



July 8, 2021

Weber County

RE: Wolf Creek Water and Sewer Improvement District services to Address(s):

The Pointe at Wolf Creek, LLC Subdivision, N Wolf Creek Drive, Eden, UT 84310
Consisting of 48 multi-family dwelling units in three buildings; RS21 The Pointe LLC Developer

To whom it may concern:

This letter confirms that Wolf Creek Water and Sewer Improvement District has reviewed its resources as of July 2021, and determined it will provide culinary water, irrigation water and sewer services to the above referenced address(s). This Can and Will Serve commitment applies to the above referenced address only and is non-transferable.

Residential services to be provided:

- Culinary water will be provided under water right E5492, with associated underlying contracts from Weber Basin Conservancy District. Culinary water shall be used for culinary and fire suppression (fire hydrant) uses. The District prohibits use of culinary water for outdoor uses. The project shall connect to the District's main culinary water supply lines, using meters installed by the District.
- Secondary Water for landscape and outdoor uses will be provided under water right E5492, and the District's 206 shares in Wolf Creek Irrigation Company, historical right 35-7188. Secondary water is delivered by connection of the project and each multi-family building connection to the District's pressurized system. The project shall have connection to the District's main secondary water supply lines, using meters installed by the District.
- Sewer services are delivered through connection of the project to the main sewer lines of the District, leading to the Willowbrook Lane Tertiary Wastewater Treatment Plant and disposal system. There is capacity for the project at the treatment plant and associated disposal system.

Any commercial facilities or operations are subject to separate impact fees, connection fees, terms, and tariffs, and are excluded from this commitment.

The delivery of all services is subject to the limitations, terms, and conditions of a Development Agreement between the District and RS21 The Pointe LLC, developer, dated July 2021.

Recording of the units as subdivided shall be completed by July 31, 2022. After that date, if recording of the subdivision is not completed, this Can and Will Serve commitment is subject to potential review, cancelation, or reissue.

Service is subject to scheduled maintenance and construction, power failures, natural disasters, and unforeseen circumstances.

Water and sewer services will be provided in accordance with applicable federal, state, and local statutes, laws, rules, regulations, ordinances, and standards.

Culinary water, Secondary water and Sewer services to the above development project(s) 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. Natural fluctuations in water supplies;
3. 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.
4. Payment of hook up costs and standard billings for service. Failure to pay these costs and billings will result in temporary suspension and/or permanent cessation of service.

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.

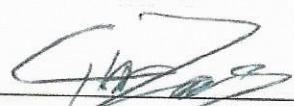
If you have any questions regarding the contents of this letter, please contact Annette Ames (801) 745-3435.

Wolf Creek Water and Sewer Improvement District

E. Menzies 7/26/21

E. Miranda Menzies, Chair Board of Trustees

Date: 7/26/21


Signature: **Developer**
RS21 The Pointe LLC

Date: 7/21/21