing in representative capacity follows]

Note: If Owner is a corporation, Limited Liability Company, Partnership, Trust or other legal entity, rather than an individual, the following signature and acknowledgement must be used.

Owner: VP Daybreak Devices, LLC
By: LHMRE, LLC its Manager
Name: Michael Kunkel
Title: Treasurer
Date: 7-10-2023

Representative Capacity Acknowledgement

State of Utah)

County of Salt Lake §)

On this 10th day of July, 2023, personally appeared before me, Michael Kunkel (name of document signer(s)), whose 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, Treasurer (title of office) of, LHMRE, LLC (name of legal entity) and that said document was signed by him/her in behalf of said legal entity by Authority of its Bylaws, Resolution of its Board of Directors, Trust documents or other authorizing documents and said, Michael Kunkel (name of document signer(s)) acknowledged to me that said legal entity and owner executed the same.

Witness my hand and official seal.

Julie Randall
(Notary signature)

(notary seal)

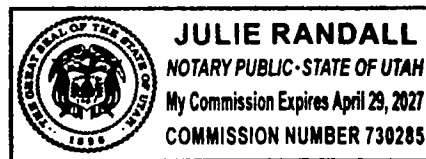
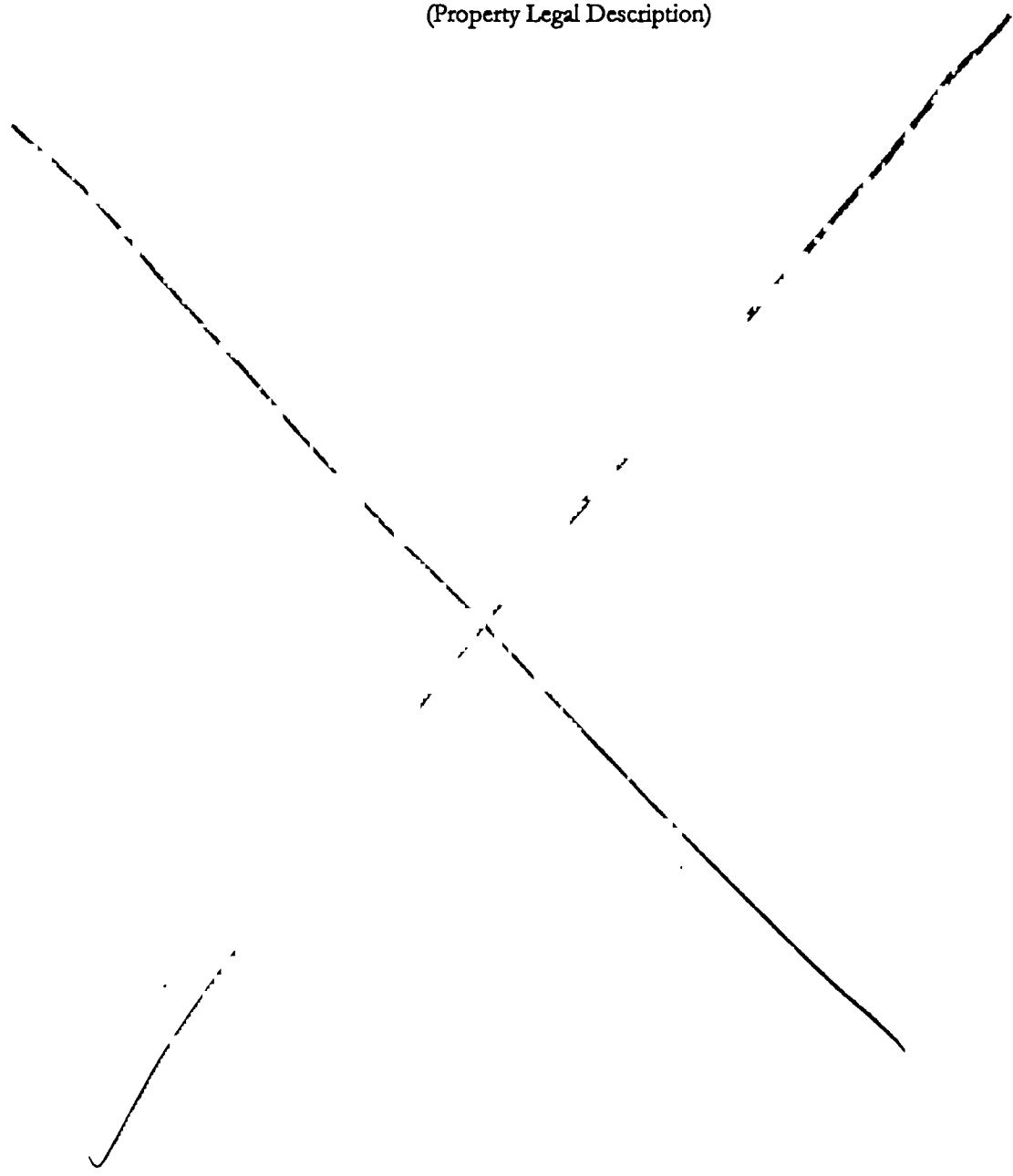


EXHIBIT A

(Property Legal Description)



Urban Center Plat 1 Stormwater Maintenance Area

Area 1

Beginning at a point on the Northwesterly Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 1071.812 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3505.303 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 51.571 feet; thence North 36°32'54" West 475.828 feet to a point on a 279.500 foot radius tangent curve to the left, (radius bears South 53°27'06" West, Chord: North 37°34'18" West 9.983 feet); thence along the arc of said curve 9.983 feet through a central angle of 02°02'48" to a point of compound curvature with a 17.000 foot radius tangent curve to the left, (radius bears South 51°24'18" West, Chord: North 84°32'58" West 24.439 feet); thence along the arc of said curve 27.270 feet through a central angle of 91°54'31"; thence South 49°29'47" West 24.071 feet; thence North 40°30'13" West 41.000 feet; thence North 49°29'47" East 20.361 feet to a point on a 17.000 foot radius tangent curve to the left, (radius bears North 40°30'13" West, Chord: North 02°34'37" East 24.833 feet); thence along the arc of said curve 27.843 feet through a central angle of 93°50'20"; thence North 44°20'33" West 883.270 feet to a point on a 25.000 foot radius non tangent curve to the left, (radius bears South 01°29'56" East, Chord: South 67°04'46" West 18.262 feet); thence along the arc of said curve 18.694 feet through a central angle of 42°50'37"; thence South 45°39'27" West 7.929 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears South 44°20'33" East, Chord: South 23°09'27" West 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence South 00°39'27" West 7.172 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears North 89°20'33" West, Chord: South 23°09'27" West 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 45°39'27" West 4.000 feet; thence North 44°20'33" West 41.000 feet; thence North 45°39'27" East 4.000 feet to a point on a 5.500 foot radius tangent curve to the right, (radius bears South 44°20'33" East, Chord: North 68°09'27" East 4.210 feet); thence along the arc of said curve 4.320 feet through a central angle of 45°00'00"; thence South 89°20'33" East 7.172 feet to a point on a 4.500 foot radius tangent curve to the left, (radius bears North 00°39'27" East, Chord: North 68°09'27" East 3.444 feet); thence along the arc of said curve 3.534 feet through a central angle of 45°00'00"; thence North 44°20'33" West 8.000 feet; thence North 45°39'27" East 86.929 feet; thence South 44°20'33" East 33.000 feet; thence South 45°39'27" West 4.000 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears South 44°20'33" East, Chord: South 24°14'09" West 18.262 feet); thence along the arc of said curve 18.694 feet through a central angle of 42°50'37"; thence South 44°20'33" East 888.302 feet to a point on a 17.000 foot radius tangent curve to the left, (radius bears North 45°39'27" East, Chord: South 87°25'23" East 23.223 feet); thence along the arc of said curve 25.565 feet through a central angle of 86°09'40"; thence North 49°29'47" East 27.645 feet; thence South 40°30'13" East 41.000 feet; thence South 49°29'47" West 24.071 feet to a point on a 17.000 foot radius tangent curve to the left, (radius bears South 40°30'13" East, Chord: South 05°14'19" West 23.728 feet); thence along the arc of said curve 26.263 feet through a central angle of 88°30'56" to a point of reverse curvature with a 320.500 foot radius tangent curve to the right, (radius bears South 50°58'51" West, Chord: South 37°47'02" East 13.820 feet); thence along the arc of said curve 13.821 feet through a central angle of 02°28'15"; thence South 36°32'54" East 193.114 feet to a point on a 19.000 foot radius non tangent



curve to the left, (radius bears North 26°55'34" East, Chord: North 85°11'20" East 19.989 feet); thence along the arc of said curve 21.049 feet through a central angle of 63°28'29"; thence North 53°27'06" East 20.168 feet; thence South 36°32'54" East 37.000 feet; thence South 53°27'06" West 20.168 feet to a point on a 19.000 foot radius tangent curve to the left, (radius bears South 36°32'54" East, Chord: South 21°42'51" West 19.989 feet); thence along the arc of said curve 21.049 feet through a central angle of 63°28'29"; thence South 36°32'54" East 224.685 feet; thence South 36°32'54" East 50.000 feet; thence South 53°27'06" West 92.571 feet; thence North 36°32'54" West 50.000 feet to the point of beginning.

Property contains 1.674 acres.

Area 2

Beginning at a point on the Northwestern Right-of-Way Line of Lake Avenue, said point lies South 89°55'30" East 776.359 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 3285.905 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 30.118 feet; thence North 36°32'54" West 27.487 feet; thence North 53°27'06" East 41.000 feet; thence South 36°32'54" East 27.487 feet; thence North 53°27'06" East 62.133 feet; thence South 36°32'54" East 50.000 feet; thence South 53°27'06" West 133.251 feet; thence North 36°32'54" West 50.000 feet to the point of beginning.

Property contains 0.179 acres, 7790 square feet.

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

CONTACT INFORMATION

Name (Main Contact): John Warnick Phone: 303-335-8023

Address: 9350 S. 150 E.

City: Sandy State: UT Zip: 84070

Contact Person: _____ Phone: _____

Contact Email: john.warnick@lhm.com

SECONDARY CONTACT INFORMATION (ASSIGNED/ OR DEPARTMENT)

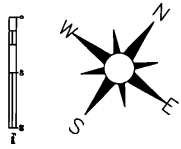
Name (Main Contact): _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Contact Person: _____ Phone: _____

Contact Email: _____



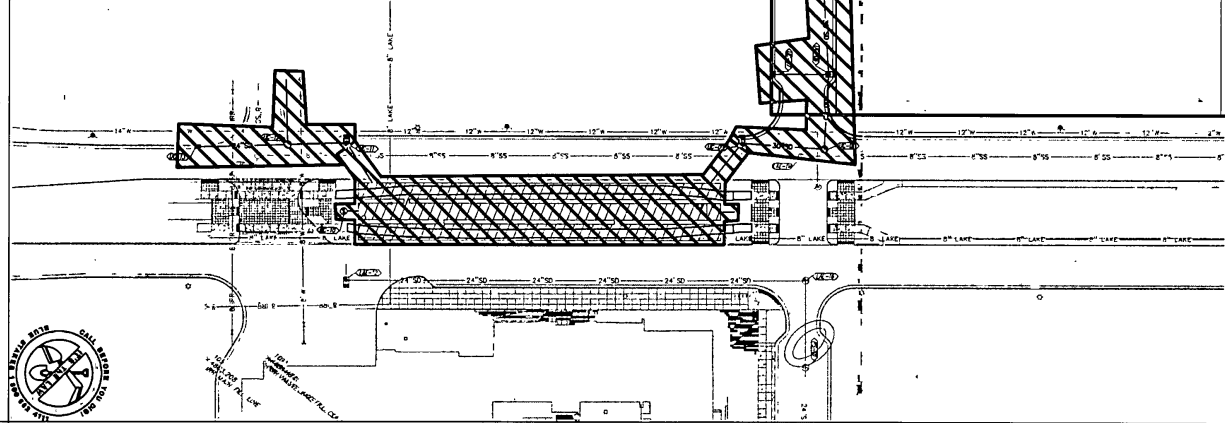
NOTES
 -SD PIPES AND STRUCTURES WITHIN GREEN SHADED AREA WILL BE OWNED AND MAINTAINED BY S/C
 -SD PIPES AND STRUCTURES WITHIN BLUE SHADED AREA WILL BE OWNED AND MAINTAINED BY DAYBREAK ASSOCIATION

STUBS AND UPSTREAM STUBS WILL BE MAINTAINED BY HOA

C-109

C-107

C-106



DAYBREAK
 URBAN CENTER PLAT 1 PHASE A
 STORM DRAINAGE AGREEMENT EXHIBIT

DESIGNED BY	DATE	REV
BOF	JUN 2023	
BY	JTA	
CONTRACT NO.		
10055		
PROJECT		
1. WEST JORDAN URBAN CENTER LAKESIDE NORTH PLAT 1 PHASE A		
DATE	PLAT DATE	
	11/17/2018 10:30 AM	

NO.	DESCRIPTION	DATE

SOUTH JORDAN CITY

PERIGEE CONSULTING
 CIVIL - STRUCTURAL - SURVEY

808 SOUTH 1300 WEST, SUITE 180
 WEST JORDAN, UT 84086
 801.566.8024 TEL. 801.960.8411 FAX
 WWW.PERIGEECONSULTING.COM