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01/03/2002 02:49 PM 43.00
Book - 8550 Pg - 6633-6639
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FABIAN & CLENDENIN
215 S STATE 12TH FLOOR
SLC UT 84111
BY: RDJ, DEPUTY - WI 7 P.

WHEN RECORDED MAIL TO:

Daniel W. Anderson, Esq.
Fabian & Clendenin
Post Office Box 510210
Salt Lake City, Utah 84151-0210

MAIL TAX NOTICE TO:

David S. Bastian
7677 South Lincoln Street
Midvale, Utah 84047

8110216

Parcel ID Nos. 26-26-100-001, 26-26-100-002, 26-26-200-001,
26-26-200-002, 26-26-200-003, 26-25-100-002, 26-25-200-001,
26-26-300-002, 26-26-400-001, 26-26-400-002, 26-27-300-001,
26-34-100-001, 26-34-100-002, 26-34-200-001, 26-27-100-003,
26-14-300-004, 26-33-100-001, 26-32-400-001, 26-32-400-002,
26-33-301-001, 26-32-200-004, and 26-26-300-003

SPECIAL WARRANTY DEED

MARGARET S. BASTIAN, DAVID S. BASTIAN, and MARY E. BASTIAN,
all of Midvale, Utah, and EMILY B. MARKHAM of Fountain Valley, California, Grantors, for
the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION, hereby convey and warrant, against all claiming by, through or under them,
to THE LAST HOLDOUT, L.L.C., a Utah limited liability company, with a business address of
7677 South Lincoln Street, in Midvale, Utah 84047, Grantee, the property and any improvements
thereon located in Salt Lake County, State of Utah, and more particularly described in Exhibit
"A" hereto.

Executed by Grantors this 27th of December, 2001.

GRANTORS:

Margaret S. Bastian
MARGARET S. BASTIAN

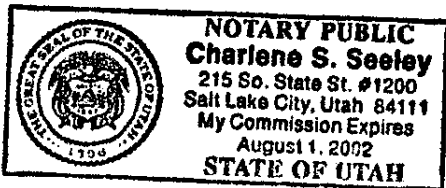
David S. Bastian
DAVID S. BASTIAN

Mary E. Bastian
MARY E. BASTIAN

Emily B. Markham
EMILY B. MARKHAM

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

On this 27th day of December, 2001, personally appeared before me Margaret S. Bastian, David S. Bastian, and Mary E. Bastian, whose identities are personally known to me or were proven to me on the basis of satisfactory evidence, and who, being by me first duly sworn (or affirmed), did acknowledge to me that they executed the foregoing instrument for its stated purpose, and acknowledged to me that they executed the same.



Charlene S. Seeley
Notary Public

STATE OF CALIFORNIA)
 : ss.
COUNTY OF ORANGE)

On this 28 day of December, 2001, personally appeared before me Emily B. Markham, whose identity is personally known to me or were proven to me on the basis of satisfactory evidence, and who, being by me first duly sworn (or affirmed), did acknowledge to me that she executed the foregoing instrument for its stated purpose, and acknowledged to me that she executed the same.

Nicholas R. Kune
Notary Public

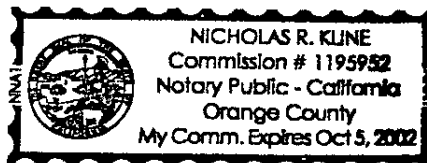


EXHIBIT "A"

The following described parcels are located in Salt Lake County, State of Utah:

Parcel 1 (No. 26-26-100-001):

COMMENCING 2 rods South from the Northwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence East 80 rods; thence South 158 rods; thence West 80 rods; thence North 158 rods to the point of beginning.

Contains 79 acres, more or less.

Parcel 2 (No. 26-26-100-002):

The East Half of the Northwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, less street.

Contains 78 acres, more or less.

Parcel 3 (No. 26-26-200-001):

The Northwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, less streets.

Contains 38.05 acres, more or less.

Parcel 4 (No. 26-26-200-002):

The Southwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, less the street.

Contains 38 acres, more or less.

Parcel 5 (No. 26-26-200-003):

The East One-Half of the Northeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, less the street.

Contains 79 acres, more or less.

Parcel 6 (No. 26-25-100-002):

BEGINNING 2 rods South from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence South 158 rods; thence East 45 rods; thence North 45° East 44.4 rods; thence East 164.5 rods; thence North 742.41 feet; thence North 37°27' West 62.54 feet; thence West 1281.89 feet; thence North 78 rods; thence West 160 rods to the point of beginning.

Contains 162.78 acres, more or less.

Parcel 7 (No. 26-25-200-001):

The Northwest Quarter of the Northeast Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, less the road.

Contains 39.63 acres, more or less.

Parcel 8 (No. 26-26-300-002):

COMMENCING 80 rods East and 66 rods North from the Southwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 94 rods; thence East 98 rods; thence South 94 rods; thence West 98 rods to point of beginning.

Contains 56.6 acres, more or less.

Parcel 9 (No. 26-26-400-001):

BEGINNING 80 rods North and 80 rods West from the Southeast corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence South 13-1/3 rods; thence West 60 rods; thence North 93-1/3 rods; thence East 60 rods; thence South 80 rods to the point of beginning.

Contains 35 acres, more or less.

Parcel 10 (No. 26-26-400-002):

The Northeast Quarter of the Southeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

Contains 40 acres, more or less.

Parcel 11 (No. 26-27-300-001):

The South Half of the Southwest Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 80 acres, more or less.

Parcel 12 (No. 26-34-100-001):

The North Half of the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 80 acres, more or less.

Parcel 13 (No. 26-34-100-002):

The Southwest Quarter of the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 40 acres, more or less.

Parcel 14 (No. 26-34-200-001):

COMMENCING at the Northeast corner of Section 34, Township 3 South, Range 2 West, Salt Lake Meridian; thence West 160 rods; thence South 80 rods; thence East 80 rods; thence South 80 rods to the center of the creek; thence northeasterly along said creek to a point 40 rods East and 101 rods South from the point of BEGINNING.

Contains 133.5 acres, more or less.

Parcel 15 (No. 26-27-100-003):

BEGINNING at a point East of the Quarter corner of Section 27, Township 3 South, Range 1 West, Salt Lake Meridian; thence North 89°50'42.1" West 35 feet; thence South 0°03'49.7" East 2650.021 feet; thence North 89°49'33.4" West 85 feet; thence North 0°03'49.7" West 2649.992 feet; thence North 0°04'25.9" West 120 feet; thence South 89°50'42.1" East 120 feet; thence South 0°04'25.9" East 120 feet to the point of beginning.

Contains 5.50 acres, more or less.

Parcel 16 (No. 26-14-300-004):

The South 80 rods of Section 14, Township 3 South, Range 2 West, Salt Lake Meridian; less tracts deeded to Utah Power & Light Company.

Containing 151.05 acres, more or less.

Parcel 17 (No. 26-33-100-001):

The North Half of Section 33, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 320 acres, more or less.

Parcel 18 (No. 26-32-400-001):

The Northwest Quarter of the Southeast Quarter of Section 32, Township 3 South, Range 2 West, Salt Lake Meridian, less tract deeded to Mountain Fuel Supply Co.

Contains 38 acres, more or less.

Parcel 19 (No. 26-32-400-002):

The Northeast Quarter of the Southeast Quarter of Section 32, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 40 acres, more or less.

Parcel 20 (No. 26-33-301-001):

The Northwest Quarter of the Southwest Quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 40 acres, more or less.

Parcel 21 (No. 26-32-200-004):

BEGINNING at the Northeast corner of Section 32, Township 3 South, Range 2 West, Salt Lake Meridian; thence South 0°04'33.2" West 2659.434 feet; thence North 89°50'13.3" West 2627.899 feet; thence South 0°10'19.3" East 601.052 feet; thence Northwesterly along a 268.31 foot radius curve to the right 245.482 feet (chord North 58°04'51" West 237.01 feet); thence North 31°52'13" West 437.227 feet; thence northerly

along a 331.972 foot radius curve to the right 288.948 feet (chord North 6°56'06" West 279.91 feet); thence North 18° East 201.899 feet; thence northerly along a 1482.394 foot radius curve to the left 470.159 feet (chord North 8°54'50" East 468.19 feet); thence South 89°49'40.7" West 17 feet; thence North 0°10'19.3" West 792.3 feet; thence North 70°54'09.7" East 3153.425 feet to the point of beginning.

Contains 149.9 acres, more or less.

Parcel 22 (No. 26-26-300-003):

BEGINNING 80 rods East and 65 rods North from Southwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian; thence North 1 rod; thence East 64 rods; thence South 1 rod; thence West 64 rods to the point of beginning.

Contains 0.4 acres, more or less.

After recording, return to:

Doug Young
527 E. Pioneer Road #200
Draper, Utah 84020

173248-CP1

Space above for County Recorder's use

LAND SWAP AND PROPERTY BOUNDARY LINE AGREEMENT

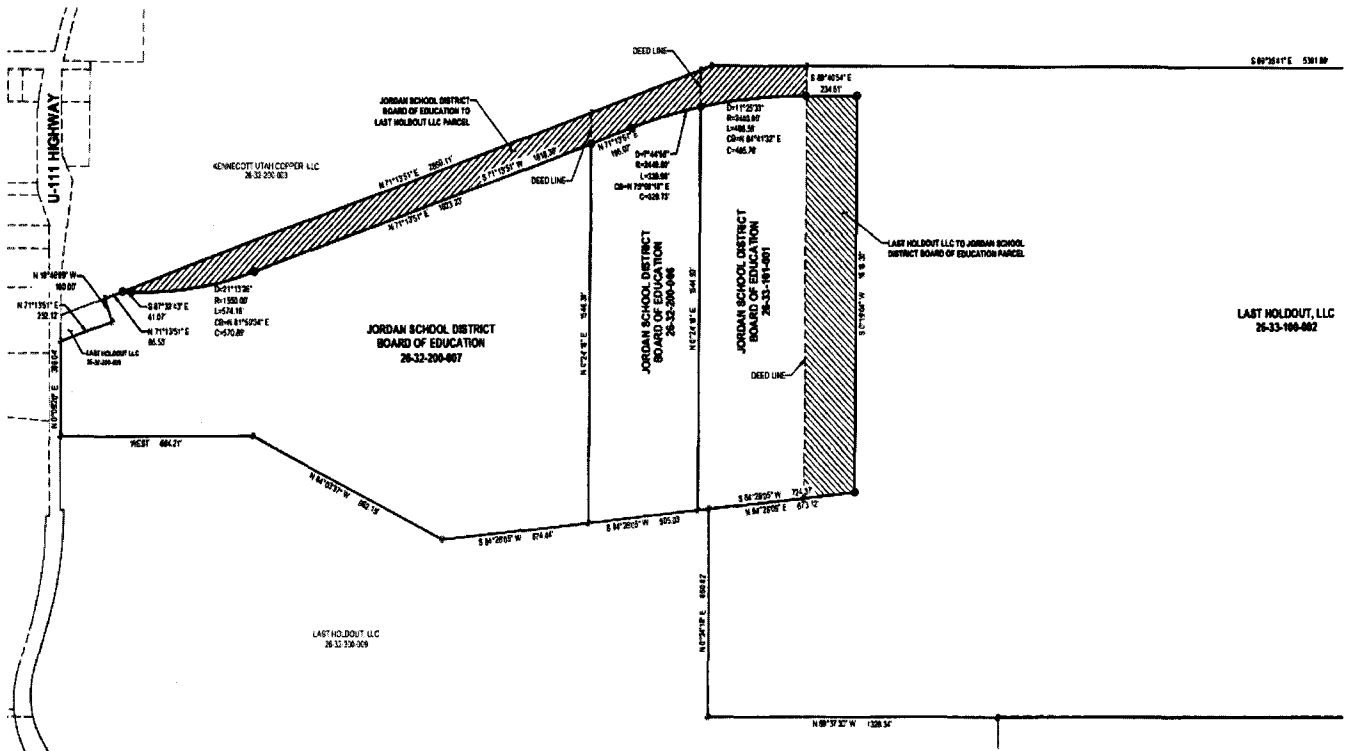
(Affects Salt Lake County Tax Parcels 26-32-200-007; 26-32-200-006; 26-33-101-001; 26-33-100-002)

This *Land Swap and Property Boundary Line Agreement* (this “**Agreement**”) is made and entered into on this 2nd day of November, 2023, by the following parties:

- (i) **Last Holdout, LLC**, a Utah limited liability company, as owner of the real property identified as Salt Lake County Tax Parcel 26-33-100-002 (the “**LH Property**”); and
- (ii) **Jordan School District Board of Education**, as owner of three (3) adjacent parcels of real property identified as Salt Lake County Tax Parcels 26-32-200-007, 26-32-200-006, and 26-33-101-001 (collectively, the “**School District Parcels**”).

RECITALS

A. As shown below, the LH Property is located to the east of the three School District Parcels:



B. The owners of these properties desire to adjust the boundary lines of the parcels, and accomplish a land swap of equal acreage to each other, as set forth more fully below by:

- i. Moving the eastern boundary line of School District Tax Parcel 26-33-101-001 to the east (increasing the size of Tax Parcel 26-33-101-001 by 8.67 acres); and
- ii. moving the northern boundary lines of all three (3) School District Parcels to the south and adding said northern portions of the School District Parcels to the LH Property (thereby adding 8.67 acres back to the LH Property), all as depicted in the Record of Survey Map (Boundary Survey) attached hereto as Exhibit B.

C. Prior to the recordation of this Agreement, the legal descriptions of the LH Property and the School District Parcels were as set forth collectively in Exhibit A hereto (the “**Prior Descriptions**”).

D. The desired adjustment of the common boundary line between these properties will not create a new or additional parcel or lot. In addition, all parcels/properties are considered “parcels” because they are not subdivided lots in a recorded subdivision plat.

AGREEMENT

NOW, THEREFORE, in consideration of the representations, warranties, covenants and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

1. **Recitals**. The above Recitals are incorporated herein and made part of this Agreement. This Agreement is intended to effectuate a land swap where each party conveys an equal amount of land to the other. This Agreement also confirms the new boundary lines of the subject parcels pursuant to Utah Code Ann. Section 10-9a-524.

2. **Record of Survey Map**. The common boundary line between the subject parcels shall be, and hereby is adjusted to be, as shown on the Record of Survey Map (or Boundary Survey) dated September 13, 2023, a copy of which is attached hereto as Exhibit B, which survey was prepared and signed by Karen F. White, a licensed Professional Land Surveyor (License No. 191326). The file number of said survey map is Document #S2023-09-0743 in the office of the Salt Lake County Surveyor.

3. **New Common Boundary Line**. The new common boundary line between the School District Parcels and the LH Property shall be, and is hereby adjusted to be, the boundary line described as follows:

A parcel of land, situated in part of the Northeast and Northwest Quarters of Section 32 and the Northeast and Northwest Quarters of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 917.07 feet along the section line and West 2,692.07 feet from the Northeast Corner of Section of 32, Township 3

South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 87°32'43" East 41.07 feet;
thence Northeasterly 574.16 feet along the arc of a 1,550.00 foot radius curve to the left (center bears North 02°27'17" East and the chord bears North 81°50'34" East 570.89 feet with a central angle of 21°13'26");
thence North 71°13'51" East 1,818.30 feet; thence Northeasterly 816.56 feet along the arc of a 2,440.00 foot radius curve to the right (center bears South 18°46'09" East and the chord bears North 80°49'05" East 812.76 feet with a central angle of 19°10'28");
thence South 89°40'54" East 234.61 feet;
thence South 00°19'04" West 1,618.30 feet to the point of terminus.

4. **Map of New Parcel Boundaries.** After giving effect to the new boundary line under this Agreement, the boundaries of the parcels shall be as shown in the map attached as Exhibit B.

5. **New Boundaries/Legal Description of School District Parcels.** The new/adjusted boundary line descriptions of the School District Parcels are as follows:

New District Parcel – Tax Parcel No. 26-32-200-007

A parcel of land, situated in part of the Northeast and Northwest Quarters of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 315.52 feet along the section line and West 553.27 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running
thence South 00°24'18" West 1,546.39 feet;
thence South 84°26'05" West 674.44 feet;
thence North 64°03'37" West 962.15 feet;
thence West 884.21 feet to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;
thence North 00°09'20" East 386.04 feet along said Easterly Right-of-Way Line;
thence North 71°13'51" East 252.12 feet;
thence North 18°46'09" West 100.00 feet;
thence North 71°13'51" East 85.53 feet;
thence South 87°32'43" East 41.07 feet;
thence Northeasterly 574.16 feet along the arc of a 1,550.00 foot radius curve to the left (center bears North 02°27'17" East and the chord bears North 81°50'34" East 570.89 feet with a central angle of 21°13'26");
thence North 71°13'51" East 1,623.23 feet to the point of beginning.

Contains 2,368,079 Square Feet or 54.364 Acres

New School District Parcel – Tax Parcel No. 26-32-200-006

A parcel of land, situated in part of the Northeast Quarter of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly

described as follows:

Beginning at a point being South 00°24'18" West 168.00 feet along the section line and West 50.97 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'18" West 1,644.93 feet;

thence South 84°26'05" West 505.03 feet;

thence North 00°24'18" East 1,546.39 feet;

thence North 71°13'51" East 195.07 feet;

thence Northeasterly 329.98 feet along the arc of a 2,440.00 foot radius curve to the right (center bears South 18°46'09" East and the chord bears North 75°06'18" East 329.73 feet with a central angle of 07°44'55") to the point of beginning.

Contains 804,881 Square Feet or 18.478 Acres

New School District Parcel – Tax Parcel Nos. 26-33-101-001

A parcel of land, situated in part of the Northeast Quarter of Section 32 and Northwest of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 168.00 feet along the section line and West 50.97 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Northeasterly 486.59 feet along the arc of a 2,440.00 foot radius curve to the right (center bears South 11°01'15" East and the chord bears North 84°41'32" East 485.78 feet with a central angle of 11°25'33");

thence South 89°40'54" East 234.61 feet;

thence South 00°19'04" West 1,618.30 feet;

thence South 84°26'05" West 724.37 feet;

thence North 00°24'18" East 1,644.93 feet to the point of beginning.

Contains 1,183,062 Square Feet or 27.159 Acres

6. **New Boundaries/Legal Description of LH Property (Tax Parcel 22-33-100-002).** The new/adjusted boundary line description of the LH Property is:

New LH Property – Tax Parcel 22-33-100-002

A parcel of land, situated in part of the Northeast and Northwest Quarters of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°35'41" East 5,301.88 feet along the section line to the Northeast Corner of said Section 33;

thence South 00°00'21" West 1,327.36 feet along the section line to the Southeast Corner of the Northeast Corner of said Section 33;

thence South 00°00'21" West 1,327.54 feet along the section line to the East Quarter Corner of said Section 33;
thence North 89°38'29" West 3,992.04 feet along the quarter section line to the Southwest Corner of the Southeast Quarter of the Northwest Quarter, monumented with a rebar and cap stamped "5251295";
thence North 89°37'30" West 1,328.34 feet along the quarter section line to the West Quarter Corner of said Section 33;
thence North 00°24'18" East 850.82 feet along the section line;
thence North 84°26'05" East 673.12 feet;
thence North 00°19'04" East 1,618.30 feet;
thence North 89°40'54" West 234.61 feet;
thence Southwesterly 486.59 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 84°41'32" West 485.78 feet with a central angle of 11°25'33");
thence Southwesterly 329.98 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 11°01'15" East and the chord bears South 75°06'18" West 329.73 feet with a central angle of 07°44'55");
thence South 71°13'51" West 195.07 feet;
thence South 71°13'51" West 1,623.23 feet;
thence Southwesterly 574.16 feet along the arc of a 1,550.00 foot radius curve to the right (center bears North 18°46'09" West and the chord bears South 81°50'34" West 570.89 feet with a central angle of 21°13'26");
thence North 87°32'43" West 41.07 feet;
thence North 71°13'51" East 2,850.11 feet to the point of beginning.

Contains 13,332,018 Square Feet or 306.061 Acres

7. **Conveyances (Land Swap).** This Agreement shall serve to adjust the boundary lines of the subject parcels, effectuating a conveyance and land swap of the following-described areas of land:

- a. **Land From School District to Last Holdout, LLC:** The Jordan School District Board of Education (as Grantor) hereby conveys and deeds 8.67 acres of land to Last Holdout, LLC (as Grantee), which land is described as follows:

A parcel of land, situated in part of the Northeast and Northwest Quarters of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°35'41" East 436.59 feet along the section line;
thence South 00°24'18" West 120.00 feet;
thence North 89°38'49" West 4.19 feet;
thence Southwesterly 816.56 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 80°49'05" West 812.76 feet with a central angle of 19°10'28");
thence South 71°13'51" West 1,818.30 feet;

thence Southwesterly 574.16 feet along the arc of a 1,550.00 foot radius curve to the right (center bears North 18°46'09" West and the chord bears South 81°50'34" West 570.89 feet with a central angle of 21°13'26");
thence North 87°32'43" West 41.07 feet;
thence North 71°13'51" East 2,850.11 feet to the point of beginning.

Contains 377,677 Square Feet or 8.670 Acres

- b. ***Land From Last Holdout, LLC to School District:*** The Last Holdout, LLC (as Grantor) hereby conveys and deeds 8.67 acres of land to the Jordan School District Board of Education (as Grantee), which land is described as follows:

A parcel of land, situated in part of the Northeast Quarter of Section 32 and Northwest of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 123.08 feet along the section line and East 436.60 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°40'56" East 230.42 feet;
thence South 00°19'04" West 1,618.30 feet;
thence South 84°26'05" West 234.15 feet;
thence North 00°24'18" East 1,642.30 feet to the point of beginning.

Contains 377,677 Square Feet or 8.670 Acres

8. **Binding Agreement.** This Agreement shall be binding on the undersigned parties and all successors in interest and future owners of the subject properties. Each person who signs this Agreement represents and warrants that he/she has been duly authorized to execute this Agreement on behalf of the party/entity indicated and to bind said party/entity to the terms and provisions of this Agreement.

(Signature Page Follows)

EXHIBIT A

PRIOR LEGAL DESCRIPTIONS OF THE SUBJECT PARCELS

Prior to the recordation of this Property Boundary Line Agreement, the legal descriptions of the subject parcels were as follows:

Existing Jordan School District Parcel – Tax Parcel No. 26-32-200-007

A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 188.47 feet along the section line and West 553.26 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'19" West 1,673.44 feet;
thence South 84°26'05" West 674.43 feet;
thence North 64°03'37" West 962.15 feet;
thence West 884.21 feet to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;
thence North 00°09'20" East 386.04 feet along said Easterly Right-of-Way Line;
thence North 71°13'51" East 252.12 feet;
thence North 18°46'09" West 100.00 feet;
thence North 71°13'51" East 2,349.90 feet to the point of beginning.

Contains 2,613,600 Square Feet or 60.000 Acres

Existing Jordan School District Parcel – Tax Parcel No. 26-32-200-006

A parcel of land, situate in part of the Northeast Quarter of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 17.71 feet along the section line and West 51.99 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'18" West 1,795.57 feet;
thence South 84°26'05" West 505.03 feet;
thence North 00°24'18" East 1,673.44 feet;
thence North 71°13'51" East 531.79 feet to the point of beginning.

Contains 871,221 Square Feet or 20.000 Acres

Existing Jordan School District Parcel – Tax Parcel Nos. 26-33-101-001

A parcel of land, situate in part of the Northeast Quarter of Section 32 and Northwest of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

- thence South 89°35'41" East 436.59 feet;
- thence South 00°24'18" West 1,762.30 feet;
- thence South 84°26'05" West 490.22 feet;
- thence North 00°24'18" East 1,795.57 feet;
- thence North 71°13'51" East 53.96 feet to the point of beginning.

Contains 871,200 Square Feet or 20.000 Acres

Existing Last Holdout, LLC Parcel – Tax Parcel Nos. 26-33-100-002

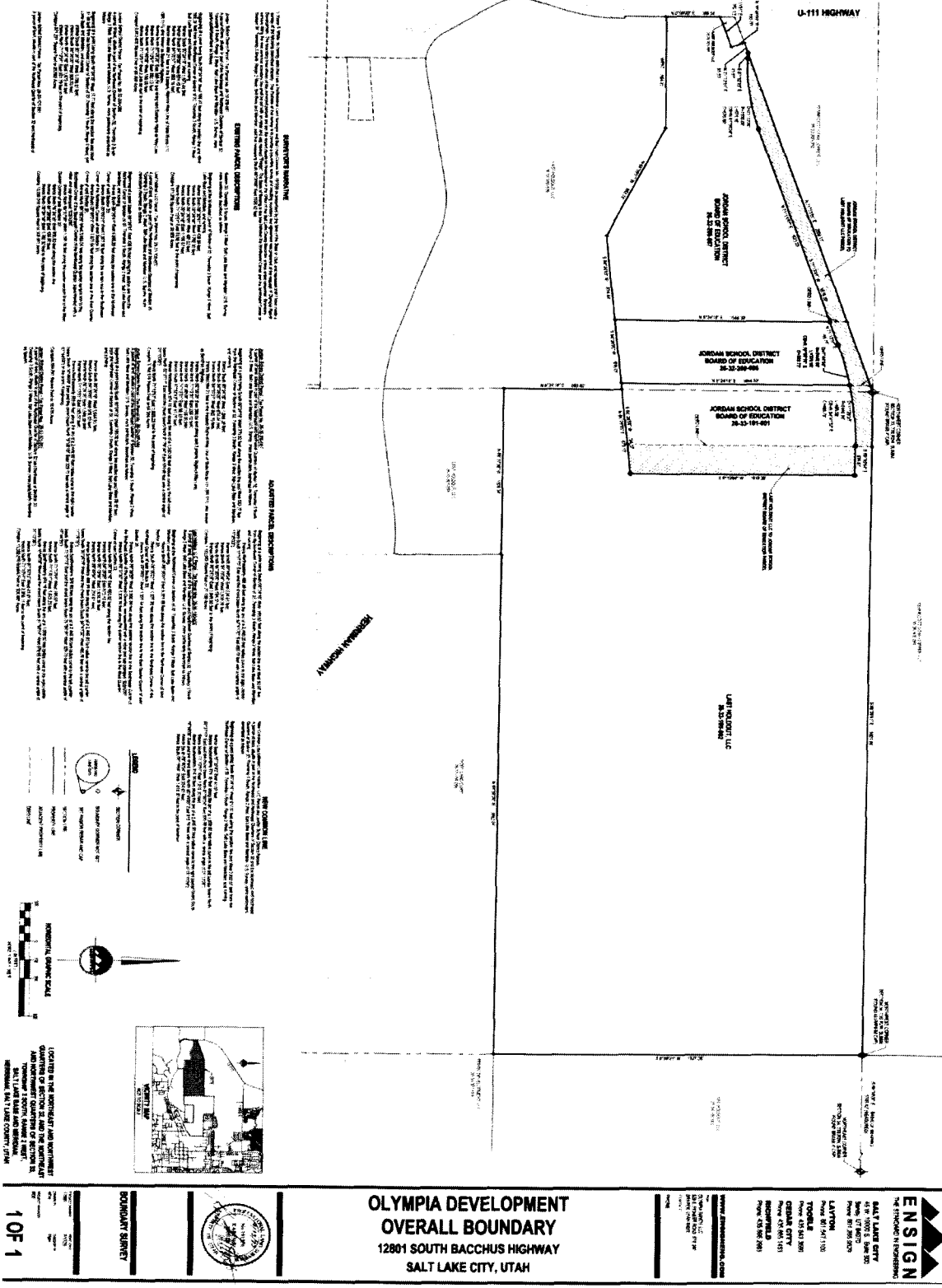
A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point South 89°35'41" East 436.59 feet along the section line from the Northwest Corner of Section of 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

- thence South 89°35'41" East 4,865.29 feet along the section line to the Northeast Corner of said Section 33;
- thence South 00°00'21" West 1,327.36 feet along the section line to the Southeast Corner of the Northeast Corner of said Section 33;
- thence South 00°00'21" West 1,327.54 feet along the section line to the East Quarter Corner of said Section 33;
- thence North 89°38'29" West 3,992.04 feet along the quarter section line to the Southwest Corner of the Southeast Quarter of the Northwest Quarter, monumented with a rebar and cap stamped "5251295";
- thence North 89°37'30" West 1,328.34 feet along the quarter section line to the West Quarter Corner of said Section 33;
- thence North 00°24'18" East 850.82 feet along the section line;
- thence North 84°26'05" East 438.97 feet;
- thence North 00°24'18" East 1,762.30 feet to the point of beginning.

Contains 13,332,018 Square Feet or 306.061 Acres

EXHIBIT B RECORD OF SURVEY MAP/BOUNDARY LINE AGREEMENT MAP



1 OF 1

**OLYMPIA DEVELOPMENT
OVERALL BOUNDARY**
12801 SOUTH BACCHUS HIGHWAY
SALT LAKE CITY, UTAH

ENSGN
THE ENGINEERING PROFESSION
SALT LAKE CITY
419 WEST 300 SOUTH
SUITE 200
SALT LAKE CITY, UTAH 84115
PHONE: 435.461.8888
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After recording, return to:

Doug Young
527 E. Pioneer Road #200
Draper, Utah 84020

Space above for County Recorder's use

LAND SWAP AND PROPERTY BOUNDARY LINE AGREEMENT

(Affects Salt Lake County Tax Parcels 26-32-200-010; 26-32-200-009; 26-33-100-009)

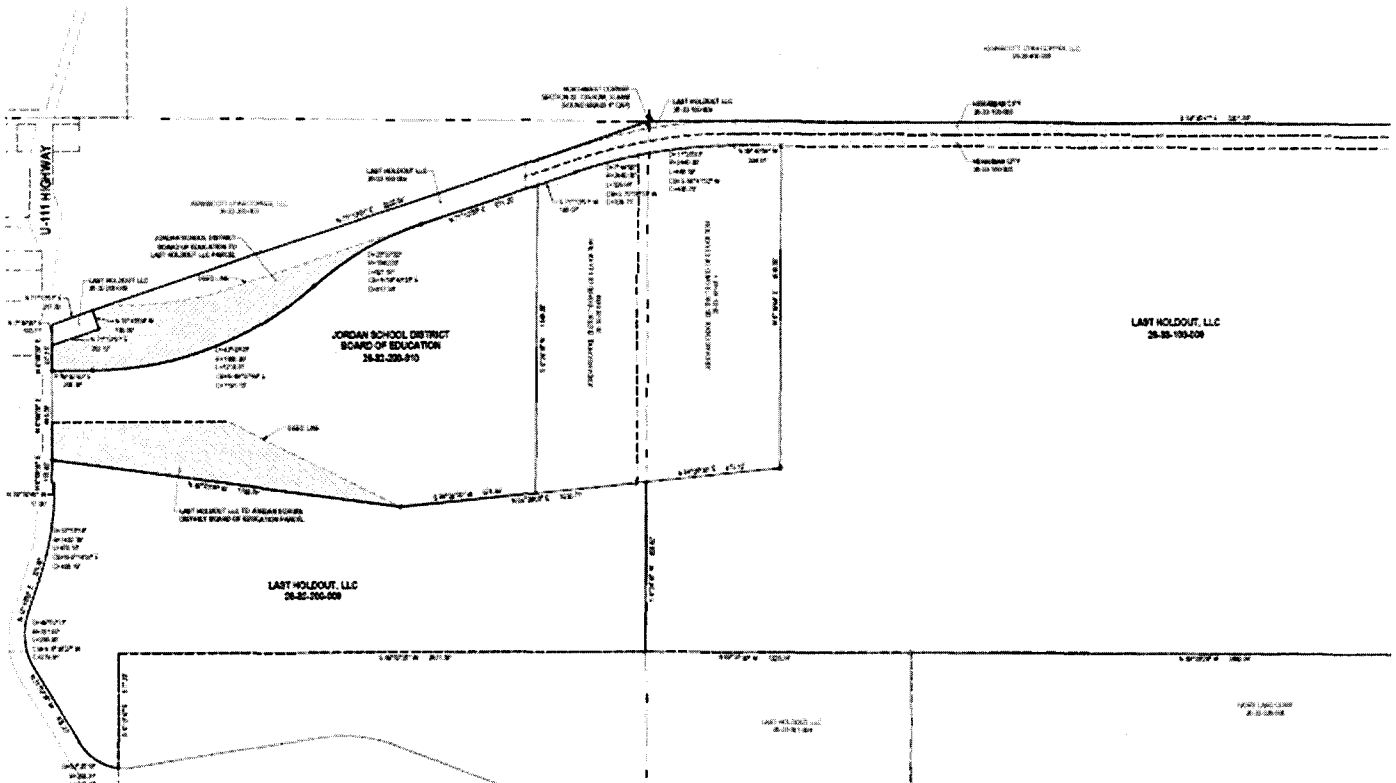
This *Land Swap and Property Boundary Line Agreement* (this "Agreement") is made and entered into on this 10 of October 2024, by the following parties:

- (i) **Last Holdout, LLC**, a Utah limited liability company, as owner of two (2) adjacent parcels of real property identified as Salt Lake County Tax Parcels 26-32-200-009 and 26-33-100-009 (collectively the "**LH Property**"); and
- (ii) **Jordan School District Board of Education**, as owner of the real property identified as Salt Lake County Tax Parcel 26-32-200-010 (the "**School District Parcel**").

RECITALS

- A. As shown below, the two LH Properties are located to the north and south of the School District Parcel

COURTESY RECORDING ONLY
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.



B. The owners of these properties desire to adjust the boundary lines of the parcels, and accomplish a land swap of equal acreage to each other, as set forth more fully below by:

- i. Moving the northern boundary line of School District Tax Parcel 26-32-200-010 to the south and adding said northern portions of the School District Parcels to the LH Property (increasing the size of Tax Parcel 26-33-100-009 by 8.027 acres); and
- ii. moving the northern boundary line of LH Property Tax Parcel 26-32-200-009 to the south and adding said northern portions of the LH Property to the School District Parcel (thereby adding 8.027 acres back to the School District Parcel), all as depicted in the Record of Survey Map (Boundary Survey) attached hereto as Exhibit B.

C. Prior to the recordation of this Agreement, the legal descriptions of the LH Property and the School District Parcels were as set forth collectively in Exhibit A hereto (the “**Prior Descriptions**”).

D. The desired adjustment of the common boundary line between these properties will not create a new or additional parcel or lot. In addition, all parcels/properties are considered “parcels” because they are not subdivided lots in a recorded subdivision plat.

AGREEMENT

NOW, THEREFORE, in consideration of the representations, warranties, covenants and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree as follows:

1. **Recitals.** The above Recitals are incorporated herein and made part of this Agreement. This Agreement is intended to effectuate a land swap where each party conveys an equal amount of land to the other. This Agreement also confirms the new boundary lines of the subject parcels pursuant to Utah Code Ann. Section 10-9a-524.

2. **Record of Survey Map.** The common boundary line between the subject parcels shall be, and hereby is adjusted to be, as shown on the Record of Survey Map (or Boundary Survey) dated October 03, 2024, a copy of which is attached hereto as Exhibit B, which survey was prepared and signed by Spencer J. Lewis, a licensed Professional Land Surveyor (License No. 13009636). The file number of said survey map is Document #S2024-10-0645 in the office of the Salt Lake County Surveyor.

3. **New Common Boundary Lines.**

The new common boundary line between the School District Parcel and the LH Property Tax Parcel 26-32-200-009 shall be, and is hereby adjusted to be, the boundary line described as follows:

Beginning at a point being South 00°24'18" West 1,927.32 feet along the section line and West 1,224.07 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running
thence North 64°03'37" West 962.15 feet;
thence West 884.21 feet to the point of terminus.

The new common boundary line between the School District Parcel and the LH Property Tax Parcel 26-33-100-009 shall be, and is hereby adjusted to be, the boundary line described as follows:

Beginning at a point being South 00°24'18" West 512.17 feet along the section line and West 1,130.59 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southwesterly 621.57 feet along the arc of a 1,540.00 foot radius curve to the left (center bears South 18°46'11" East and the chord bears South 59°40'03" West 617.36 feet with a central angle of 23°07'32");

thence Westerly 1,218.31 feet along the arc of a 1,660.00 foot radius curve to the right (center bears North 41°53'42" West and the chord bears South 69°07'49" West 1,191.15 feet with a central angle of 42°03'03");

thence North 89°50'40" West 206.36 feet to the point of terminus.

4. **Map of New Parcel Boundaries.** After giving effect to the new boundary line under this Agreement, the boundaries of the parcels shall be as shown in the map attached as Exhibit B.

5. **New Boundaries/Legal Description of School District Parcel.** The new/adjusted boundary line descriptions of the School District Parcel is as follows:

New District Parcel - Tax Parcel No. 26-32-200-010

A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 315.52 feet along the section line and West 553.27 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'18" West 1,546.39 feet;

thence South 84°26'05" West 674.44 feet;

thence North 82°23'04" West 1,765.51 feet to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;

thence North 00°09'20" East 445.58 feet along said Easterly Right-of-Way Line;

thence South 89°50'40" East 206.36 feet;

thence Easterly 1,218.31 feet along the arc of a 1,660.00 foot radius curve to the left (center bears North 00°09'20" East and the chord bears North 69°07'49" East 1,191.15 feet with a central angle of 42°03'03");

thence Northeasterly 621.57 feet along the arc of a 1,540.00 foot radius curve to the right (center bears South 41°53'42" East and the chord bears North 59°40'03" East 617.36 feet with a central angle of 23°07'32");

thence North 71°13'56" East 611.20 feet to the point of beginning.

Contains 2,368,089 Square Feet or 54.364 Acres

6. New Boundaries/Legal Description of LH Property (Tax Parcels 26-32-200-009 and 26-33-100-002). The new/adjusted boundary line descriptions of the LH Property is:

New LH Property - Tax Parcel 26-32-200-009

A parcel of land, situate in part of the Southwest, Northeast, and Northwest Quarters of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 1,807.96 feet along the section line from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'18" West 850.82 feet along said section line to the east-west running quarter section line;

thence South 89°57'25" West 2,631.58 feet along said quarter section line to the center of said section 32;

thence South 00°12'47" East 577.23 feet along the north-south running quarter section line to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;

thence along said Easterly Right-of-Way line the following seven (7) courses:

(1) Northwesterly 245.48 feet along the arc of a 268.31 foot radius curve to the right (center bears North 06°02'10" East and the chord bears North 57°45'12" West 237.01 feet with a central angle of 52°25'16");

(2) North 31°32'34" West 437.23 feet;

(3) Northerly 288.95 feet along the arc of a 331.97 foot radius curve to the right (center bears North 58°27'26" East and the chord bears North 06°36'27" West 279.91 feet with a central angle of 49°52'13");

(4) North 18°19'39" East 201.90 feet;

(5) Northerly 470.16 feet along the arc of a 1,482.39 foot radius curve to the left (center bears North 71°40'21" West and the chord bears North 09°14'30" East 468.19 feet with a central angle of 18°10'19");

(6) North 89°50'40" West 17.00 feet;

(7) North 00°09'20" East 113.65 feet;

thence South 82°23'04" East 1,765.51 feet;

thence North 84°26'05" East 1,230.71 feet to the point of beginning.

Together With

Beginning at a point being South 00°24'18" West 944.59 feet along the section line and West 2,772.86 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 18°46'09" East 100.00 feet;

thence South 71°13'51" West 252.12 feet to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;

thence North 00°09'20" East 105.71 feet along said Easterly Right-of-Way Line;

thence North 71°13'51" East 217.83 feet to the point of beginning.

Net Area Contains 2,647,670 Square Feet or 60.782 Acres

New LH Property - Tax Parcel 26-33-100-009

A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°35'41" East 5,301.88 feet along the section line to the Northeast Corner of said Section 33;

thence South 00°00'21" West 1,327.36 feet along the section line to the Southeast Corner of the Northeast Corner of said Section 33;

thence South 00°00'21" West 1,327.54 feet along the section line to the East Quarter Corner of said Section 33;

thence North 89°38'29" West 3,992.04 feet along the quarter section line to the Southwest Corner of the Southeast Quarter of the Northwest Quarter, monumented with a rebar and cap stamped "5251295";

thence North 89°37'30" West 1,328.34 feet along the quarter section line to the West Quarter Corner of said Section 33;

thence North 00°24'18" East 850.82 feet along the section line;

thence North 84°26'05" East 673.12 feet;

thence North 00°19'04" East 1,618.30 feet;

thence North 89°40'54" West 234.61 feet;

thence Southwesterly 486.59 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 84°41'32" West 485.78 feet with a central angle of 11°25'33");

thence Southwesterly 329.98 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 11°01'15" East and the chord bears South 75°06'18" West 329.73 feet with a central angle of 07°44'55");

thence South 71°13'51" West 195.07 feet;

thence South 71°13'56" West 611.20 feet;

thence Southwesterly 621.57 feet along the arc of a 1,540.00 foot radius curve to the left (center bears South 18°46'11" East and the chord bears South 59°40'03" West 617.36 feet with a central angle of 23°07'32");

thence Westerly 1,218.31 feet along the arc of a 1,660.00 foot radius curve to the right (center bears North 41°53'42" West and the chord bears South 69°07'49" West 1,191.15 feet with a central angle of 42°03'03");

thence North 89°50'40" West 206.36 feet to the Easterly Right-of-Way line of State Route-111 (SR-111), also known as Bacchus Highway;

thence North 00°09'20" East 127.35 feet along said Easterly Right-of-Way line;

thence North 71°13'51" East 252.12 feet;

thence North 18°46'09" West 100.00 feet;

thence North 71°13'51" East 2,935.64 feet to the point of beginning.

Less & Excepting Parcel 26-33-100-001

Beginning at a point being South 00°00'21" West 120.00 feet along the section line feet from the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running:

thence South 89°35'41" East 69.76 feet;
thence Southwesterly 39.15 feet along the arc of a 25.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 45°32'53" West 35.27 feet with a central angle of 89°42'52");
thence South 00°41'26" West 321.57 feet;
thence Southwesterly 1,002.87 feet along the arc of a 2,045.00 foot radius curve to the right (center bears North 89°18'34" West and the chord bears South 14°44'22" West 992.85 feet with a central angle of 28°05'52");
thence North 61°12'41" West 90.00 feet;
thence Northeasterly 958.73 feet along the arc of a 1,955.00 foot radius curve to the left (center bears North 61°12'41" West and the chord bears North 14°44'22" East 949.15 feet with a central angle of 28°05'52");
thence North 00°41'26" East 320.87 feet;
thence Northwesterly 35.87 feet along the arc of a 25.65 foot radius curve to the left (center bears North 89°58'38" West and the chord bears North 40°02'26" West 33.01 feet with a central angle of 80°07'36");
thence South 89°35'41" East 66.66 feet to the point of beginning.

Less & Excepting Parcel 26-33-100-011

Beginning at a point being South 00°00'21" West 1,426.92 feet along the section line and West 211.77 feet from the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southwesterly 154.92 feet along the arc of a 2,045.00 foot radius curve to the right (center bears North 61°12'41" West and the chord bears South 30°57'31" West 154.88 feet with a central angle of 04°20'25");
thence Southerly 1,122.15 feet along the arc of a 1,955.00 foot radius curve to the left (center bears South 56°52'16" East and the chord bears South 16°41'07" West 1,106.81 feet with a central angle of 32°53'14");
thence South 00°14'30" West 30.62 feet;
thence North 89°37'47" West 90.00 feet;
thence North 00°14'30" East 30.41 feet;
thence Northeasterly 1,173.81 feet along the arc of a 2,045.00 foot radius curve to the right (center bears South 89°45'30" East and the chord bears North 16°41'07" East 1,157.77 feet with a central angle of 32°53'14");
thence Northeasterly 148.10 feet along the arc of a 1,955.00 foot radius curve to the left (center bears North 56°52'16" West and the chord bears North 30°57'31" East 148.06 feet with a central angle of 04°20'25");
thence South 61°12'41" East 90.00 feet to the point of beginning.

Less & Excepting Parcel 26-27-300-005

Beginning at a point on the westerly boundary line of Creek Ridge West Backbone Subdivision, recorded May 8, 2019 as Entry No. 12984362 in Book 2019P at Page 155 in the office of the Salt Lake County Recorder, said point also being North 00°41'25" East 1,119.82 feet along the section line and East 2,660.19 feet from the Southwest Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°48'43" West 189.62 feet;
thence Southwesterly 880.52 feet along the arc of a 1,000.00 foot radius curve to the left

(center bears South 00°11'17" West and the chord bears South 64°57'47" West 852.35 feet with a central angle of 50°27'00");
 thence South 39°44'16" West 507.21 feet;
 thence Southwesterly 1,061.17 feet along the arc of a 1,200.00 foot radius curve to the right (center bears North 50°15'44" West and the chord bears South 65°04'18" West 1,026.93 feet with a central angle of 50°40'02");
 thence North 89°35'41" West 981.22 feet;
 thence North 00°24'19" East 60.00 feet;
 thence South 89°35'41" East 981.22 feet;
 thence Northeasterly 1,008.11 feet along the arc of a 1,140.00 foot radius curve to the left (center bears North 00°24'19" East and the chord bears North 65°04'18" East 975.59 feet with a central angle of 50°40'02");
 thence North 39°44'16" East 507.21 feet;
 thence Northeasterly 933.35 feet along the arc of a 1,060.00 foot radius curve to the right (center bears South 50°15'44" East and the chord bears North 64°57'47" East 903.49 feet with a central angle of 50°27'00");
 thence South 89°48'43" East 189.91 feet to said westerly boundary line of Creek Ridge West Backbone Subdivision;
 thence South 00°28'09" West 60.00 feet along said westerly boundary line to the point of beginning.

Less & Excepting Parcel 26-27-300-003

Beginning at a point on the westerly boundary line of Creek Ridge West Backbone Subdivision, recorded May 8, 2019 as Entry No. 12984362 in Book 2019P at Page 155 in the office of the Salt Lake County Recorder, said point also being North 00°41'25" East 1,119.82 feet along the section line and East 2,660.19 feet from the Southwest Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running
 thence South 00°28'09" West 60.00 feet along said westerly boundary line;
 thence North 89°48'43" West 189.32 feet;
 thence Southwesterly 827.69 feet along the arc of a 940.00 foot radius curve to the left (center bears South 00°11'17" West and the chord bears South 64°57'47" West 801.21 feet with a central angle of 50°27'00");
 thence South 39°44'16" West 507.21 feet;
 thence Southwesterly 1,114.23 feet along the arc of a 1,260.00 foot radius curve to the right (center bears North 50°15'44" West and the chord bears South 65°04'18" West 1,078.28 feet with a central angle of 50°40'02");
 thence North 89°35'41" West 981.21 feet;
 thence North 00°24'19" East 60.00 feet;
 thence South 89°35'41" East 981.22 feet;
 thence Northeasterly 1,061.17 feet along the arc of a 1,200.00 foot radius curve to the left (center bears North 00°24'19" East and the chord bears North 65°04'18" East 1,026.93 feet with a central angle of 50°40'02");
 thence North 39°44'16" East 507.21 feet;
 thence Northeasterly 880.52 feet along the arc of a 1,000.00 foot radius curve to the right (center bears South 50°15'44" East and the chord bears North 64°57'47" East 852.35 feet with a central angle of 50°27'00");
 thence South 89°48'43" East 189.62 feet to the point of beginning.

Less & Excepting Parcel 26-33-100-008

Beginning at a point being South 00°00'21" West 56.29 feet along the section line and West 524.89 feet from the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°35'41" West 4,343.30 feet;

thence Southwesterly 836.64 feet along the arc of a 2,500.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 80°49'05" West 832.74 feet with a central angle of 19°10'28");

thence South 71°13'51" West 245.25 feet;

thence North 00°28'50" West 63.24 feet;

thence North 71°14'33" East 225.41 feet;

thence Northeasterly 856.72 feet along the arc of a 2,560.00 foot radius curve to the right (center bears South 18°46'09" East and the chord bears North 80°49'05" East 852.73 feet with a central angle of 19°10'28");

thence South 89°35'41" East 4,343.30 feet;

thence South 00°24'19" West 60.00 feet to the point of beginning.

Less & Excepting Parcel 26-33-100-005

A parcel of land, situate in part of Sections 32 and 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°00'21" West 56.29 feet along the section line and West 524.89 feet from the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'19" West 60.00 feet;

thence North 89°35'41" West 4,343.30 feet;

thence Southwesterly 816.56 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 80°49'05" West 812.76 feet with a central angle of 19°10'28");

thence South 71°13'51" West 265.08 feet;

thence North 00°28'50" West 63.19 feet;

thence North 71°13'51" East 245.25 feet;

thence Northeasterly 836.64 feet along the arc of a 2,500.00 foot radius curve to the right (center bears South 18°46'09" East and the chord bears North 80°49'05" East 832.74 feet with a central angle of 19°10'28");

thence South 89°35'41" East 4,343.30 feet to the point of beginning.

7. Conveyance (Land Swap). This Agreement shall serve to adjust the boundary lines of the subject parcels, effectuating a conveyance and land swap of the following-described areas of land:

- a. **Land From School District to Last Holdout, LLC:** The Jordan School District Board of Education (as Grantor) hereby conveys and deeds 8.027 acres of land to Last Holdout, LLC (as Grantee), which land is described as follows:

A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 512.17 feet along the section line and West 1,130.59 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southwesterly 621.57 feet along the arc of a 1,540.00 foot radius curve to the left (center bears South 18°46'11" East and the chord bears South 59°40'03" West 617.36 feet with a central angle of 23°07'32");

thence Westerly 1,218.31 feet along the arc of a 1,660.00 foot radius curve to the right (center bears North 41°53'42" West and the chord bears South 69°07'49" West 1,191.15 feet with a central angle of 42°03'03");

thence North 89°50'40" West 206.36 feet to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;

thence North 00°09'20" East 127.35 feet along said Easterly Right-of-Way Line;

thence North 71°13'51" East 252.12 feet;

thence North 18°46'09" West 100.00 feet;

thence North 71°13'51" East 85.53 feet;

thence South 87°32'43" East 41.07 feet;

thence Easterly 574.16 feet along the arc of a 1,550.00 foot radius curve to the left (center bears North 02°27'17" East and the chord bears North 81°50'34" East 570.89 feet with a central angle of 21°13'26");

thence North 71°13'48" East 1,012.03 feet to the point of beginning.

Contains 349,656 Square Feet or 8.027 Acres

b. ***Land From Last Holdout, LLC to School District:*** The Last Holdout, LLC (as Grantor) hereby conveys and deeds 8.027 acres of land to the Jordan School District Board of Education (as Grantee), which land is described as follows:

A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 1,927.32 feet along the section line and West 1,224.07 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 82°23'04" West 1,765.51 feet to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;

thence North 00°09'20" East 186.90 feet along said Easterly Right-of-Way Line;

thence East 884.21 feet;

thence South 64°03'37" East 962.15 feet to the point of beginning.

Contains 349,656 Square Feet or 8.027 Acres

8. Binding Agreement. This Agreement shall be binding on the undersigned parties and all successors in interest and future owners of the subject properties. Each person who signs this Agreement represents and warrants that he/she has been duly authorized to execute this Agreement on behalf of the party/entity indicated and to bind said party/entity to the terms and provisions of this Agreement. If any additional documents or instruments are required to be signed and/or recorded in order to lawfully accomplish the intent and objectives of this Agreement, the parties shall timely execute and deliver the same.

WHEREFORE, this Property Boundary Line Agreement is effective upon recordation with the Salt Lake County Recorder's Office, State of Utah.

Last Holdout, LLC

Jordan School District Board of Education:

By: _____

By: Tracy J. Miller

Name: _____

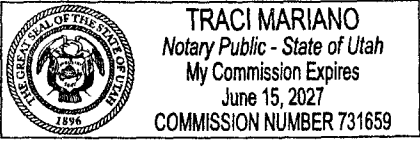
Name: Tracy J. Miller

Title: _____

Title: Board President

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On this 9th day of Oct, 2024, before me, a notary public, personally appeared Tracy J. Miller in his/her capacity as Superintendent of the **Jordan School District Board of Education**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and being first duly sworn acknowledged that he/she executed this instrument on behalf of the Jordan School District Board of Education.

SEAL: 

Traci Mariano
NOTARY PUBLIC

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On this 9th day of Oct, 2024, personally appeared _____ in his/her capacity as _____ of Last Holdout, LLC, and being first duly sworn acknowledged that he/she executed the foregoing instrument on behalf of **Last Holdout, LLC**.

SEAL: _____
NOTARY PUBLIC

EXHIBIT A

PRIOR LEGAL DESCRIPTIONS OF THE SUBJECT PARCELS

Prior to the recordation of this Property Boundary Line Agreement, the legal descriptions of the subject parcels were as follows:

Existing Jordan School District Parcel - Tax Parcel No. 26-32-200-010

A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°24'18" West 315.52 feet along the section line and West 553.27 feet from the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'18" West 1,546.39 feet;

thence South 84°26'05" West 674.44 feet;

thence North 64°03'37" West 962.15 feet;

thence West 884.21 feet to the Easterly Right-of-Way Line of State Route-111 (SR-111), also known as Bacchus Highway;

thence North 00°09'20" East 386.04 feet along said Easterly Right-of-Way Line;

thence North 71°13'51" East 252.12 feet;

thence North 18°46'09" West 100.00 feet;

thence North 71°13'51" East 85.53 feet;

thence South 87°32'43" East 41.07 feet;

thence Northeasterly 574.16 feet along the arc of a 1,550.00 foot radius curve to the left (center bears North 02°27'17" East and the chord bears North 81°50'34" East 570.89 feet with a central angle of 21°13'26");

thence North 71°13'51" East 1,623.23 feet to the point of beginning.

Contains 2,368,079 Square Feet or 54.364 Acres

Existing Last Holdout Parcel - Tax Parcel No. 26-32-200-009

BEG S 0°04'33.2" W 1808.02 FT M OR L FR NE COR SEC 32, T3S, R2W, SLM; S 0°04'33.2" W 851.41 FT M OR L; N 89°50'13.3" W 2627.899 FT; S 0°10'19.3" E 601.052 FT; NW'LY ALG A 268.31 FT RADIUS CURVE TO R 245.482 FT (CHD N 58°04'51" W 237.01 FT); N 31°52'13" W 437.227 FT; N'LY ALG A 331.972 FT RADIUS CURVE TO R 288.948 FT (CHD N 6°56'06" W 279.91 FT); N 18° E 201.899 FT; N'LY ALG A 1482.394 FT RADIUS CURVE TO L 470.159 FT (CHD N 8°54'50" E 468.19 FT); S 89°49'40.7" W 17 FT; N 0°10'19.3" W 303.69 FT M OR L; E 884.21 FT; S 64°03'37" E 962.15 FT; N 84°26'05" E 674.43 FT; N 84°26'05" E 505.03 FT; N 84°26'05" E 50.63 FT M OR L TO BEG. ALSO BEG S 00°24'18" W 188.47 FT & W 553.26 FT & S 71°13'51" W 2349.90 FT FR NE COR OF SEC 32, T3S, R2W, SLM; S 18°46'09" E 100 FT; S 71°13'51" W 252.12 FT; N 0°09'20" E 102.32 FT M OR L; N 71°13'51" E 218.11 FT M OR L TO BEG.

Existing Last Holdout, LLC Parcel - Tax Parcel Nos. 26-33-100-009

A parcel of land, situate in part of the Northeast and Northwest Quarters of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northeast Corner of Section of 32, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°35'41" East 5,301.88 feet along the section line to the Northeast Corner of said Section 33;

thence South 00°00'21" West 1,327.36 feet along the section line to the Southeast Corner of the Northeast Corner of said Section 33;

thence South 00°00'21" West 1,327.54 feet along the section line to the East Quarter Corner of said Section 33;

thence North 89°38'29" West 3,992.04 feet along the quarter section line to the Southwest Corner of the Southeast Quarter of the Northwest Quarter, monumented with a rebar and cap stamped "5251295";

thence North 89°37'30" West 1,328.34 feet along the quarter section line to the West Quarter Corner of said Section 33;

thence North 00°24'18" East 850.82 feet along the section line;

thence North 84°26'05" East 673.12 feet;

thence North 00°19'04" East 1,618.30 feet;

thence North 89°40'54" West 234.61 feet;

thence Southwesterly 486.59 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 84°41'32" West 485.78 feet with a central angle of 11°25'33");

thence Southwesterly 329.98 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 11°01'15" East and the chord bears South 75°06'18" West 329.73 feet with a central angle of 07°44'55");

thence South 71°13'51" West 195.07 feet;

thence South 71°13'51" West 1,623.23 feet;

thence Southwesterly 574.16 feet along the arc of a 1,550.00 foot radius curve to the right (center bears North 18°46'09" West and the chord bears South 81°50'34" West 570.89 feet with a central angle of 21°13'26");

thence North 87°32'43" West 41.07 feet;

thence North 71°13'51" East 2,850.11 feet to the point of beginning.

Less & Excepting Parcel 26-33-100-001

Beginning at a point being South 00°00'21" West 120.00 feet along the section line feet from the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°35'41" East 69.76 feet;

thence Southwesterly 39.15 feet along the arc of a 25.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 45°32'53" West 35.27 feet with a central angle of 89°42'52");

thence South 00°41'26" West 321.57 feet;

thence Southwesterly 1,002.87 feet along the arc of a 2,045.00 foot radius curve to the right (center bears North 89°18'34" West and the chord bears South 14°44'22" West 992.85 feet with a central angle of 28°05'52");

thence North 61°12'41" West 90.00 feet;

thence Northeasterly 958.73 feet along the arc of a 1,955.00 foot radius curve to the left (center bears North 61°12'41" West and the chord bears North 14°44'22" East 949.15 feet with a central angle of 28°05'52");

thence North 00°41'26" East 320.87 feet;
thence Northwesterly 35.87 feet along the arc of a 25.65 foot radius curve to the left (center bears North 89°58'38" West and the chord bears North 40°02'26" West 33.01 feet with a central angle of 80°07'36");
thence South 89°35'41" East 66.66 feet to the point of beginning.

Less & Excepting Parcel 26-33-100-011

Beginning at a point being South 00°00'21" West 1,426.92 feet along the section line and West 211.77 feet from the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Southwesterly 154.92 feet along the arc of a 2,045.00 foot radius curve to the right (center bears North 61°12'41" West and the chord bears South 30°57'31" West 154.88 feet with a central angle of 04°20'25");
thence Southerly 1,122.15 feet along the arc of a 1,955.00 foot radius curve to the left (center bears South 56°52'16" East and the chord bears South 16°41'07" West 1,106.81 feet with a central angle of 32°53'14");
thence South 00°14'30" West 30.62 feet;
thence North 89°37'47" West 90.00 feet;
thence North 00°14'30" East 30.41 feet;
thence Northeasterly 1,173.81 feet along the arc of a 2,045.00 foot radius curve to the right (center bears South 89°45'30" East and the chord bears North 16°41'07" East 1,157.77 feet with a central angle of 32°53'14");
thence Northeasterly 148.10 feet along the arc of a 1,955.00 foot radius curve to the left (center bears North 56°52'16" West and the chord bears North 30°57'31" East 148.06 feet with a central angle of 04°20'25");
thence South 61°12'41" East 90.00 feet to the point of beginning.

Less & Excepting Parcel 26-27-300-005

Beginning at a point on the westerly boundary line of Creek Ridge West Backbone Subdivision, recorded May 8, 2019 as Entry No. 12984362 in Book 2019P at Page 155 in the office of the Salt Lake County Recorder, said point also being North 00°41'25" East 1,119.82 feet along the section line and East 2,660.19 feet from the Southwest Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°48'43" West 189.62 feet;
thence Southwesterly 880.52 feet along the arc of a 1,000.00 foot radius curve to the left (center bears South 00°11'17" West and the chord bears South 64°57'47" West 852.35 feet with a central angle of 50°27'00");
thence South 39°44'16" West 507.21 feet;
thence Southwesterly 1,061.17 feet along the arc of a 1,200.00 foot radius curve to the right (center bears North 50°15'44" West and the chord bears South 65°04'18" West 1,026.93 feet with a central angle of 50°40'02");
thence North 89°35'41" West 981.22 feet;
thence North 00°24'19" East 60.00 feet;
thence South 89°35'41" East 981.22 feet;
thence Northeasterly 1,008.11 feet along the arc of a 1,140.00 foot radius curve to the left (center bears North 00°24'19" East and the chord bears North 65°04'18" East 975.59 feet with a central angle of 50°40'02");
thence North 39°44'16" East 507.21 feet;
thence Northeasterly 933.35 feet along the arc of a 1,060.00 foot radius curve to the right (center bears South 50°15'44" East and the chord bears North 64°57'47" East 903.49 feet with a central angle of 50°27'00");
thence South 89°48'43" East 189.91 feet to said westerly boundary line of Creek Ridge West Backbone Subdivision;

thence South 00°28'09" West 60.00 feet along said westerly boundary line to the point of beginning.

Less & Excepting Parcel 26-27-300-003

Beginning at a point on the westerly boundary line of Creek Ridge West Backbone Subdivision, recorded May 8, 2019 as Entry No. 12984362 in Book 2019P at Page 155 in the office of the Salt Lake County Recorder, said point also being North 00°41'25" East 1,119.82 feet along the section line and East 2,660.19 feet from the Southwest Corner of Section 27, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°28'09" West 60.00 feet along said westerly boundary line;
thence North 89°48'43" West 189.32 feet;
thence Southwesterly 827.69 feet along the arc of a 940.00 foot radius curve to the left (center bears South 00°11'17" West and the chord bears South 64°57'47" West 801.21 feet with a central angle of 50°27'00");
thence South 39°44'16" West 507.21 feet;
thence Southwesterly 1,114.23 feet along the arc of a 1,260.00 foot radius curve to the right (center bears North 50°15'44" West and the chord bears South 65°04'18" West 1,078.28 feet with a central angle of 50°40'02");
thence North 89°35'41" West 981.21 feet;
thence North 00°24'19" East 60.00 feet;
thence South 89°35'41" East 981.22 feet;
thence Northeasterly 1,061.17 feet along the arc of a 1,200.00 foot radius curve to the left (center bears North 00°24'19" East and the chord bears North 65°04'18" East 1,026.93 feet with a central angle of 50°40'02");
thence North 39°44'16" East 507.21 feet;
thence Northeasterly 880.52 feet along the arc of a 1,000.00 foot radius curve to the right (center bears South 50°15'44" East and the chord bears North 64°57'47" East 852.35 feet with a central angle of 50°27'00");
thence South 89°48'43" East 189.62 feet to the point of beginning.

Less & Excepting Parcel 26-33-100-008

Beginning at a point being South 00°00'21" West 56.29 feet along the section line and West 524.89 feet from the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence North 89°35'41" West 4,343.30 feet;
thence Southwesterly 836.64 feet along the arc of a 2,500.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 80°49'05" West 832.74 feet with a central angle of 19°10'28");
thence South 71°13'51" West 245.25 feet;
thence North 00°28'50" West 63.24 feet;
thence North 71°14'33" East 225.41 feet;
thence Northeasterly 856.72 feet along the arc of a 2,560.00 foot radius curve to the right (center bears South 18°46'09" East and the chord bears North 80°49'05" East 852.73 feet with a central angle of 19°10'28");
thence South 89°35'41" East 4,343.30 feet;
thence South 00°24'19" West 60.00 feet to the point of beginning.

Less & Excepting Parcel 26-33-100-005

A parcel of land, situate in part of Sections 32 and 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 00°00'21" West 56.29 feet along the section line and West 524.89 feet from

the Northeast Corner of Section 33, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 00°24'19" West 60.00 feet;
thence North 89°35'41" West 4,343.30 feet;
thence Southwesterly 816.56 feet along the arc of a 2,440.00 foot radius curve to the left (center bears South 00°24'19" West and the chord bears South 80°49'05" West 812.76 feet with a central angle of 19°10'28");
thence South 71°13'51" West 265.08 feet;
thence North 00°28'50" West 63.19 feet;
thence North 71°13'51" East 245.25 feet;
thence Northeasterly 836.64 feet along the arc of a 2,500.00 foot radius curve to the right (center bears South 18°46'09" East and the chord bears North 80°49'05" East 832.74 feet with a central angle of 19°10'28");
thence South 89°35'41" East 4,343.30 feet to the point of beginning.

EXHIBIT B RECORD OF SURVEY MAP/BOUNDARY LINE AGREEMENT MAP

SIGNATURES AND CAPTION

This map is a true and correct copy of the original map as shown to the undersigned surveyors and is subject to the provisions of the Utah Surveyors' Act. It is a true and correct copy of the original map as shown to the undersigned surveyors and is subject to the provisions of the Utah Surveyors' Act.

EXISTING PARCEL DESCRIPTIONS

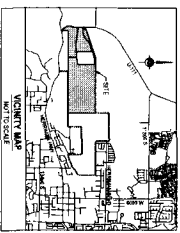
Parcel 1 (S. 25, T. 28N., R. 22E., S. 47.55')
 Parcel 2 (S. 25, T. 28N., R. 22E., S. 47.55')

ADJUSTED PARCEL DESCRIPTIONS

Parcel 1 (S. 25, T. 28N., R. 22E., S. 47.55')
 Parcel 2 (S. 25, T. 28N., R. 22E., S. 47.55')

TRANSFERRED PROPERTY DESCRIPTIONS

Parcel 1 (S. 25, T. 28N., R. 22E., S. 47.55')
 Parcel 2 (S. 25, T. 28N., R. 22E., S. 47.55')



LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 32, AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 33, SALT LAKE PARISH AND BERIDIAN, NEBRASKA, SALT LAKE COUNTY, UTAH

ENSGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Salt Lake City, UT 84107
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LAYTON
Phone: 801.541.1100

TOOELE
Phone: 435.833.9399

CEDAR CITY
Phone: 435.855.1455

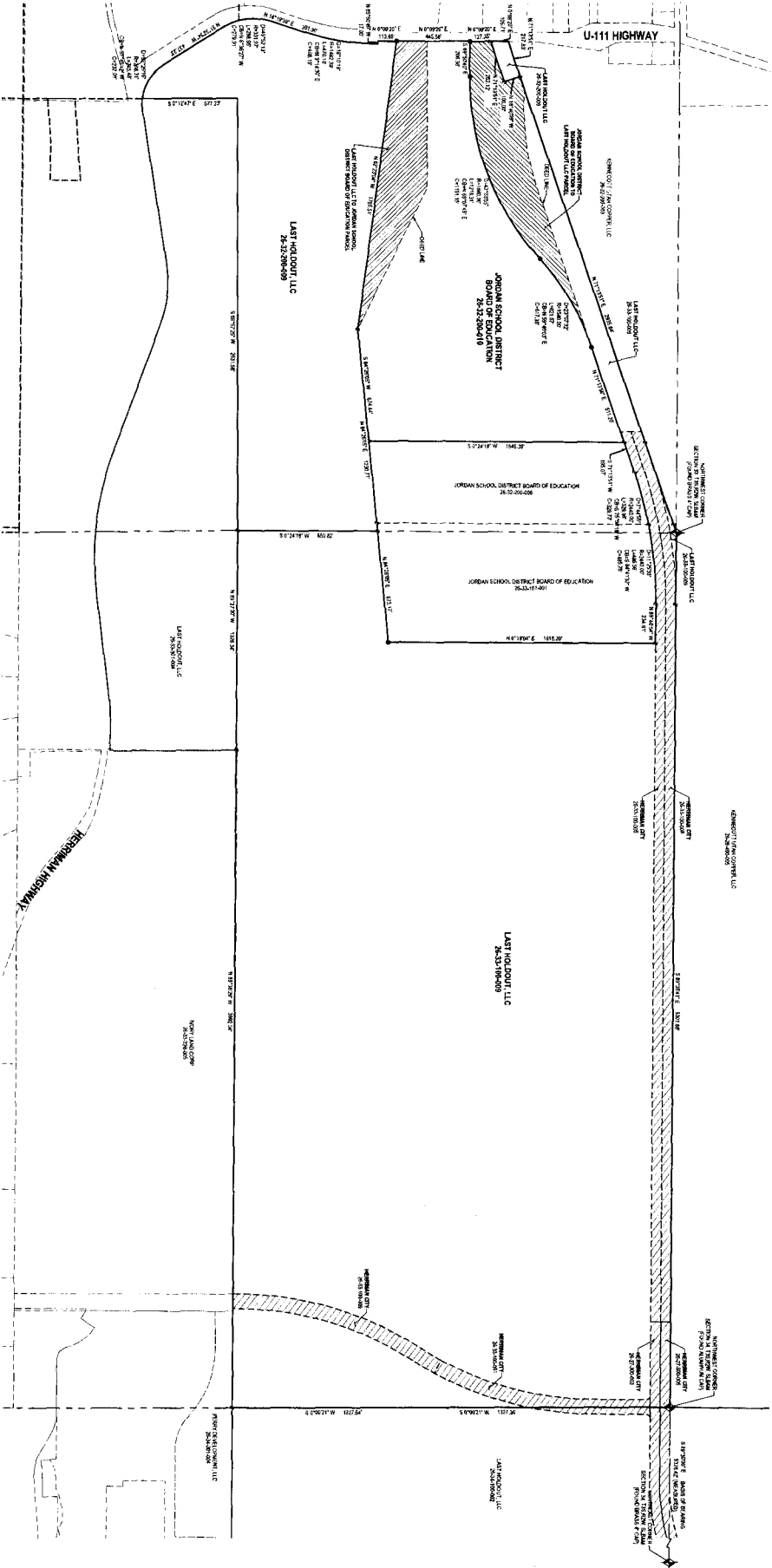
REDFERT
Phone: 435.856.9383

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10 OF 2

OLYMPIA DEVELOPMENT
JORDAN SCHOOL DISTRICT LAND SWAP
 12801 SOUTH BACCHUS HIGHWAY
 SALT LAKE CITY, UTAH

BOUNDARY LINE
ADJUSTMENT



LOCATED IN THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 12 AND THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 33, SALT LAKE BASIN AND MERSON, HERONMILL SALT LAKE COUNTY, UTAH



OLYMPIA DEVELOPMENT
JORDAN SCHOOL DISTRICT LAND SWAP
 12801 SOUTH BACCHUS HIGHWAY
 SALT LAKE CITY, UTAH

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STEPHEN R. THOMPSON
 LICENSE NO. 10288
 STATE OF UTAH

BOUNDARY LINE ADJUSTMENT

DATE: 10/20/20

SCALE: AS SHOWN

2 OF 2