

**Lakeview Water Corporation**  
**Mountain Sewer Corporation**

203 W 14th Street • Ogden, UT 84404

October 23, 2020

John Lewis / Shane Dunleavy  
Legacy Mountain Estates, L.L.C.  
3718 N Wolf Creek Drive  
Eden, UT 84310

Re: Will Serve Letter  
Water & Sewer Connections  
Legacy Mountain Estates Subdivision

Dear John & Shane:

The purpose of this letter is to confirm that Lakeview Water Corporation and Mountain Sewer Corporation (collectively, the "Utility Companies") are willing and able to provide a total of 51 residential water and sewer connections for the proposed luxury residential subdivision known as Legacy Mountain Estates (the "Subdivision"). It is my understanding that the Subdivision will consist of approximately 243 acres, located in the Huntsville area of Ogden Valley on the land currently identified as Weber County Parcels Nos. 20-015-0009, 20-035-0028, 20-035-0044, and 20-035-0046 (collectively, the "Parcels").

The water and sewer connections will be provided following the Utility Companies' receipt of certain connection fees and impact fees, as more particularly set forth in a written Water and Sewers Connection Agreement ("Agreement") that will be entered into between the Utility Companies and Legacy Mountain Estates, L.L.C. ("LME").

As we've discussed, in order for Lakeview Water to provide the Subdivision with an adequate amount of culinary and secondary water, LME will need to transfer to Lakeview Water a portion of the water shares LME will acquire as part of its purchase of the Parcels. The details of LME's transfer of water shares to Lakeview Water will be addressed in the Agreement.

The Agreement will provide for a Water Connection Fee of \$3,500, and a Sewer Connection Fee of \$5,000, per residential dwelling. The amount of the Water Impact Fee will be determined based upon the costs related to future expansion and maintenance of Lakeview Water's infrastructure as needed to provide the Subdivision with adequate water service. Likewise, the Sewer Impact Fee will be determined based upon the costs related to future expansion and maintenance of Mountain Water Corporation's infrastructure to provide the Subdivision with reliable sewer service.

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The Agreement will require that LME deliver to the Utility Companies 10% of the total amount of the connection fees and impact fees no later than January 31, 2021. LME will pay the Utility Companies the remaining total balance of connection fees and impact fees on or about the date the plat map for the Subdivision is recorded with the Weber County Recorder's Office, or on July 31, 2021, whichever date occurs first.

Except for scheduled maintenance and construction, power failures, natural disasters and unforeseen circumstances, water and sewer service will be provided to the Subdivision in accordance with applicable federal, state and local laws, rules, regulations, ordinances and standards.

Please be advised that water and sewer services are subject to the following:

1. Compliance with the Utility Companies' policies and procedures as may be periodically amended;
2. Natural fluctuations in water supplies; and
3. Any decisions or regulations that may be issued or imposed by local government agencies, the Utah State Engineer, the Utah Division of Water Resources, the United States Department of the Interior, or any other applicable governmental agency.

If you have any questions, or require any additional information, regarding the Utility Companies' commitment to providing water and sewer connections for the Legacy Mountain Estates residential subdivision, please do not hesitate to contact me at 801-725-1517.

Sincerely,  
LAKEVIEW WATER CORPORATION  
MOUNTAIN SEWER CORPORATION

Ray Bowden  
President