

WHEN RECORDED, RETURN TO:

Sky Harbor Development, L.C.
164 West 510 South
American Fork, UT 84003

Parcel Nos. 13:067:0075, 13:067:0097, 13:067:0107

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT (the “**Agreement**”) is made and entered into as of this 26th day of February, 2025, by and between **Deer Park, LLC** (“**Owner 1**”) and **Sky Harbor Development, L.C.** a Utah limited liability company as to a 2/6th interest; and **SRaff Properties LLC**, a Utah limited liability company as to a 1/6 interest; and **Jared Skidmore** as to a 1/6 interest and **MDS Holdings, LLC**, a Nevada limited liability company as to a 1/6 interest and **T&N Skidmore LLC**, a Utah limited liability company as to a 1/6 interest (“**Owner 2**”). Owner 1 and Owner 2 & 3 are sometimes referred to herein individually as a “**Party**”, and collectively, as the “**Parties**”.

RECITALS

- A. Owner 1 is the owner of that certain property located in Utah County, State of Utah described on Exhibit A attached hereto (the “Owner 1 Property”).
- B. Owner 2 is the owner of that certain property located in Utah County, State of Utah described on Exhibit B attached hereto (the “Owner 2 & 3 Property”). The Owner 2 Property is adjacent to the Owner 1 Property, and the Owner 1 Property and Owner 2 Property are sometimes collectively referred to herein as the “**Parcels**”.
- C. Conflicts exist with the occupation of the Parcels and the record boundary lines with respect to the Owner 1 Property and Owner 2 & 3 Property.
- D. The Parties desire to eliminate any discrepancy in title with respect to the boundary and division line between their respective Parcels and, by entering into this Agreement, to (i) mutually agree upon and establish the common boundary line between their respective Parcels, and (ii) determine and describe the real property owned by each Party.
- E. On January 27, 2025, a Record of Survey was filed with the Utah County Surveyor’s Office as File No. 25-040 (the “**Record of Survey**”) to mutually establish the common boundary line between the respective Parcels.
- F. The Parties desire to effectuate a parcel boundary adjustment, as defined in Utah Code Ann. §10-9a-103(47), to recognize the common boundary line between the Parcels as shown on the Record of Survey and intend that this agreement constitute a boundary line agreement in accordance with Utah Code Ann. §10-9a-524.
- G. The Parcels are each unsubdivided land and no additional parcel is created by this Agreement.

- H. Pursuant to Utah Code Ann. §10-9a-523(3), this Agreement is not subject to the review of a land use authority.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Location of New Boundary. The new boundary line between the Parcels shall be located as described in Exhibit C attached hereto, and as shown on the Record of Survey Plat attached hereto as Exhibit D.

2. Adjusted Parcel Legal Descriptions. The legal description of the Owner 1 Property (after modification pursuant to Section 1 above) is hereinafter referred to as “**Adjusted Owner 1 Property**” and is more particularly described on Exhibit E-1 attached hereto. The legal description of the Owner 2 Property (after modification pursuant to Section 1 above) is hereinafter referred to as “**Adjusted Owner 2 Property**” and is more particularly described on Exhibit E-2 attached hereto.

3. Quitclaim Conveyance from Owner 1. Owner 1 does hereby quitclaim to Owner 2 all of Owner 1’s rights, title, privileges, and interest in and to the Adjusted Owner 2 Property, it being the intent of the Parties that Owner 2 shall own the Adjusted Owner 2 Property in its entirety.

4. Quitclaim Conveyance from Owner 2. Owner 2 does hereby quitclaim to Owner 1 all of Owner 2’s rights, title, privileges, and interest in and to the Adjusted Owner 1 Property, it being the intent of the Parties that Owner 1 shall own the Adjusted Owner 1 Property in its entirety.

5. Establishing Boundary: Rights Run with the Land/Integration. The terms of this Agreement shall determine and forever establish a boundary line between the properties of the Parties hereto and shall: (1) inure to the benefit of and be binding upon the Parties and their successors, successors-in-title, heirs and assigns as to their respective real properties; (2) run with the land; and (3) remain in force and effect, and be unaffected by any change of ownership, or subdivision, any encumbrances, encroachments, liens, judgments or easements. The terms of this Agreement constitute all of the agreements between the Parties. This Agreement may only be amended in a writing signed by the Parties.

6. Recording. This Agreement shall be recorded in the official records of Utah County, Utah.

7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

8. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which may be assembled into and will constitute one and the same instrument.

9. Authority. Each signatory of this Agreement represents that he/she/it has all necessary authority to enter into this Agreement and that no other approvals or signatures are needed to give effect to the agreements set forth herein.

[Signature Pages to Follow]

DATED as of the date first above mentioned.

OWNER 1:

Deer Park, LLC

By: [Signature]
Name: Tyler Horan
Title: Manager

STATE OF Utah)

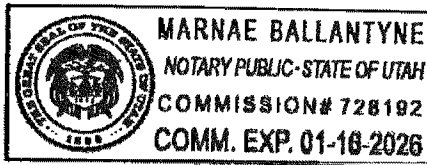
:SS.

COUNTY OF Utah)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Tyler Horan, Manager of Deer Park, LLC this 26th day of February, 2025.

WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

DATED as of the date first above mentioned.

OWNERS 2 & 3:

Sky Harbor Development, L.C. a Utah limited liability company as to a 2/6th interest; and SRaff Properties LLC, a Utah limited liability company as to a 1/6 interest; and Jared Skidmore as to a 1/6 interest and MDS Holdings, LLC, a Nevada limited liability company as to a 1/6 interest and T&N Skidmore LLC, a Utah limited liability company as to a 1/6 interest

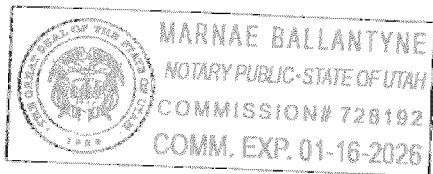
Sky Harbor Development, L.C. a Utah limited liability company

By: Brent L. Skidmore
Name: Brent L. Skidmore
Title: Manager

STATE OF Utah)
 : ss.
COUNTY OF Utah)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Brent L. Skidmore, this 28th day of February, 2025.
Manager of Sky Harbor Development, L.C. a Utah limited liability company
WITNESS my hand and official seal.

Marnae Ballantyne
NOTARY PUBLIC
My Commission Expires: Jan 16, 2026



SRAFF Properties, LLC

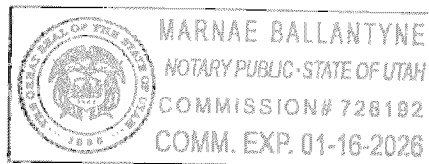
By: Stephanie Raff
Name: Stephanie Raff
Title: Member

STATE OF Utah)
 :ss.
COUNTY OF Utah)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by
Stephanie Raff, this 08th day of February, 2025.

Member of SRAFF Properties, LLC, a Utah limited liability company
WITNESS my hand and official seal.

Marnae Ballantyne
NOTARY PUBLIC
My Commission Expires: Jan 16, 2026



Jared Skidmore

Jared Skidmore

STATE OF Virginia)
City of Alexandria ss.
COUNTY OF _____)

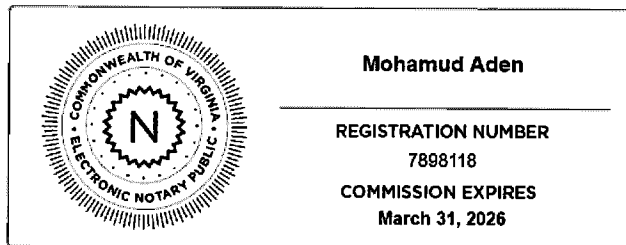
SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Jared Skidmore this 27 day of February, 2025.

WITNESS my hand and official seal.

Mohamud Aden 7898118

NOTARY PUBLIC

My Commission Expires: 03/31/2026



Electronic Notary Public

Notarized remotely online using communication technology via Proof.

MDS Holdings, LLC, a Nevada limited liability company

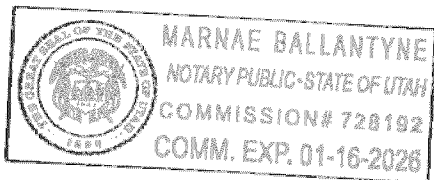
By: Danielle Schofield
Name: Danielle Schofield
Title: Manager

STATE OF Utah)
 : ss.
COUNTY OF Utah)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Danielle Schofield, this 28th day of February, 2025.

Manager of MDS Holdings, LLC, a Nevada limited liability company
WITNESS my hand and official seal.

Marnae Ballantyne
NOTARY PUBLIC
My Commission Expires: Jan 16, 2026



T&N Skidmore, LLC, a Utah limited liability company

By: [Signature]
Name: Tyler Skidmore
Title: manager

STATE OF Utah)
 :SS.
COUNTY OF Utah)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Tyler Skidmore, this 28th day of February, 2025.
 Manager of T&N Skidmore, LLC, a Utah limited liability company
WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC
My Commission Expires:

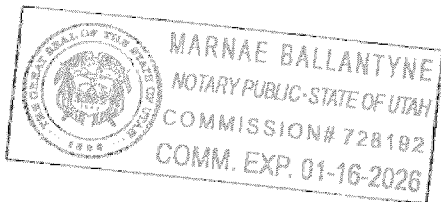


EXHIBIT A
"Deer Park, LLC"

Parcel No. 1 (13:067:0123) - 42 E 1100 S STE 1A AMERICAN FORK, UT 84003

An entire tract of land described in that Warranty Deed recorded December 27, 2021 as Entry No. 212962:2021 in the Office of the Utah County Recorder. Said tract is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Commencing 4.20 chains East and 5.40 chains South of the Northwest corner of the Southeast quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 21.60 chains; thence East 3.10 chains; thence North 21.60 chains; thence West 3.10 chains to the beginning.

ALSO:

Commencing 4.2 chains East of the Northwest corner of the Southeast quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Meridian; thence South 5.40 chains; thence East 3.10 chains; thence South 21.60 chains; thence East 1.03 chains; thence North 27.00 chains; thence West 4.13 chains to the beginning.

EXHIBIT B***"Sky Harbor Development Parcels"*****Parcel No. 2 (13:067:0075)**

An entire tract of land described as "Parcel 1" in that Warranty Deed recorded December 29, 2021 as Entry No. 214236:2021 in the Office of the Utah County Recorder. Said tract is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Parcel 1: Commencing South 89°48'14" East 867.78 feet and North 788.86 feet from the South Quarter corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; North 89°34'0" West 331.08 feet; North 0°28'0" East 978.15 feet; South 64°51'36" East 389.72 feet; South 815.56 feet; North 89°33'59" West 29.8 feet to beginning.

Parcel No. 3 (13:067:0107)

An entire tract of land described as "Parcel 2" in that Warranty Deed recorded December 29, 2021 as Entry No. 214236:2021 in the Office of the Utah County Recorder. Said tract is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Parcel 2: Commencing North 858.02 feet and East 437.19 feet from the North Quarter corner of Section 35, Township 5 South, Range 1 East, Salt Lake Base and Meridian; East 437.32 feet; South 72.39 feet; North 87°39'0" West 438.62 feet; North 0°58'50" East 54.41 feet to beginning.

EXHIBIT C***"Common Boundary Line"***

Two (2) common boundary lines between the following three (3) entire tracts of land described in that: 1) Warranty Deed recorded December 27, 2021 as Entry No. 212962:2021 and; 2) Warranty Deed recorded December 29, 2021 as Entry No. 214236:2021 in the Office of the Utah County Recorder and further shown on that ALTA/NSPS Survey filed as 22-314 in the Office of the Utah County Surveyor. Said common boundary lines are located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and are described as follows:

Common Boundary #1

Beginning at the intersection of an existing fence and an existing Boundary Line Agreement recorded January 13, 2021 as Entry No. 7180:2021 in the Office of said Recorder, which is 1851.35 feet S. 00°05'03" E. along the Section Line and 2129.95 feet West from the East Quarter Corner of said Section 26; thence along an existing fence the following three (3) courses: 1) N. 01°01'41" W. 163.91 feet; 2) N. 00°11'10" W. 322.10 feet; 3) N. 00°38'04" E. 381.12 feet to the southerly right-of-way line of Deer Park Drive (1230 South) per that Road Dedication Plat of Deer park Drive (1230 South) recorded November 6, 2023 as Entry No. 72759:2023 in the Office of said Recorder and the **Point of Terminus**.

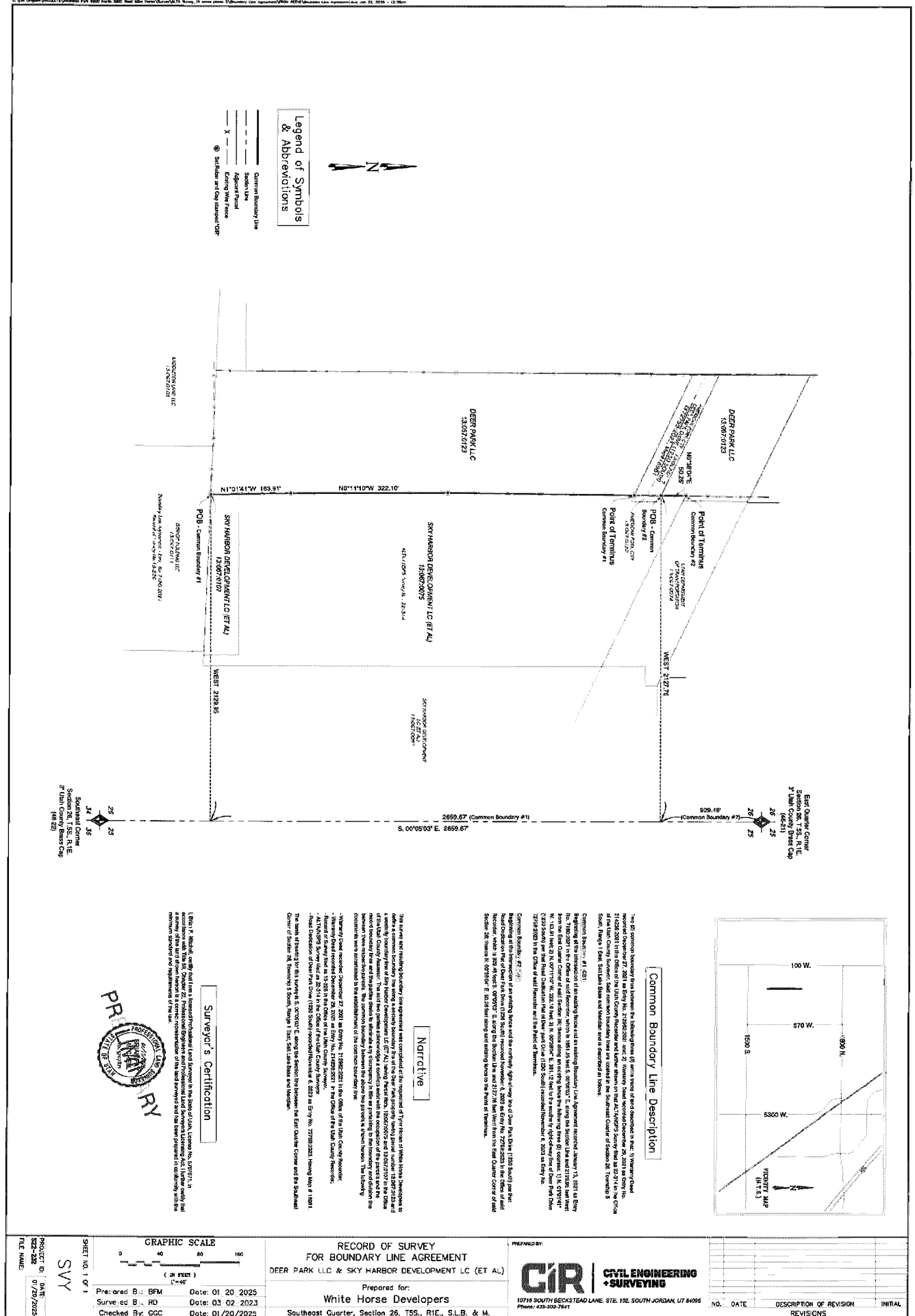
Common Boundary #2

Beginning at the intersection of an existing fence and the northerly right-of-way line of Deer Park Drive (1230 South) per that Road Dedication Plat of Deer Park Drive (1230 South) recorded November 6, 2023 as Entry No. 72759:2023 in the Office of said Recorder, which is 929.48 feet S. 00°05'03" E. along the Section Line and 2127.76 feet West from the East Quarter Corner of said Section 26; thence N. 00°38'04" E. 50.26 feet along said existing fence to the **Point of Terminus**.

EXHIBIT "D": By this reference, made a part hereof.

BASIS OF BEARING: S. 00°05'03" E. along the Section line between the East Quarter Corner and the Southeast Corner of said Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

EXHIBIT D



ATTACHMENT E
"New Descriptions"

NEW Deer Park Parcel – 13:067:0123

Record Owner(s): Deer Park, LLC

Described as:

A parcel of land being part of those two (2) entire tracts described in that Warranty Deed recorded December 27, 2021 as Entry No. 212962:2021 in the Office of the Utah County Recorder. Said parcel is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of an existing fence and an existing Boundary Line Agreement recorded January 13, 2021 as Entry No. 7180:2021 in the Office of said Recorder, which is 1851.35 feet S. 00°05'03" E. along the Section Line and 2129.95 feet West from the East Quarter Corner of said Section 26; thence along an existing fence the following three (3) courses: 1) N. 01°01'41" W. 163.91 feet; 2) N. 00°11'10" W. 322.10 feet; 3) N. 00°38'04" E. 618.36 feet to a southwesterly line of Lot 1, Deer Park Subdivision – Phase 2 recorded May 2, 2024 as Entry No. 28469:2024, Having Map # 19203 in the Office of said Recorder; thence N. 64°51'27" W. 286.69 feet to an existing fence shown on that Record of Survey for Boundary Line Agreement filed as 22-325 in the Office of the Utah County Surveyor; thence along and existing fence the following two (2) courses: 1) S. 00°22'32" W. 1215.28 feet; 2) S. 87°39'00" E. 264.85 feet to and along an existing Boundary Line Agreement recorded January 13, 2021 as Entry No. 7180:2021 in the Office of said recorder and shown on that Record of Survey filed as 19-226 in said Office of the Utah County Surveyor and the **Point of Beginning**.

LESS & EXCEPTING Deer Park Drive (1230 South) per that Road Dedication Plat of Deer Park Drive (1230 South) recorded November 6, 2023 as Entry No. 72759:2023 in the Office of the Utah County Recorder.

The above-described parcel of land contains 286,784 sq ft in area or 6.583 acres more or less.

BASIS OF BEARING: S. 00°05'03" E. along the Section line between the East Quarter Corner and the Southeast Corner of said Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

NEW Sky Harbor Development Parcel – 13:067:0075

Record Owner(s): Sky Harbor Development, L.C. a Utah limited liability company as to a 2/6th interest; and SRaff Properties LLC, a Utah limited liability company as to a 1/6 interest; and Jared Skidmore as to a 1/6 interest and MDS Holdings, LLC, a Nevada limited liability company as to a 1/6 interest and T&N Skidmore LLC, a Utah limited liability company as to a 1/6 interest.

Described as:

An entire tract being part of an parcel of land described as "Parcel 1" in that Warranty Deed recorded December 29, 2021 as Entry No. 214236:2021 in the Office of the Utah County Recorder. Said tract is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at an existing fence, which is 1793.03 feet S. 00°05'03" E. along the Section Line and 2130.91 feet West from the East Quarter Corner of said Section 26; thence along an existing fence the following three (3) courses: 1) N. 01°01'41" W. 105.58 feet; 2) N. 00°11'10" W. 322.10 feet; 3) N. 00°38'04" E. 486.18 feet; thence S. 64°52'22" E. 402.37 feet; thence South 816.29 feet; thence N. 87°39'00" W. 22.98 feet; thence North 72.39 feet; thence West 343.77 feet to the **Point of Beginning**.

The above-described entire tract contains 306,677 sq ft in area or 7.040 acres more or less.

BASIS OF BEARING: S. 00°05'03" E. along the Section line between the East Quarter Corner and the Southeast Corner of said Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

NEW Sky Harbor Development Parcel – 13:067:0107

Record Owner(s): Sky Harbor Development, L.C. a Utah limited liability company as to a 2/6th interest; and SRaff Properties LLC, a Utah limited liability company as to a 1/6 interest; and Jared Skidmore as to a 1/6 interest and MDS Holdings, LLC, a Nevada limited liability company as to a 1/6 interest and T&N Skidmore LLC, a Utah limited liability company as to a 1/6 interest.

Described as:

An entire tract being part of a parcel of land described as "Parcel 2" in that Warranty Deed recorded December 29, 2021 as Entry No. 214236:2021 in the Office of the Utah County Recorder. Said tract is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of an existing fence and an existing Boundary Line Agreement recorded January 13, 2021 as Entry No. 7180:2021 in the Office of said

Recorder, which is 1851.35 feet S. 00°05'03" E. along the Section Line and 2129.95 feet West from the East Quarter Corner of said Section 26; thence N. 01°01'41" W. 58.33 feet along an existing fence; thence East 343.77 feet; thence South 72.39 feet; thence N. 87°39'00" W. 343.01 feet to and along an existing fence described in said Boundary Line Agreement recorded January 13, 2021 as Entry No. 7180:2021 in the Office of said Recorder and the **Point of Beginning**.

The above-described entire tract contains 22,430 sq ft in area or 0.514 acre more or less.

BASIS OF BEARING: S. 00°05'03" E. along the Section line between the East Quarter Corner and the Southeast Corner of said Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian.