

Storm Water Management Plan Agreement

This "Storm Water Management Plan" agreement, hereto attached in perpetuity, applies to the property located at 1248 So. Highway 191, Moab, Utah and more specifically described as follows;

Beginning at the South Quarter corner of Section 7, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and running along the South section line thence South 89°58'50" West 652.9 feet to a point on the Bentley & Jelsteen tract; along the said tract the following three calls: thence North 00°44'00" West 644.5 feet; thence North 01°25'00" West 64.80 feet; thence North 00°14'00" East 591.4 feet to a point on the Brown tract; thence North 88°41'00" East 91.1 feet; thence North 89°45'00" East 177.00 feet; thence North 53°54'00" East 22.6 feet; thence North 63.0 feet, more or less, to a point on the south right-of way of Highway 191; thence along the right-of-way South 65°39'00" East 403.1 feet to the Center of Section line; thence south 00°18'57" feet to the point of beginning.

Contains 852,064 square feet, 19.56 acres, more or less.

It's owners and successors do hereby agree that after the completion of the project development, Wingate Hotel, will maintain the storm water runoff system. as approved by the Grand County Engineer, to operate as designed, make repairs as needed and follow the attached Storm Water Management Plan hereby attached.

The property owner shall follow the Grand County approved maintenance schedule summarized in the following Table 1.

Note: a large storm event is defined as precipitation over 0.5" from a single storm.

Table 1: Storm Drainage Maintenance Plan Summary

Drainage System Component	Maintenance Requirements
Plunge Pond	Inspect monthly and after large storm events: <ul style="list-style-type: none"> ▪ Remove debris larger than 3" in any dimension. • Remove sediment if more than 6" deep. • Repair any erosion or other damage to the pond and outlet.
Drainage Boxes	Inspect quarterly and after large storm events: <ul style="list-style-type: none"> • Remove all debris. • Remove sediment if more than 12" deep in sediment trap. • Repair any damage to the boxes, pipes, connections, or snouts. • Clean upstream/downstream pipes as needed to maintain their capacity.
Retention Pipes	Inspect biannually (twice per year) and after large storm events: <ul style="list-style-type: none"> • Remove all debris. • Clean and remove visible sediment. • Repair any damage to the pipes, risers, or connections. • Excavate and replace gravel if it fills in with fines.
Surface Drainage	Inspect monthly and after large storm events: <ul style="list-style-type: none"> • Clean off debris and sediment from all improved areas. • Repair any erosion or other damage to slopes and other improvements.

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Ent 529221 Bk 867 Pg 275 -276
 Date: 17-APR-2018 1:18:05PM
 Fee: \$12.00 Check Filed By: GWK
 JOHN ALAN CORTES, Recorder
 GRAND COUNTY CORPORATION
 For: VIEW GATE DEVELOPMENT LLC

STATE OF UTAH

COUNTY OF GRAND

I/we VIEW GATE Development, LLC being duly sworn, depose and say that I am the owner of the property described and are in all respects true and correct to the best of my knowledge.

Olano Melchior - Member
(Property Owner)

Subscribed and sworn to me this 6th day of April, 2018

DSSS

Notary Public)

Residing in: SLC

My commission Expires: Jan 29, 2022

