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When recorded, mail to:

SIP PIONEER I, LLC P.O. Box 982500 Park City, Utah 84098 12842278

09/04/2018 02:55 PM \$14.00

Book - 10709 P9 - 3086-3088

ADAM GARDINER

RECORDER, SALT LAKE COUNTY, UTAH

KAIROS INVESTMENT PARTNERS

ATTN: GEORGE N BISHOP

1790 BONANZA DR STE 250

PARK CITY UT 84060

BY: PSP, DEPUTY - WI 3 P.

DECLARATION OF DRAINAGE EASEMENT (Affects Parcel No. 15-16-251-005-000)

This Declaration of Drainage Easement ("Easement") executed by SIP Pioneer I, LLC, a Delaware limited liability company ("Declarant"), shall be effective when recorded in the office of the Salt Lake County Recorder.

RECITALS:

A. Declarant is the record owner in fee simple of certain real property located in Salt Lake County, State of Utah, more particularly described on Exhibit "A" attached hereto (hereinafter the "Property");

B. Declarant is desirous of creating an easement which benefits and burdens the Property to provide for surface/storm water drainage from all portions of the Property in accordance with the terms and conditions hereof.

NOW, THEREFORE, Declarant hereby grants and conveys and creates the following Easement:

1. Declarant hereby grants, conveys and creates for the use and benefit of all owners of any portion of the Property, their successors and assigns in title, a perpetual, non-exclusive Easement for discharge, flow and removal of surface/storm water ("Surface Flow") from and across all surface areas of the Property (excluding areas where any structures exist at the time concerned), and through and across all other surface areas of the Property. Such Easement shall be appurtenant to all portions of the Property.

- 2. The rights granted herein shall not be construed to restrict the owner of any portion of the Property from any use or development of the Property so long as such owner accommodates and does not unreasonably obstruct the Surface Flow.
- 3. All portions of the Property shall be burdened and benefitted by the rights herein conveyed and all such rights shall run with the land and be binding upon and inure to the benefit of the owners of any portion of the Property, and their successors and assigns in title.
- 4. Nothing contained in this Easement shall be deemed to be a gift or a dedication of any portion of the Property to or for the general public or for any public purpose, it being the intent of Declarant that this Easement be limited to and for the purposes expressed herein.

IN WITNESS WHEREOF, Declarant has executed this Easement to be effective the date first set forth above.

DECLARANT:

SIP PIONEER I, LLC

By:__

STATE OF UTAH

County of Salt Luke

On the 16 day of August, 2018, appeared before me Goorge Noble Bishop who being by me duly sworn did say that he is the Manager of SIP Pioneer I, LLC, and that the within and foregoing instrument was signed in behalf of said company, and duly acknowledged to me that said company executed the same.

Notary Public





SALT LAKE COUNTY RECORDER

Parcel Details for: 15162510050000

Acreage: Address: Land Value:

Building Value:

Total Value:

6.3900

2640 W 1700 S

1,263,000.00 4,893,200.00 6,156,200.00

Legal Description BEG N 89°56'52" E 25 FT & N 89°45'30" E 19.442 FT & N 0°03'08" W 2701.244 FT & N 89°56'52" E 40.85 FT FR S 1/4 COR SEC 16, T 1S, R 1W, SLM; N 45°02'17" W 37.97 FT; N 0°01'27" W 373.14 FT; N 89°56'52" E 315.18 FT; S 0°03'08" E 400 FT; S 89°56'52" W 289.15 FT TO BEG. ALSO, BEG N 89°56'52" E 355 FT & N 0°03'08" W 25 FT FR CITY MON AT INTERSECTION OF PIONEER ROAD & 1700 S ST; N 0°03'08" W 400 FT; N 89°56'52" E 490 FT; S 0°03'08" E 198.33 FT; S 89°56'52" W 216 FT; S 0°03'08" E 201.67 FT; \$ 89°56'52" W 274 FT TO BEG. 6.39 AC. 4750-0067 4773-0387 5809-0751 6172-0758 |8294-7086 9169-3970 9169-3976 9204-2002 9323-4970

Owner Name	Trustee Name	PR	Interest	Owner AKA	Trustee AKA	LifeEstate	Executor	Admin	Guardian	Conservator	Custodian
SIP											
PIONEER]					i					
I LLC											