

WHEN RECORDED, MAIL TO:
Hamilton I-215 Logistics Center LLC
222 South Main Street, Suite 1760
Salt Lake City, UT 84101

13632298
4/15/2021 11:37:00 AM \$40.00
Book - 11157 Pg - 4865-4873
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NELSON CHRISTENSEN
BY: eCASH, DEPUTY - EF 9 P.

Space above for County Recorder's use
Parcel I.D. #08-16-400-019

DECLARATION OF RECIPROCAL DRAINAGE EASEMENT AND SHARED FIRE LINE LOOP EASEMENT

THIS DECLARATION OF RECIPROCAL DRAINAGE EASEMENT AND SHARED FIRE LINE LOOP EASEMENT is executed this 15 day of April, 2021, by **HAMILTON I-215 LOGISTICS CENTER LLC**, a Delaware limited liability company ("Declarant").

RECITALS:

A. Declarant is the owner of the following real property situated in Salt Lake County, Utah, State of Utah:

(See Exhibit A attached hereto)

B. Declarant is in the process of subdividing the real property into two commercial lots with the recording of a subdivision plat. Each of the lots will contain one separate commercial building, to be known as "Building C" (on Lot 2) and "Building D" (on Lot 1) for the purposes of development of the lots, as depicted on the proposed "I-215 Land Plat 1" at Exhibit B attached hereto.

C. As a part of the approval process for the development of the two lots, Salt Lake City requires a reciprocal drainage easement agreement for Building C and Building D, as Building D discharges to Building C's stormwater infrastructure and drainage crosses the property line between Building C and Building D.

D. Further, as a part of the approval process for the development of the two lots, Salt Lake City requires a shared fireline loop agreement for Building C and Building D, outlining ownership and maintenance of the shared, private fire lines, as depicted on the proposed "I-215 Land Plat 1 Fireline Easement Exhibit" at Exhibit C attached hereto.

1. Reciprocal Drainage Easement Agreement. Declarant hereby grants a mutual drainage easement over and across the real properties described above for purposes of maintaining and providing for stormwater infrastructure and drainage across such properties as depicted on the proposed I-215 Land Plat 1 at Exhibit B attached hereto. Declarant acknowledges that stormwater will cross property lines, and the portion of the easement as depicted as on Exhibit B as a "20' Wide Drainage Easement in Favor of Lot 1 to be Effectuated by the Recording of this Plat" shall belong to and be maintained by the owner of Lot 2. Any portion of the stormwater infrastructure and drainage located on Lot 1 shall belong to and be maintained by the owner of Lot 1.

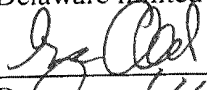
2. Shared Fireline Loop. Declarant hereby grants a mutual fireline loop easement over and across the real properties described above and as depicted on the proposed I-215 Land Plat 1 – Fireline Easement Exhibit at Exhibit C and further described at Exhibit D attached hereto. Declarant acknowledges that fireline loop will cross property lines as depicted as on Exhibit C. Any portion of the fireline loop located on Lot 1 shall belong to and be maintained by the owner of Lot 1, and any portion of the fireline loop located on Lot 2 shall belong to and be maintained by the owner of Lot 2.

3. Maintenance of Stormwater Infrastructure and Drainage and Shared Fire Line Loop. The owner(s) of the properties affected by this Declaration of Reciprocal Drainage Easement and Shared Fireline Loop Easement shall at all times maintain and repair any stormwater drain infrastructure and fire line loop located within their respective properties in good condition and repair. Upon five (5) business days' written notice from one owner to the other, in the event the stormwater drain infrastructure or fireline loop on one lot requires maintenance and/or repair, and the owner of the lot upon which such stormwater drain infrastructure is located does not perform such maintenance and/or repairs, then the owner of the other lot shall have the right to reasonably enter the other lot and effect such maintenance and/or repairs at the cost and expense of the owner of such lot.

4. Miscellaneous. This Declaration of Reciprocal Drainage Easement and Shared Fireline Loop Easement runs with the land and is binding upon current and future owners of the real property described above.

DATED the day, month and year set forth above.

HAMILTON I-215 LOGISTICS CENTER LLC, a
Delaware limited liability company


By: GEORGE A. ANDERSON
Its: Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 15th day of April, 2021, personally appeared before me George Aead, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in the capacity indicated.



Notary Public

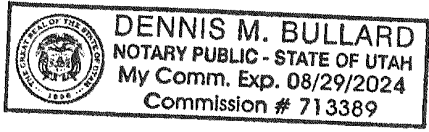


Exhibit "A"
Legal Description

Commencing 80 rods West and 31 feet North from the Southeast corner of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence North 1031 feet; thence East 200 feet; thence North 200 feet; thence West 200 feet; thence North 1378 feet; thence East 1080 feet to the Utah State Road Right of Way Line; thence Southwesterly along said right of way line to the point of beginning.

LESS that portion lying within the street and that portion deeded to the State Road Commission.

ALSO LESS AND EXCEPTING the following described parcel:

All of I-215 Commerce Center Plat 1, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

The surveyed boundary description of the Real Property covered herein is as follows:

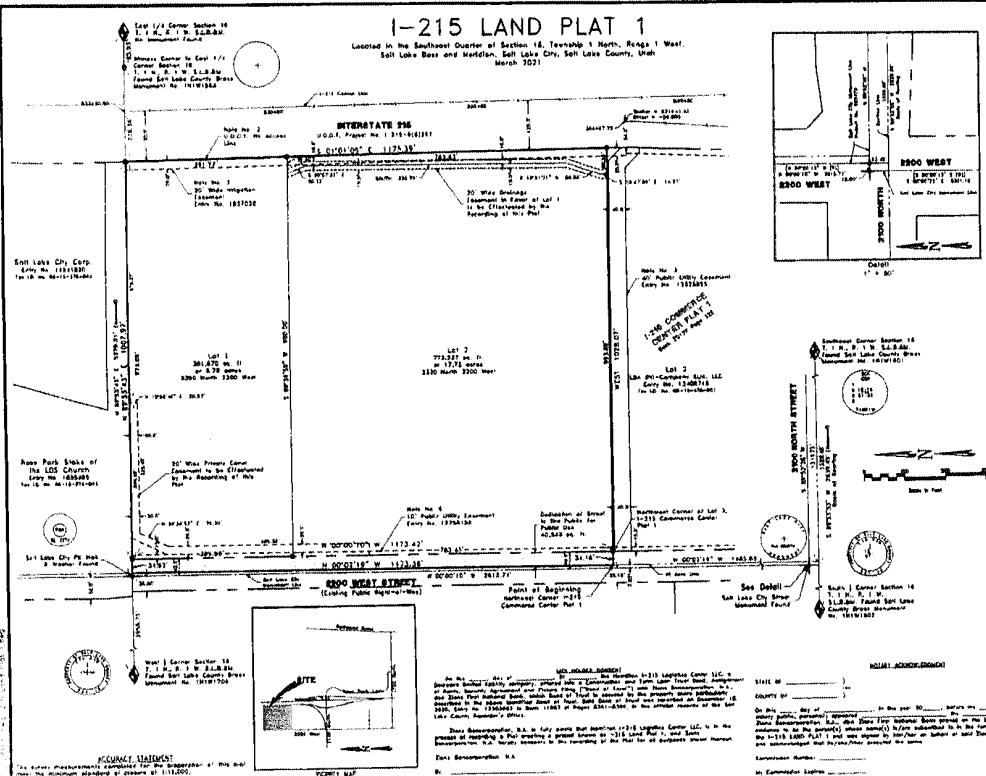
A parcel of land located the Southeast corner of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, described as follows:
Beginning at a point on the West line of the East half of the Southeast quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point being South 89°53'55" West 1,319.75 feet along the South line of said Southeast quarter to said West line and along said line North 00°02'19" West 1,465.88 feet from the Southeast corner of said Section 16; and thence continuing Along said line North 00°02'19" West 1,173.46 feet to the North line of said Southeast quarter; thence along the said line North 89°53'41" East 1,007.97 feet to the West line of Interstate 215; thence along said line South 01°01'05" East 1,175.50 feet; West 1,028.07 feet the point of beginning.

Parcel I.D. #08-16-400-019

Exhibit "B"
Proposed I-215 Land Plat 1

I-215 LAND PLAT 1

Located in the Southeast Quarter of Section 18, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah March 2021



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I-215 LAND PLAT 1

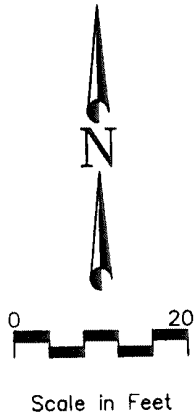
Located in the Southeast Quarter of Section 18, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake City, Salt Lake County, Utah March 2021

OWNER: I-215 Land Plat 1, LLC 1312 East Canyon Drive, Suite 100 Salt Lake City, UT 84119	PREPARED BY: PUBLIC UTILITIES DEPARTMENT Approved by the Department Manager, Storm Drainage and Water Utility Dept. 2021	CITY PLANNING DIRECTOR: Approved by the City Planning Director, Salt Lake City Planning Commission	CITY ENGINEERING DIVISION: I hereby certify that I have read this plan and find it to be in accordance with the provisions of the U.C.C. No. 2007-13-1156	CITY ATTORNEY: Approved by the City Attorney, Salt Lake City	CITY APPROVAL: Forwarded to Salt Lake City City Council for approval	SALT LAKE COUNTY RECORDED: Book of Salt Lake County of Salt Lake, recorded and filed on the 17th day of March, 2021	HOURS: 11:00 AM - 4:00 PM
DATE: 03/17/2021	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	BY: [Signature]	OF 1 SHEETS

Exhibit "C"
Proposed I-215 Land Plat 1 – Fireline Easement Exhibit

Rose Park Stake of the
LDS Church
Tax I.D. No. 08-16-276-002

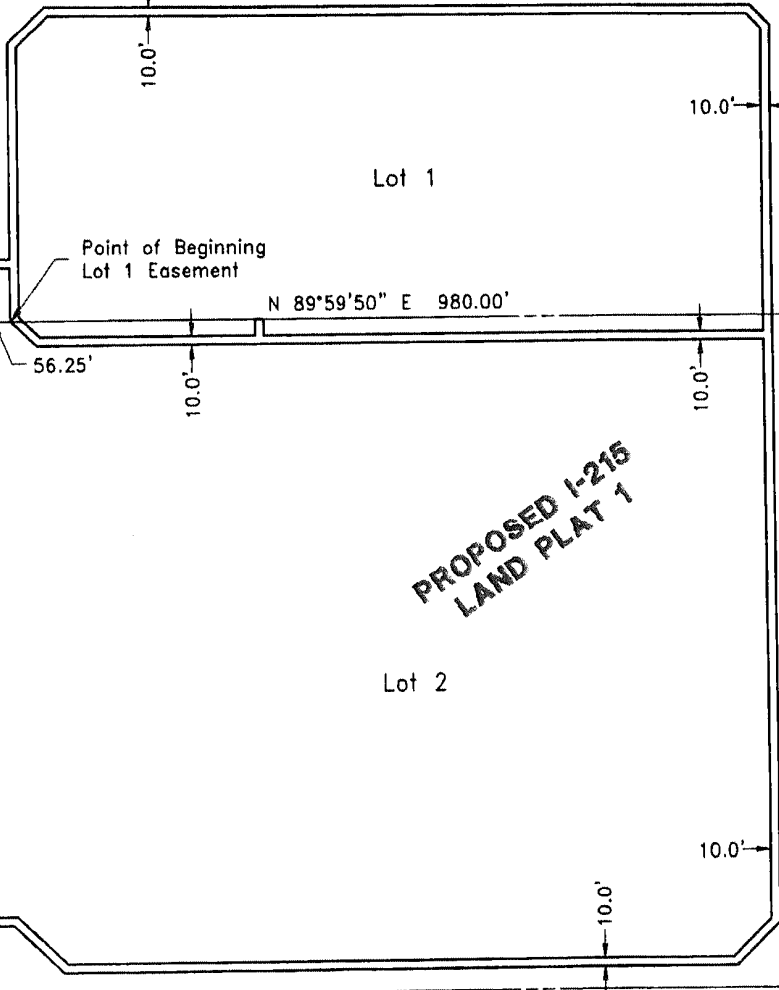
Salt Lake City Corp.
Tax I.D. No. 08-16-276-004



2200 WEST STREET

N 00°00'10" W 1173.42'

702.20'



INTERSTATE 215

PROPOSED I-215
LAND PLAT 1

I-215 COMMERCE
CENTER PLAT 1
Book 2017P Page 32a

Point of Beginning
Lot 2 Easement

34.18'

Northwest Corner of
I-215 Commerce
Center Plat 1

EAST 1028.07'

Lot 2



DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

I-215 LAND PLAT 1
FIRELINE EASEMENT EXHIBIT

PROJECT NO.
3123

SHEET NO.
1

FILE NAME: SCALE:
1"=200'

Exhibit "D"
Legal Description of Proposed I-215 Land Plat 1 – Fireline Easement

Lot 1 Easement

A 10.00 foot wide permanent, non-exclusive easement located in the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point East 34.18 feet along the north line of I-215 Commerce Center Plat 1, North 00°00'10" West 783.45 feet and North 89°59'50" East 56.25 feet from the Northwest Corner of said Subdivision, and thence North 45°00'00" West 0.98 feet; thence North 00°01'23" East 60.96 feet; thence West 55.58 feet; thence North 00°00'10" West 10.00 feet; thence East 55.59 feet; thence North 00°01'23" East 248.27 feet; thence North 45°01'23" East 58.39 feet; thence South 89°58'37" East 812.24 feet; thence South 44°59'19" East 32.23 feet; thence South 338.04 feet; thence South 89°59'50" West 10.00 feet; thence North 333.89 feet; thence North 44°59'19" West 23.94 feet; thence North 89°58'37" West 803.96 feet; thence South 45°01'23" West 50.10 feet; thence South 00°01'23" West 310.95 feet; thence South 45°00'00" East 6.83 feet; thence South 89°59'50" West 14.14 feet to the POINT OF BEGINNING. Said easement encompasses 16,010 square feet or 0.37 acres, more or less.

Lot 2 Easement

A 10.00 foot wide permanent, non-exclusive easement located in the Southeast Quarter of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point East 34.18 feet along the north line of I-215 Commerce Center Plat 1 North 00°00'10" West 81.24 feet Northwest Corner of said Subdivision, and thence North 00°00'10" West 10.00 feet; thence East 55.20 feet; thence South 45°00'00" East 79.04 feet; thence East 766.98 feet; thence North 45°00'00" East 62.10 feet; thence North 675.26 feet; thence West 836.84 feet; thence North 45°00'00" West 40.90 feet; thence North 89°59'50" East 14.14 feet; thence South 45°00'00" East 26.76 feet; East 246.83 feet; thence North 18.93 feet; thence North 89°59'50" East 10.00 feet; thence South 18.94 feet; thence East 575.87 feet; thence North 18.96 feet; thence North 89°59'50" East 10.00 feet; thence South 708.37 feet; thence South 45°00'00" West 70.38 feet; thence West 775.27 feet; thence North 45°00'00" West 79.04 feet; thence West 51.06 feet to the POINT OF BEGINNING. Said easement encompasses 25,634 square feet or 0.59 acres, more or less.