

Rick Everson

From: Rob Thomas <rthomas@wcwsid.com>
Sent: Wednesday, September 17, 2025 1:13 PM
To: Rick Everson
Cc: eric; John Lewis; Aydelotte, Tamara
Subject: Re: Cobabe Ranch- sewer will serve
Attachments: Sewer Will Serve_20220624.pdf

Rick,

The attached letter remains in affect for the 200 units listed within, if you have any further questions, please let me know.

Thanks, Rob

Robert Thomas
General Manager
WCWSID
801-430-4647

From: Rick Everson <reverson@evoutah.com>
Sent: Wednesday, September 17, 2025 9:34 AM
To: Rob Thomas <rthomas@wcwsid.com>
Cc: eric <eric@thg-cs.com>; John Lewis <jlewis@evoutah.com>
Subject: Cobabe Ranch- sewer will serve

Rob-
As discussed, could you please confirm in writing that the attached sewer commitment letter for Cobabe is still good? The letter references 104 units, we are now only doing 101 units at Cobabe, which I suppose doesn't matter. I think Tammy would be fine with an email confirmation, or if you don't mind writing a couple sentences in a memo that references the attached letter confirming it is still valid. Whatever is easiest for you.

If you write an email, please copy Tammy. If you prepare a memo, you can just send it to me and I'll upload it to Frontier.

Thank you!

RICK EVERSON
REVERSON@EVOUTAH.COM
C: 801-897-4880



June 24, 2022

Weber County

RE: Wolf Creek Water and Sewer Improvement District Sewer services to Osprey Ranch 61 units, Cobabe Ranch 104 units and Eden Crossing 35 units - 200 Units Total

To whom it may concern,

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed the capacity of its sewage treatment facilities, and determined it will provide sewer services to the above referenced developments. This Can and Will Serve commitment applies to the above developments only and is non-transferable. This can and will serve letter applies only to sewer services and no other services of District. It is offered subject to the terms of the Eden Sewer Service Area Agreement dated June 24, 2022 between the District and Osprey Ranch LLC, Cobabe Ranch LLC, Eden Crossing LLC, Wolf Creek Resort Holdings, LLC & Watts Enterprises, Inc.

- Sewer services are delivered through connection to the main sewer lines of the District, leading to the Willow Brook Lane MBR Wastewater Treatment Plant and disposal system. Point of connection to be approved by the District.
- Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.
- Sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Sewer services are subject to and contingent on the following:

1. Compliance with the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies and procedures may change from time to time.
2. Subsequent decisions and regulation by local government, the Utah State Engineer, Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.
3. Payment of hook up costs and standard billings for service. Failure to pay these costs and billings will result in lien on the properties.

As recipient of said service, you agree to the above terms and to the terms set forth in the Wolf Creek Water and Sewer Improvement District policies and procedures as those policies may change from time to time.

If you have any questions regarding the contents of this letter, please contact the office at (801) 745-3435.

Wolf Creek Water and Sewer Improvement District

E. Miranda Menzies
E. Miranda Menzies, Chair of Board of Trustees

Date: 6/24/22