

When Recorded Return to:
Joel Thompson
Jordan Basin Improvement District
P.O. Box 629
Riverton, UT 84065

14373157 B: 11564 P: 8292 Total Pages: 6
04/18/2025 01:28 PM By: EMehanovic Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: JORDAN BASIN IMPROVEMENT DISTRICT
PO BOX 629 RIVERTON, UT 84065



Affects Parcel No.: 26-24-101-043-0000

OWNER: DTDB 11, LLC

Project: Daybreak Urban Center Building 11

AMENDMENT TO COMMERCIAL SEWER CONNECTION AGREEMENT

THIS AMENDMENT TO COMMERCIAL SEWER CONNECTION AGREEMENT is made and entered as of the 15 day of April, 2025 and between **DTDB 11, LLC** whose address is 9350 S 150 E, Suite 100, Sandy, UT, 84070, hereinafter referred to as the "Owner," and the **JORDAN BASIN IMPROVEMENT DISTRICT**, a political subdivision of the State of Utah, whose address is 1253 West Jordan Basin Lane, Bluffdale, Utah 84065, hereinafter referred to as the "District."

WITNESSETH:

WHEREAS, the Owner and the District have previously entered into a Sewer Connection Agreement, dated the 19TH day of December, 2024, hereinafter called the Agreement, recorded as Entry Number 14333540 at Book 11543 Pages 6544-6551 in the office of Salt Lake County Recorder; for a development known as Daybreak Urban Center Building 11, located at 11098 S Grandville Ave, South Jordan, UT hereinafter, "the Development"); and

WHEREAS, the Owner has installed a sewer line or sewer lines, laterals, manholes and related structures and facilities (hereinafter, "Sewer Improvements"), as a part of the Development, which Sewer Improvements are connected to the District's sewer system in order to provide for collection, transmission, treatment, and disposal of sewage for the Development; and

WHEREAS, with respect to the Development, the Owner has previously paid impact fees to the District based on 6,100 square feet of retail category; and

WHEREAS, the Owner is converting 1,716 square feet to restaurant category, which is anticipated to generate an additional sewage. As a result of the additional water use by the new tenant, and under the District's rules and regulations, the District is required to assess and collect an additional impact fee from the Developer; 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. **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 understands that Owner's new tenant will be served by the Sewer Improvements and that the additional impact fees calculated and charged by the District will be based on a restaurant rate for the converted 1,716 square feet, with credit for the 1,716 square feet of retail that was previously paid. Should the Development in the future construction further additions or expansions on the property, Owner will pay the required additional impact fees, at the rate established by the District's Board of Trustees with respect to Owner's facilities.

c. In the event of further changes of use, the Owner shall submit all reasonably required documentation to ensure the calculation and payment of the required additional impact fees. Fees will be calculated at the then current rate established by the District's Board of Trustees.

d. The District may charge and Owner shall pay reasonable additional impact fees if a change of use occurs in Owner's facilities served by the Private Sewer Improvements at those rates which are in effect on the date when the additional impact fees are actually paid to the District.

3. **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.

4. **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.

5. **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.

6. **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.

7. **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.

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

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

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

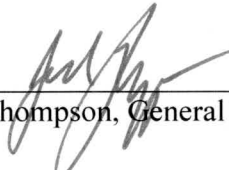
11. **Entire Agreement.** The Agreement and this Amendment thereto contains the entire agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties or understandings between the parties regarding the subject matter hereof which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

12. **Amendments.** Any additional amendment(s) 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"

JORDAN BASIN IMPROVEMENT DISTRICT

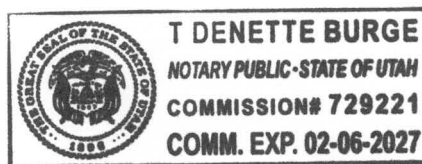
By: 
Joel Thompson, General Manager

DISTRICT ACKNOWLEDGMENT

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

On the 17 day of April, 2025 personally appeared before me **Joel Thompson**, who being by me duly sworn, did say that he is the General Manager of **JORDAN BASIN IMPROVEMENT 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"

DTDB 11, LLC

By: LHMRE, LLC

Its: Manager

By: [Signature]

Its: Michael Kunkel, Treasurer

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 15 day of April, 2025, personally appeared before me
Michael Kunkel who being by me duly sworn did say that (s)he
is the Treasurer of LHMRE, LLC a limited
liability company, Manager of DTDB 11, 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: April 29, 2027

Residing in: Sandy, Utah

[Signature]

Notary Public

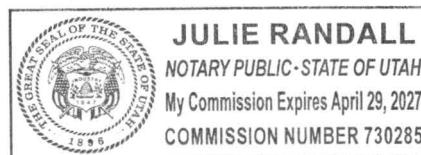


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY BEING SERVED

LOT C-111, DAYBREAK URBAN CENTER PLAT 1. LESS & EXCEPT BEG N 89°56'03" W 9881.98 & N 3275.28 FT FR SE COR OF SEC 19, T3S, R1W, SLM; N 37°29'42" W 568.07 FT; N 53°27'06" E 1268.21 FT; S 36°32'54" E 568 FT; S 53°27'06" W 1258.83 FT TO BEG. ALSO LESS & EXCEPT BEG S 89°55'30" E 1110.15 FT & N 4416.44 FT FR SW COR SEC 24, T3S, R2W, SLM; S 55°05'50" W 10.08 FT; N 34°03'02" E 9.40 FT; S 55°56'58" E 3.62 FT TO BEG. ALSO LESS & EXCEPT BEG S 89°55'30" E 1069.43 FT & N 4362.60 FT FR SW COR SEC 24, T3S, R2W, SLM; S 34°52'32" E 3.14 FT; N 55°56'58" W 2.93 FT; N 34°03'02" E 1.13 FT TO BEG. ALSO LESS & EXCEPT BEG S 89°55'30" E 956.08 FT & N 4513.03 FT FR SW COR SEC 24, T3S, R2W, SLM; N 8°10'15" E 5.621 FT; N 71°42'25" E 5.025 FT; S 37°57'11" W 9.056 FT TO BEG. ALSO LESS & EXCEPT BEG S 89°55'30" E 10641.88 FT & N 4531.35 FT FR SW COR OF SEC 24, T3S, R2W, SLM; N 18°17'35" W 6.752 FT; N 53°27'06" E 76.899 FT; S 36°32'54" E 35.757 FT; S 51°45'01" W 48.257 FT; N 81°32'54" W 43.527 FT TO BEG. (BEING PT LOT T3, KENNECOTT MASTER SUB 1 AMD. ALSO BEING L/E PARCEL D OF EAST TOWN CENTER ROADWAY DEDICATION PLAT).