

MAIL TAX NOTICES TO:

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

Ent 540872 Bk 1463 Pg 1706 - 1714
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Jan 17 03:19PM Fee: \$40.00 HP
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

APNs: 00-0015-5338; 00-0007-6898

(Space Above for Recorder's Use Only)

BOUNDARY LINE AGREEMENT
[BLA 10]

This Boundary Line Agreement (this "**Agreement**") is made and entered into as of the Effective Date (defined later) set forth below, by AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company, as the fee simple owner of the real property described in Recital B below (the "**Parcel Owner**"), having an address of 2780 N. Moose Wilson Road, Wilson, WY 83014, as the owner of the Subject Properties [defined below] in their existing configuration, and as the owner of the Subject Properties in their after-adjusted configuration, as described herein.

A. The Parcel 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 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 Parcel Owner desires 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, the Parcel Owner states, conveys, declares, and agrees 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 Owner acknowledges and agrees that this Agreement shall act as a quitclaim deed by Parcel Owner to Parcel Owner 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 Owner quitclaims to the Parcel Owner that portion of the Parcel A Property located within the Adjusted Parcel B Property; and (b) the Parcel Owner quitclaims to the Parcel Owner that portion of the Parcel B Property located within the Adjusted Parcel A Property.

6. General Provisions.

6.1 Assignees and Successors. This Agreement shall be binding upon and inure to the benefit of the Parcel Owner and its respective successors and assigns.

6.2 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.

6.3 Entire Agreement. This Agreement and the Record of Survey constitute the entire agreement of the Parcel Owner 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 Parcel Owner related to the subject matter hereof, oral or written, are superseded by and merged in this Agreement.

6.4 Authority. The Parcel Owner warrants 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 is the proper party to this Agreement, have duly authorized this Agreement, and that this Agreement is a legally enforceable obligation of such entities or persons.

6.5 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 hand of said Parcel Owner as of this 10th day of January 2024 (the "Effective Date").

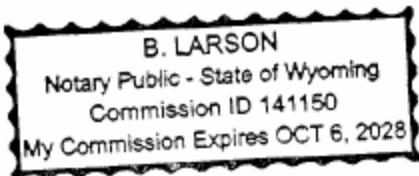
PARCEL OWNER:

AJ FIRESIDE PARK CITY LLC,
a Delaware limited liability company

By: Jamie Mackay
Name: Jamie Mackay
Its: President

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

The foregoing instrument was acknowledged before me on January 10, 2024, by
Jamie Mackay, the President of AJ FIRESIDE PARK CITY LLC, a Delaware 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°11'49"E 3699.92 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S.06°55'10"W., A DISTANCE OF 41.12 FEET; THENCE S.04°57'13"E., A DISTANCE OF 125.55 FEET; THENCE S.37°16'03"E., A DISTANCE OF 365.90 FEET; THENCE S.00°24'18"W., A DISTANCE OF 98.22 FEET; THENCE N.37°16'06"W., A DISTANCE OF 434.08 FEET; THENCE N.36°29'40"W., A DISTANCE OF 20.26 FEET; THENCE N.35°43'14"W., A DISTANCE OF 229.98 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.53°14'36"W., A RADIAL DISTANCE OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°43'43", A DISTANCE OF 8.15 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.89°52'43"E., A DISTANCE OF 187.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,746.04 SQUARE FEET OR 1.0731 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 THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S.89°47'07"W., A DISTANCE OF 2,645.70 FEET; THENCE N.00°10'25"W., A DISTANCE OF 2,083.68 FEET; THENCE N.89°39'13"E., A DISTANCE OF 663.05 FEET; THENCE N.00°07'45"W., A DISTANCE OF 695.07 FEET; THENCE S.89°37'02"W., A DISTANCE OF 663.59 FEET; THENCE N.00°10'25"W., A DISTANCE OF 1,389.16 FEET; THENCE N.89°31'58"E., A DISTANCE OF 659.72 FEET; THENCE S.00°20'01"E., A DISTANCE OF 695.09 FEET; THENCE N.89°34'21"E., A DISTANCE OF 661.65 FEET; THENCE N.00°29'34"W., A DISTANCE OF 695.55 FEET; THENCE N.89°22'09"E., A DISTANCE OF 252.06 FEET; THENCE S.17°04'14"W., A DISTANCE OF 282.15 FEET; THENCE S.14°43'50"W., A DISTANCE OF 442.97 FEET; THENCE S.21°40'36"W., A DISTANCE OF 134.06 FEET; THENCE S.21°41'00"W., A DISTANCE OF 49.78 FEET; THENCE S.28°23'14"W., A DISTANCE OF 307.76 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.64°26'07"W., A RADIAL DISTANCE OF 270.00 FEET; THENCE SOUTHWESTERLY 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, S.33°19'52"W., A DISTANCE OF 585.86 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 830.00 FEET AND A CENTRAL ANGLE OF 33°19'25"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 482.73 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, EAST, 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 770.00 FEET; THENCE NORTHERLY 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, S.71°44'44"E., A DISTANCE OF 1,138.46 FEET; THENCE S.83°34'32"E., A DISTANCE OF 315.92 FEET; THENCE CONTINUE EASTERLY ALONG SAID LINE, A DISTANCE OF 484.81 FEET; THENCE S.70°38'06"E., A DISTANCE OF 31.43 FEET; THENCE S.00°00'15"W., A DISTANCE OF 182.01 FEET; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 1,516.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,622,820.97 SQUARE FEET OR 152.0390 ACRES, MORE OR LESS.

EXHIBIT C

Adjusted Boundary Line Description

BEGINNING AT A POINT WHICH IS N02°54'50"E 4094.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN THENCE N.35°43'24"W., A DISTANCE OF 204.05 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 N02°54'45"W 4094.42 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN ; THENCE N.35°43'24"W., A DISTANCE OF 204.05 FEET; THENCE N.89°52'43"E., A DISTANCE OF 113.25 FEET; THENCE S.06°55'10"W., A DISTANCE OF 41.12 FEET; THENCE S.04°57'13"E., A DISTANCE OF 125.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,863.67 SQUARE FEET OR 0.2035 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 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; THENCE S.00°00'15"W., A DISTANCE OF 2,106.15 FEET; THENCE S.89°48'57"W., A DISTANCE OF 2,645.37 FEET; THENCE N.00°10'58"W., A DISTANCE OF 2,082.27 FEET; THENCE N.89°39'13"E., A DISTANCE OF 663.05 FEET; THENCE N.00°07'45"W., A DISTANCE OF 425.56 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.10°13'29"W., A RADIAL DISTANCE OF 370.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 25°02'13", A DISTANCE OF 161.68 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.54°44'17"E., A DISTANCE OF 193.90 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.35°15'42"E., A RADIAL DISTANCE OF 345.00 FEET; THENCE EASTERNLY 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.65°23'16"E., 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 N.24°36'23"E., A RADIAL DISTANCE OF 326.15 FEET; THENCE EASTERNLY 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, S.85°13'12"E., 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 S.04°47'04"W., A RADIAL DISTANCE OF 345.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 51°02'57", A DISTANCE OF 307.39 FEET; THENCE S.34°09'58"E., A DISTANCE OF 71.20 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 357.00 FEET AND A CENTRAL ANGLE OF 47°13'48"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 294.28 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.81°23'45"E., 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 S.08°36'16"W., A RADIAL DISTANCE OF 350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 27°49'38", A DISTANCE OF 169.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,343,979.53 SQUARE FEET OR 145.6377 ACRES, MORE OR LESS.

TOGETHER WITH A PARCEL DESCRIBED AS THE FOLLOWING:

BEGINNING AT A POINT WHICH IS N40°34'00"E 4066.82 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N.00°23'31"W., A DISTANCE OF 1,073.58 FEET; THENCE N.89°31'58"E., A DISTANCE OF 655.91 FEET; THENCE S.00°20'01"E., A DISTANCE OF 695.09 FEET; THENCE N.89°34'21"E., A DISTANCE OF 660.85 FEET; THENCE N.00°25'39"W., A DISTANCE OF 696.16 FEET; THENCE N.89°30'26"E., A DISTANCE OF 252.05 FEET; THENCE N.17°04'07"E., A DISTANCE OF 45.27 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°01'11"E., A DISTANCE OF 167.28 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.15°02'29"W., A RADIAL DISTANCE OF 329.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 39°14'18", A DISTANCE OF 225.95 FEET; THENCE ALONG A LINE NON-

TANGENT TO SAID CURVE, S.35°43'15"E., A DISTANCE OF 234.31 FEET; THENCE S.37°16'06"E., A DISTANCE OF 488.05 FEET; THENCE S.53°59'08"W., A DISTANCE OF 60.04 FEET; THENCE N.37°16'06"W., A DISTANCE OF 477.20 FEET; THENCE N.35°47'00"W., A DISTANCE OF 250.24 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.53°14'36"W., A RADIAL DISTANCE OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 41°26'38", A DISTANCE OF 195.30 FEET; THENCE N.78°12'02"W., A DISTANCE OF 148.66 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.11°47'56"W., A RADIAL DISTANCE OF 270.00 FEET; THENCE SOUTHWESTERLY 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.17°07'14"W., A DISTANCE OF 332.11 FEET; THENCE S.14°43'50"W., A DISTANCE OF 441.67 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.75°16'21"W., A RADIAL DISTANCE OF 830.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°00'36", A DISTANCE OF 145.01 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.26°13'02"W., A DISTANCE OF 42.87 FEET; THENCE S.28°20'24"W., A DISTANCE OF 39.54 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.61°33'25"E., A RADIAL DISTANCE OF 95.00 FEET; THENCE SOUTHERLY 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.74°13'44"W., A DISTANCE OF 63.87 FEET; THENCE S.24°40'46"W., A DISTANCE OF 60.41 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.65°19'12"E., A RADIAL DISTANCE OF 270.34 FEET; THENCE SOUTHERLY 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, S.89°50'48"W., A DISTANCE OF 1,216.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,203,500.83 SQUARE FEET OR 27.6286 ACRES, MORE OR LESS..