

**MAIL TAX NOTICES TO:**

c/o AJ Fireside Park City LLC  
2780 N. Moose Wilson Road  
Wilson, WY 83014

APNs: 00-0021-7326; 00-0015-1188

(Space Above for Recorder's Use Only)

**BOUNDARY LINE AGREEMENT**

[BLA 7]

This Boundary Line Agreement (this "**Agreement**") is made and entered into as of the Effective Date (defined later) set forth below, by and between BENLOCH RANCH LAND COMPANY II, LLC, a Utah limited liability company, as the fee simple owner of the real property described in Recital A below (the "**Parcel A Owner**"), having an address of 2780 N. Moose Wilson Road, Wilson, WY 83014, and BENLOCH RANCH HOLDINGS, LLC, a Utah limited liability company, as the fee simple owner of the real property described in Recital B below (the "**Parcel B Owner**"), having an address of 2780 N. Moose Wilson Road, Wilson, WY 83014. The Parcel A Owner and the Parcel B Owner are sometimes together referred to herein as the "**Parties**" and individually as a "**Party**."

A. The Parcel A Owner is the fee simple owner of certain real property located in Wasatch County, Utah, as more particularly described in Exhibit A attached hereto (the "**Parcel A Property**").

B. The Parcel B Owner is the fee simple owner of certain real property adjacent to the Parcel A Property located in Wasatch County, Utah, as more particularly described in Exhibit B attached hereto (the "**Parcel B Property**"). The Parcel A Property and the Parcel B Property are sometimes together referred to herein as the "**Subject Properties**".

C. Pursuant to Utah Code § 17-27a-523 (2023), the Parties desire to adjust the common record boundary line between the Subject Properties. The adjusted common record boundary line (the "**Adjusted Boundary Line**") is more particularly described in Exhibit C attached hereto and will result in: (i) the legal description of the Parcel A Property being described as set forth in Exhibit D attached hereto (the "**Adjusted Parcel A Property**"); and (ii) the legal description of the Parcel B Property being described as set forth in Exhibit E attached hereto (the "**Adjusted Parcel B Property**"), on the terms and conditions set forth below.

D. Pursuant to Utah Code § 17-27a-523(2)(c) (2023), this Agreement is made in reference to that certain Record of Survey Map, dated December 28, 2023 as File No. 0005005 on record with the Wasatch County Surveyor ("**Record of Survey**").

NOW, THEREFORE, in consideration of the premises, the covenants, terms and conditions of this Agreement and other good and valuable consideration the receipt and sufficiency of which is acknowledged by the Parties, the Parcel A Owner and the Parcel B Owner hereby agree as follows:

1. Recitals and Exhibits. Recitals A through D (set forth above) and Exhibits A through E (attached hereto) are by this reference incorporated into and made a part of this Agreement.

2. Boundary Adjustment. From and after the Effective Date, the Adjusted Boundary Line, as legally described in Exhibit C, is declared to be the true common boundary line between the Subject Properties.

3. Adjusted Description of Parcel A Property. Consistent with the boundary adjustment effected by this Agreement, from and after the Effective Date, the new legal description of the Parcel A Property shall be the legal description of the Adjusted Parcel A Property attached as Exhibit D, which is and shall be, for all purposes, the correct legal description of the Parcel A Property in the Official Records of Wasatch County, Utah.

4. Adjusted Description of Parcel B Property. Consistent with the boundary adjustment effected by this Agreement, from and after the Effective Date, the new legal description of the Parcel B Property shall be the legal description of the Adjusted Parcel B Property attached as Exhibit E, which is and shall be, for all purposes, the correct legal description of the Parcel B Property in the Official Records of Wasatch County, Utah.

5. Effect of Agreement. The Parcel A Owner and the Parcel B Owner acknowledge and agree that this Agreement shall act as a quitclaim deed by each Party to the other of that certain modified area along the Adjusted Boundary Line, as set forth in Utah Code § 17-27a-523 (2023), to the effect that: (a) the Parcel A Owner quitclaims to the Parcel B Owner that portion of the Parcel A Property located within the Adjusted Parcel B Property; and (b) the Parcel B Owner quitclaims to the Parcel A Owner that portion of the Parcel B Property located within the Adjusted Parcel A Property.

6. No Waiver. The failure of a Party to insist upon strict performance of any of the terms, covenants, conditions or agreements contained herein shall not be deemed a waiver of any rights or remedies that said Party may have, and shall not be deemed a waiver of any subsequent breach or default in any of the terms, covenants, conditions or agreements contained herein by the same or any other Party.

7. General Provisions.

7.1 Assignees and Successors. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

7.2 Interpretation. This Agreement shall be construed, applied and enforced in accordance with the laws of the State of Utah and shall be recorded in the Official Records of Wasatch County, Utah. This Agreement is deemed to have been drafted jointly by the Parties, and any uncertainty or ambiguity shall be construed according to its fair meaning and shall not be construed for or against either of the Parties as an attribution of drafting to such Party.

7.3 Entire Agreement. This Agreement and the Record of Survey constitute the entire agreement of the Parties pertaining to the subject matter contained in this Agreement. Except for this Agreement and the Record of Survey, all prior and contemporaneous agreements, representations and understandings of the Parties related to the subject matter hereof, oral or written, are superseded by and merged in this Agreement.

7.4 Authority. The Parties warrant that the signatories below have authority to sign and execute this document on behalf of the entities or persons they represent and that said entities or persons are the proper Parties to this Agreement, have duly authorized this Agreement, and that this Agreement is a legally enforceable obligation of such entities or persons.

7.5 Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original, and all of which shall together constitute one and the same instrument.

*[Signatures and Acknowledgements on Following Pages]*

WITNESS the hands of said Parties as of this 10<sup>th</sup> day of January 2024 (the "Effective Date").

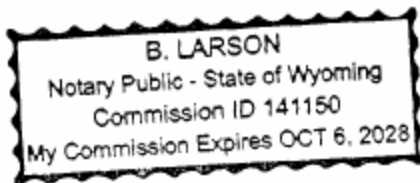
**PARCEL A OWNER:**

BENLOCH RANCH LAND COMPANY II, LLC,  
a Utah limited liability company

By: Jamie Mackay  
Name: Jamie Mackay  
Its: President

STATE OF Wyoming )  
 ) : ss.  
COUNTY OF Teton )

The foregoing instrument was acknowledged before me on January 10, 2024, by Jamie Mackay, the President of BENLOCH RANCH LAND COMPANY II, LLC, a Utah limited liability company, for and on behalf of such limited liability company.



B. Larson  
Notary Public

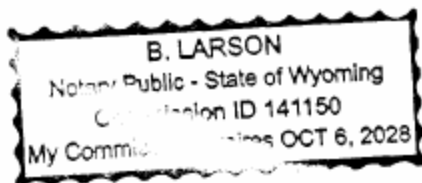
**PARCEL B OWNER:**

BENLOCH RANCH HOLDINGS, LLC,  
a Utah limited liability company

By: Jamie Mackay  
Name: Jamie Mackay  
Its: President

STATE OF Wyoming )  
 ) : ss.  
COUNTY OF Teton )

The foregoing instrument was acknowledged before me on January 10, 2024, by Jamie Mackay, the President of BENLOCH RANCH HOLDINGS, LLC, a Utah limited liability company, for and on behalf of such limited liability company.



B. Larson  
Notary Public

**EXHIBIT A****Current Parcel A Property Description**

That certain real property located in Wasatch County, Utah more particularly described as:

BEGINNING AT A POINT WHICH IS N00°00'15"E 1698.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N.70°38'06"W., A DISTANCE OF 31.43 FEET; THENCE N.83°34'32"W., A DISTANCE OF 800.73 FEET; THENCE N.71°44'44"W., A DISTANCE OF 1,138.46 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.82°29'14"E., A RADIAL DISTANCE OF 770.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°30'16", A DISTANCE OF 100.85 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.89°59'30"W., A DISTANCE OF 60.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.89°59'30"E., A RADIAL DISTANCE OF 830.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 33°19'23", A DISTANCE OF 482.72 FEET; THENCE N.33°19'52"E., A DISTANCE OF 585.86 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.56°40'09"W., A RADIAL DISTANCE OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°45'59", A DISTANCE OF 36.60 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.28°23'14"E., A DISTANCE OF 307.81 FEET; THENCE N.21°40'36"E., A DISTANCE OF 183.80 FEET; THENCE N.14°43'50"E., A DISTANCE OF 442.97 FEET; THENCE N.17°04'07"E., A DISTANCE OF 327.42 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.72°53'43"E., A RADIAL DISTANCE OF 329.89 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 84°42'08", A DISTANCE OF 487.68 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.78°12'02"E., A DISTANCE OF 148.58 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.11°47'33"W., A RADIAL DISTANCE OF 329.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 42°29'13", A DISTANCE OF 244.65 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.35°43'15"E., A DISTANCE OF 234.51 FEET; THENCE S.37°16'08"E., A DISTANCE OF 487.86 FEET; THENCE S.53°48'04"W., A DISTANCE OF 58.58 FEET; THENCE S.62°51'51"W., A DISTANCE OF 265.59 FEET; THENCE S.23°24'22"W., A DISTANCE OF 224.02 FEET; THENCE S.12°53'17"E., A DISTANCE OF 224.48 FEET; THENCE S.53°32'36"E., A DISTANCE OF 222.67 FEET; THENCE S.69°00'37"E., A DISTANCE OF 60.28 FEET; THENCE S.00°00'15"W., A DISTANCE OF 1,268.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,510,553.46 SQUARE FEET OR 80.5912 ACRES, MORE OR LESS.

**EXHIBIT B**

**Current Parcel B Property Description**

That certain real property located in Wasatch County, Utah more particularly described as:

BEGINNING AT A POINT THAT IS N51°46'41"E 3360.35 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N.00°48'48"E., A DISTANCE OF 558.35 FEET; THENCE N.00°22'58"W., A DISTANCE OF 136.41 FEET; THENCE N.89°37'02"E., A DISTANCE OF 654.47 FEET; THENCE S.00°07'45"E., A DISTANCE OF 695.07 FEET; THENCE S.89°39'13"W., A DISTANCE OF 663.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 456,947.37 SQUARE FEET OR 10.4901 ACRES, MORE OR LESS.

**EXHIBIT C****Adjusted Boundary Line Description**

BEGINNING AT A POINT WHICH IS N38°28'54"W 3197.88 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.10°13'29"W., A RADIAL DISTANCE OF 370.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°35'47", A DISTANCE OF 68.43 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.89°37'47"W., A DISTANCE OF 223.35 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.00°08'10"W., A RADIAL DISTANCE OF 810.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°57'09", A DISTANCE OF 183.11 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.77°11'01"W., A DISTANCE OF 188.59 FEET TO THE POINT OF ENDING

**EXHIBIT D****Adjusted Parcel A Property**

That certain real property located in Wasatch County, Utah more particularly described as:

BEGINNING AT A POINT WHICH IS N00°00'15"E 2106.15 FEET FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.36°25'54"W., A RADIAL DISTANCE OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°49'38", A DISTANCE OF 169.99 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.81°23'45"W., A DISTANCE OF 139.79 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.08°36'14"E., A RADIAL DISTANCE OF 357.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 47°13'48", A DISTANCE OF 294.28 FEET; THENCE N.34°09'58"W., A DISTANCE OF 71.20 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 51°02'57"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 307.39 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.85°13'12"W., A DISTANCE OF 148.63 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.04°46'47"E., A RADIAL DISTANCE OF 326.15 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 19°49'37", A DISTANCE OF 112.86 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.65°23'16"W., A DISTANCE OF 277.05 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.24°36'42"W., A RADIAL DISTANCE OF 345.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 59°52'25", A DISTANCE OF 360.52 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.54°44'17"W., A DISTANCE OF 98.00 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 95.90 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.35°15'42"W., A RADIAL DISTANCE OF 370.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 25°02'13", A DISTANCE OF 161.68 FEET; THENCE CONTINUE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°35'47", A DISTANCE OF 68.43 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.89°37'41"W., A DISTANCE OF 220.02 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.00°22'18"W., A RADIAL DISTANCE OF 810.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°11'17", A DISTANCE OF 186.44 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.77°11'01"W., A DISTANCE OF 188.59 FEET; THENCE CONTINUE WESTERLY ALONG SAID LINE, A DISTANCE OF 144.76 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.12°48'58"E., A RADIAL DISTANCE OF 810.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°12'11", A DISTANCE OF 328.03 FEET; THENCE S.53°58'50"W., A DISTANCE OF 280.33 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.36°01'11"W., A RADIAL DISTANCE OF 345.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 41°44'29", A DISTANCE OF 251.34 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.84°16'42"W., A DISTANCE OF 122.90 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.05°43'16"W., A RADIAL DISTANCE OF 365.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 32°32'24", A DISTANCE OF 207.29 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.00°01'39"E., A DISTANCE OF 617.22 FEET; THENCE S.89°57'09"E., A DISTANCE OF 1,227.63 FEET; THENCE N.00°23'24"W., A DISTANCE OF 136.44 FEET; THENCE S.89°37'02"W., A

DISTANCE OF 0.00 FEET; THENCE N.00°23'31"W., A DISTANCE OF 315.58 FEET; THENCE N.89°50'48"E., A DISTANCE OF 1,216.86 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.88°06'34"E., A RADIAL DISTANCE OF 270.34 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°47'22", A DISTANCE OF 107.53 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.24°40'46"E., A DISTANCE OF 60.41 FEET; THENCE S.74°13'44"E., A DISTANCE OF 63.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.74°13'49"E., A RADIAL DISTANCE OF 95.00 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°40'23", A DISTANCE OF 21.01 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.28°26'30"E., A DISTANCE OF 28.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET AND A CENTRAL ANGLE OF 13°42'40"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 198.62 FEET; THENCE N.14°43'50"E., A DISTANCE OF 441.72 FEET; THENCE N.17°07'14"E., A DISTANCE OF 332.11 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.71°36'50"E., A RADIAL DISTANCE OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 83°24'47", A DISTANCE OF 393.07 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.78°12'02"E., A DISTANCE OF 148.66 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 41°26'38"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 195.30 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.35°47'00"E., A DISTANCE OF 250.24 FEET; THENCE S.37°16'06"E., A DISTANCE OF 477.20 FEET; THENCE S.62°52'20"W., A DISTANCE OF 264.10 FEET; THENCE S.23°24'40"W., A DISTANCE OF 224.04 FEET; THENCE S.12°53'17"E., A DISTANCE OF 224.55 FEET; THENCE S.53°33'16"E., A DISTANCE OF 222.62 FEET; THENCE S.68°57'48"E., A DISTANCE OF 60.30 FEET; THENCE S.00°00'15"W., A DISTANCE OF 860.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,302,914.52 SQUARE FEET OR 75.8245 ACRES, MORE OR LESS.



**EXHIBIT E**

**Adjusted Parcel B Property**

That certain real property located in Wasatch County, Utah more particularly described as:

BEGINNING AT A POINT WHICH IS N47°17'02"E 3600.14 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN; THENCE N.77°11'01"E., A DISTANCE OF 188.59 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.12°48'58"E., A RADIAL DISTANCE OF 810.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°57'09", A DISTANCE OF 183.11 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.89°37'47"E., A DISTANCE OF 223.35 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.00°22'18"E., A RADIAL DISTANCE OF 370.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°35'47", A DISTANCE OF 68.43 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.00°07'45"E., A DISTANCE OF 425.56 FEET; THENCE S.89°39'13"W., A DISTANCE OF 663.05 FEET; THENCE N.00°48'48"E., A DISTANCE OF 363.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 270,211.78 SQUARE FEET OR 6.2032 ACRES, MORE OR LESS.