

WHEN RECORDED, MAIL TO:

The Church of Jesus Christ of Latter-day Saints
c/o Farmland Reserve, Inc.
79 South Main Street, Suite 1000
Salt Lake City, Utah 84111
Attn: Rex Burgener and Braden Sheppard

WITH A COPY TO:

West Desert Airpark, LLC
89 West Aviators Way
Fairfield, UT 84013
Attn: Alina Pringle

NCS-1192770-J + §1192770A-J+

Parcel Numbers: 59:113:0027, 59:113:0007, 59:113:0008, and 59:113:0029

(Space above this line for Record's use only)

BOUNDARY AGREEMENT

This Boundary Agreement (this "Agreement") is entered into this th 20 day of December, 2023 by and between THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF THE JESUS CHRIST OF LATTER-DAY SAINTS ("CHC"), and WEST DESERT AIRPARK, LLC, a Utah limited liability company ("West Desert").

This Agreement is a revision and restating of the previously Entry 71879:2023 in the Utah County Recorder's records, recorded on November 1, 2023, entitled Mutual Boundary and Exchange Agreement.

WITNESSETH

WHEREAS, CHC owns in fee simple of several parcels of real property located in Utah County, Utah immediately adjacent to property currently owned by West Desert. Specifically, prior to the terms of this document taking legal effect, CHC owned the following parcels:

1. Parcel 59:113:0008, legally described as follows: The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, T7S, R2W, SLB&M,
2. Parcel 59:113:0029, legally described as follows: The South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 5, T7S, R2W, SLB&M, less the Westerly 453.46 feet, more specifically described as follows: commencing from the East $\frac{1}{4}$ corner of said Section 5, and running thence North 89°48'26" West 2208.42 feet along the $\frac{1}{4}$ section line North 00°12'02" East 1343.79 feet along the $\frac{1}{4}$ section line; thence South 89°38'44" East 2235.61 feet; thence South 01°21'54" West 1337.76 feet along the section line to the point of beginning.

WHEREAS, West Desert owns in fee simple of several parcels of real property located in Utah County, Utah immediately adjacent to the above referenced parcels currently owned by CHC. Specifically, prior to the terms of this document taking legal effect, West Desert owned the following parcels:

1. Parcel 59:113:0007 – The NW¼ of the NE¼ of Section 5, T7S, R2W, SLB&M.
2. Parcel 59:113:0027 – The Westerly 453.46 feet of the South ½ of the NE¼ of Section 5, T7S, R2W, SLB&M. legally described as follows: Commencing at a point which is North 89°48'26" West 2661.87 feet along the ¼ section line to the center of the section line to the center of the section from the East ¼ corner of said Section 5; running thence North 00°12'02" East 1345.07 feet along the ¼ section line; thence South 89°38'44" East 453.46 feet; thence South 00°12'02" West 1343.79 feet; thence North 89°48'26" West 453.46 feet along the ¼ section line to the point of beginning.

Also the Westerly 453.46 feet of the SE¼ of Section 5, T7S, R2W, SLB&M, more specifically described as follows: Commencing from the South ¼ corner of said Section 5, and running thence 00°12'02" East 2645.7 feet along the ¼ section line; thence South 89°48'26" East 453.46 feet; thence South 00°12'03" West 2649.01 feet; thence North 89°23'18" West 453.46 feet along the section line to the point of beginning.

WHEREAS, without effectuating a subdivision or creating any new tax parcels, CHC desires to transfer to West Desert the westerly 390.9 feet (more or less) of Parcel 59:113:0008 and the Westerly 1,270.4 feet (more or less) of Parcel 59:113:0029, such as to adjust the boundary lines between their adjoining properties, as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants contained in this Agreement and other good and valuable consideration, the receipt of which is acknowledged, the parties agree as follows:

1. The new boundary line between the CHC and West Desert properties with regard to Parcels 59:113:007 and 59:113:0008 shall be legally described as follows:

Beginning at the Utah County Brass Cap Monument marking the Quarter corner common to Section 5, T7S, R2W and Section 32, T6S, R2W, SLB&M, and running thence South 89°29'13" East, along the said section line and township line, a distance of 1773.83 feet to the True Point of Beginning; thence South 01°21'54" West, parallel with the East line of the NE¼ of said Section 5, a distance of 1,340.43 feet.

2. The new boundary line between the CHC and West Desert properties with regard to Parcels 59:113:0029 and 59:116:0027 shall be legally described as follows:

Beginning at the Utah County Brass Cap Monument marking the Quarter corner common to Section 5, T7S, R2W and Section 32, T6S, R2W, SLB&M, and running thence South 89°29'13" East, along the said section line and township line, a distance of 1773.83 feet and South 01°21'54" West, parallel with the East line of the NE¼ of said Section 5, a distance of 1,340.43 feet to the True Point of Beginning; thence South 01°21'54" West, parallel with the East line of the NE¼ of said Section 5, a distance of 1,340.49 feet, to the South line of said Section 5.

3. In accordance with Utah Code Ann. §17-27a-523(2), the legal descriptions of the boundary lines between the CHC Parcels and the West Desert Parcels and the legal descriptions of each of the affected tax parcels will be changed pursuant to this Agreement.
4. As a result of the foregoing transfers, and in accordance with Utah Code Ann. § 17-27a-103(70)(c)(i) and (ii), the parties acknowledge that the purpose of this Agreement is to adjust the common boundary lines between the Existing Parcels and not to undertake a subdivision or the creation of additional tax parcels.
5. The legal description of the affected Tax Serial parcels after the exchanges have been completed are as follows:

New Parcel 59:113:0007 (belonging to West Desert post transfer):

A parcel of land situated within the Northeast Quarter (NE¼) of Section 5, T7S, R2W, SLBM, located in Utah County, State of Utah (and identified on the referenced and attached survey, File No. 23-356, as Parcel 1), and more particularly described as follows:

Beginning at the Utah County brass cap monument marking the Quarter Corner common to Section 5, Township 7 South and Section 32, Township 6 South, both in Range 2 West, Salt Lake Base and Meridian; and running thence South 89°29'13" East, along the Section line and Township Line, a distance of 1773.83 feet; thence South 01°21'54" West, parallel with the East Line of the Northeast Quarter of said Section 5, a distance of 1340.43 feet, to the East-West 1/16th Line of the Northeast Quarter; thence North 89°38'44" West, along said East-West 1/16th Line, a distance of 1746.52 feet, to the North-South Center Quarter Line; thence North 00°11'54" East, along the North-South Center Quarter Line, a distance of 1345.13 feet, to the Point of Beginning.

New Parcel 59:113:0027 (belonging to West Desert post transfer):

A parcel of land situated within the East half (East ½) of Section 5, and the Northeast Quarter (NE¼) of Section 8, T7S, R2W, SLBM, Utah County, State of Utah (and identified on the referenced and attached survey, File No. 23-356, as Parcel 3), and more particularly described as follows:

Beginning at a point in the East-West Center Quarter Line of said Section 5, said point being North 89°48'26" West, along said East-West Center Quarter Line, a distance of 942.62 feet from the Utah County brass cap monument marking the Quarter Corner common to Sections 4 and 5, Township 7 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°48'26" West, continuing along said East-West Center Quarter Line, a distance of 1265.76 feet, to a point 453.46 feet East of the North-South Center Quarter Line; thence South 00°11'54" West, parallel with said North-South Center Quarter Line, a distance of 2649.14 feet, to the Quarter Section Line common to said Section 5 and 8; thence South 00°11'54" West, continuing parallel with the North-South Center Quarter Line of said Section 5, a distance of 2699.55 feet, to the East-West Center Quarter Line of said Section 8; thence South 89°32'44" West, along said East-West Center Quarter Line, a distance of 460.52 feet, to the Center Quarter Corner of said Section 8; thence North 0°20'49" East, along the North-South Center Quarter Line of said Section 8, a distance of 2708.13 feet, to the Utah County brass cap monument marking the Quarter Corner

common to said Sections 5 and 8; thence North 00°11'54" East, along the North-South Center Quarter Line of said Section 5, a distance of 3990.90 feet, to the Center-North 1/16th (C-N-1/16) Corner of said Section 5; thence South 89°38'44" East, along the East-West 1/16th Line of the Northeast Quarter of said Section 5, a distance of 1746.52 feet; thence South 01°21'54" West, parallel with the East Line of the Northeast Quarter of said Section 5, a distance of 1340.49 feet, to the Point of Beginning.

New Parcel 59:113:0008 (belonging to CHC post transfer):

A parcel of land situated within the Northeast Quarter (NE¼) of Section 5, T7S, R2W, SLBM, located in Utah County, State of Utah (and identified on the referenced and attached survey, File No. 23-356, as Parcel 2), and more particularly described as follows:

Beginning at a point in the North Line of the Northeast Quarter of said Section 5, said point being South 89°29'13" East, along the Section Line and Township Line, a distance of 1773.83 feet, from the Utah County brass cap monument marking the Quarter Corner common to Section 5, Township 7 South and Section 32, Township 6 South, both in Range 2 West, Salt Lake Base and Meridian; and running thence South 89°29'13" East, continuing along said Section and Township Line, a distance of 942.53 feet, to the Section Corner common to Sections 32 and 33 Township 6 South and Section 4 and 5, Township 7 South, Range 2 West; thence South 01°21'54" West, along the East Line of the Northeast Quarter of said Section 5, a distance of 1337.82 feet, to the North 1/16th Corner common to said Sections 4 and 5; thence North 89°38'44" West, along the East-West 1/16th Line of the Northeast Quarter of said Section 5, a distance of 942.57 feet; thence North 01°21'54" East, a distance of 1340.43 feet, to the Point of Beginning.

New Parcel 59:113:0029 (belonging to CHC post transfer):

A parcel of land situated within the Northeast Quarter (NE¼) of Section 5, T7S, R2W, SLBM, located in Utah County, State of Utah (and identified on the referenced and attached survey, File No. 23-356, as Parcel 4), and more particularly described as follows:

Beginning at a point in the East-West Center Quarter Line of said Section 5, said point being North 89°48'26" West, along said East-West Center Quarter Line, a distance of 942.62 feet from the Utah County brass cap monument marking the Quarter Corner common to Sections 4 and 5, Township 7 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 01°21'54" East, parallel with the East Line of the Northeast Quarter, a distance of 1340.49 feet, to the East-West 1/16th Line of the Northeast Quarter of said Section 5; thence South 89°38'44" East, along said East-West 1/16th Line, a distance of 942.57 feet, to the North 1/16th Corner common to Sections 4 and 5 of said Township 7 South, Range 2 West; thence South 01°21'54" West, along the aforesaid North Line of the Northeast Quarter, a distance of 1337.82 feet; thence North 89°48'26" West, along said East-West Center Quarter Line, a distance of 942.62 feet, to the Point of Beginning.

6. This Agreement will be recorded with the Recorder's office of Utah County, State of Utah.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CHC:

The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, formerly known as The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints.

By: Rex Burgener

Name: Rex Burgener

Its: Authorized Agent

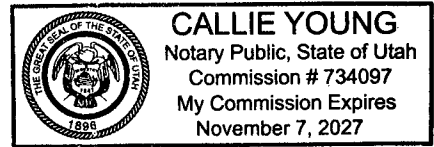
State of Utah)

§

County of Salt Lake)

On this 20th day of December, 2023, before me, Callie Young, a notary public, personally appeared Rex Burgener, provided on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same as an authorized agent of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.

Callie Young



WEST DESERT:

West Desert Airpark, LLC
a Utah limited liability company

By: Alina Pringle

Name: Alina Pringle

Its: Managing Director

State of Utah)
) §
County of Utah)

On this 20 day of December, 2023, before me, Kim Atwood, a notary public,
personally appeared Alina Pringle provided on the basis of satisfactory evidence to be
the person whose name is subscribed to this instrument, and acknowledged he/she executed the same
as a member/manager of West Desert Airpark, LLC.

[Handwritten Signature]

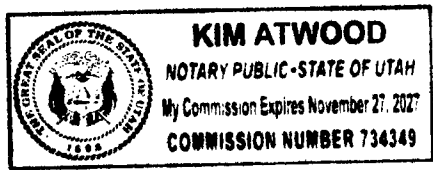


EXHIBIT A

Survey and Legal Descriptions
Surveyor: Dennis K. Withers, P.L.S.
Utah License No. 6135190
Record of Survey File No. 23-356

PROPOSED DESCRIPTIONS:

RECORD LEGAL DESCRIPTIONS:

SURVEYOR'S CERTIFICATE:

SURVEYOR'S NARRATIVE:

GENERAL NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION

WEST DESERT AIRPARK, U.T.A.C. 840012
80 WEST AVIATION WAY, SANDHURST, U.T.A.C. 840012
CONTROLLED BY THE U.T.A.C. UNDER THE U.T.A.C. 840012

McNEIL ENGINEERING
Civil Engineering & Construction & Landscaping Architecture
Professional Engineering - Land Surveying & 1980

RECORD OF SURVEY / LOT LINE ADJUSTMENT

1 OF 1