

Lakeview Water Corporation
Mountain Sewer Corporation

203 W 14th Street • Ogden, UT 84404

September 9, 2021

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 to provide a total of fifty-six (56) residential water and sewer connections to serve 48 Single-Family Residential Dwellings and up to 8 Accessory Dwelling Units in the proposed 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 expansion of any applicable local or state utility districts and/or service areas, the Utility Companies' receipt of certain connection fees and impact fees, and any other required terms or conditions 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 has acquired as part of its purchase of the Parcels. The details of LME's transfer of water shares to Lakeview Water will also 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. The Agreement will specify any required upgrades or additions to the water and/or sewer systems based upon the Subdivision's estimated daily average water consumption as well as the estimated daily effluent that will be produced by the Subdivision.

The Agreement will require that LME deliver the connection fees and impact fees to the Utility Companies no later than fourteen (14) days following the date the plat map for the Subdivision has been recorded with the Weber County Recorder's Office or the date the Agreement is executed by LME and the Utility Companies, whichever occurs last.

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

Any culinary water and sewer services provided to the Subdivision will be subject to and contingent upon the following:

1. Compliance with Utility Companies' policies and procedures as may be periodically amended;
2. Natural fluctuations in water supplies;
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;
4. Payment of connection costs and standard billing for service. Failure to pay such costs and billings will result in temporary suspension and/or permanent cessation of service;

Upon receipt of the water and sewer services, any users of such services agree to the above terms, and the terms set forth in the Lakeview Water and Mountain Sewer policies and procedures, as those policies may change from time to time.

Please be advised this will letter replaces and supersedes the Utility Companies' will serve addressed to LME dated October 23, 2020. 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