

WHEN RECORDED, PLEASE RETURN TO:

PARR BROWN GEE & LOVELESS
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attn: Robert A. McConnell

Tax Parcel Nos.: See Exhibits A, B, C and D

(Space above for Recorder's use only.)

DECLARATION OF ANNEXATION

[Master Declaration]

THIS DECLARATION OF ANNEXATION (this "**Annexation Declaration**"), dated as of the 19th day of September, 2025, is executed by BLX MAYFLOWER LLC ("**Declarant**"), a Delaware limited liability company with an address of 805 Third Avenue, 7th Floor, New York, NY 10022, BLX LLX ("**BLX**"), BLXL LLC ("**BLXL**") and BLX LEASE 2 LLC ("**BLXL2**" and together with BLX and BLXL, the "**Owners**"), each a Delaware limited liability company with an address of 805 Third Avenue, 7th Floor, New York, NY 10022.

RECITALS:

A. Declarant owns certain real property located in Wasatch County, Utah, as more particularly described on Exhibit "A" attached hereto and made a part hereof (the "**Declarant Property**").

B. BLX owns certain real property located in Wasatch County, Utah, as more particularly described on Exhibit "B" attached hereto and made a part hereof (the "**BLX Property**").

C. BLXL owns certain real property located in Wasatch County, Utah, as more particularly described on Exhibit "C" attached hereto and made a part hereof (the "**BLXL Property**").

D. BLXL2 owns certain real property located in Wasatch County, Utah, as more particularly described on Exhibit "D" attached hereto and made a part hereof (the "**BLXL2 Property**").

E. Declarant is the "Declarant" under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort, dated August 20, 2020, and recorded in the office of the Wasatch County Recorder on August 21, 2020 as Entry No. 483149 in Book 1308 on Page 27 (as amended by (i) that certain First Amendment to Master Declaration, dated August 31, 2021 and recorded in the office of the Wasatch County Recorder on December 21, 2021 as Entry No. 512624 in Book 1390 at Page 1310; (ii) that certain Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements For Mountainside Village and Resort, dated February 18, 2022, and recorded on

March 3, 2022 as Entry No. 516017 in Book 1399 at Page 1777 in the Official Records of the Wasatch County Recorder, as supplemented by that certain Affidavit recorded on March 21, 2023, as Entry No. 530724 in Book 1437 at Page 741 in the Official Records of the Wasatch County Recorder; AND (iii) that certain Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort, dated September 6, 2023, and Recorded on September 7, 2023, as Entry No. 536399 in Book 1452 at Page 1461 in the Official Records Of The Wasatch County Recorder (the “**Master Declaration**”).

F. Pursuant to the terms of Section 2.2 of the Master Declaration, Declarant and Owners desire to subject the Declarant Property, the BLX Property, BLXL Property and the BLXL2 Property to the Master Declaration, on the terms and conditions set forth in this Annexation Declaration, recognizing that some portions of the foregoing properties may already be subject thereto.

NOW, THEREFORE, for the foregoing purposes, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant and the Owners make the following declarations, all of which apply to, bind, affect and run with title to the Declarant Property, the BLX Property, the BLXL Property and the BLXL2 Property.

1. Master Declaration Annexation. The Owners, each in their capacity as the respective Owner of the BLX Property, the BLXL Property and the BLXL2 Property, and Declarant in its capacity as the Owner of the Declarant Property and the “Declarant” under the Master Declaration, hereby declare that, from and after the effective date of this Annexation Declaration, the Declarant Property, the BLX Property, the BLXL Property and the BLXL2 Property are held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the Master Declaration.

2. No Public Dedication. Nothing contained herein shall be construed or deemed to constitute a dedication, express or implied, of any real property to or for any public use or purpose whatsoever. The provisions of this Section 2 shall not limit any dedication for a public use made on a plat or any other instrument of record.

3. Miscellaneous. This Annexation Declaration, any amendment or termination hereof, and any supplement hereto shall take effect upon its being filed for record in the office of the County Recorder of Wasatch County, Utah. This Annexation Declaration shall be construed in accordance with and governed by the laws of the State of Utah, without reference to its choice of law rules.

(Signature and Acknowledgment Pages Follow)

EXECUTED as of the day and year first above written.

"DECLARANT"

BLX MAYFLOWER LLC,
a Delaware limited liability company

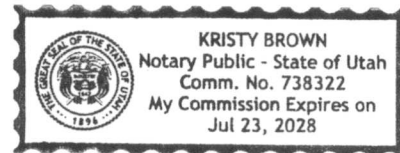
By: _____

Kurt Krieg, Authorized Signatory

STATE OF UTAH)
 : ss
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 22 day of September, 2025, by Kurt Krieg, who executed the foregoing instrument in his capacity as an Authorized Signatory of BLX MAYFLOWER LLC, a Delaware limited liability company.

NOTARY PUBLIC



“BLX”

BLX LLC,
a Delaware limited liability company

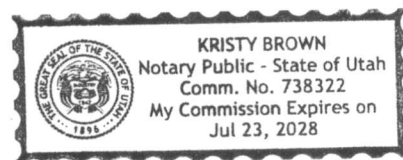
By: _____

Kurt Krieg, Authorized Signatory

STATE OF UTAH)
 : ss
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 22 day of September, 2025, by Kurt Krieg, who executed the foregoing instrument in his capacity as an Authorized Signatory of BLX LLC, a Delaware limited liability company.

NOTARY PUBLIC



“BLXL”

BLX LAND LLC,
a Delaware limited liability company

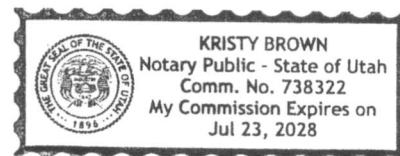
By: 
Kurt Krieg, Authorized Signatory

STATE OF UTAH)
 : ss
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 22 day of September, 2025, by Kurt Krieg, who executed the foregoing instrument in his capacity as an Authorized Signatory of BLX LAND LLC, a Delaware limited liability company.

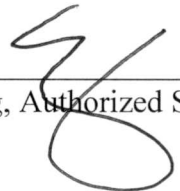


NOTARY PUBLIC



"BLXL2"

BLX LEASE 2 LLC,
a Delaware limited liability company

By: 
Kurt Krieg, Authorized Signatory

STATE OF UTAH)
 : ss
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 22 day of September, 2025, by Kurt Krieg, who executed the foregoing instrument in his capacity as an Authorized Signatory of BLX LEASE 2 LLC, a Delaware limited liability company.



NOTARY PUBLIC

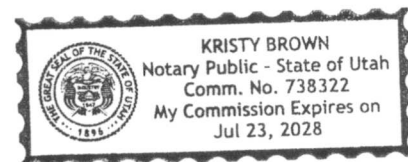


EXHIBIT "A"

TO

DECLARATION OF ANNEXATION

Legal Description of Declarant Property

The "Declarant Property" referred to on the foregoing Declaration is located in Wasatch County, State of Utah, and is more particularly described as follows:

Parcels 3 and 13, **DVEV Plat C**, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder, recorded June 30, 2025 as Entry No. 561242 in Book 1520 at Page 1076

Tax Parcel No. 00-0022-2236

Tax Parcel No. 00-0022-2237

Lot 33 and 34, **DVEV Plat C**, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder, recorded June 30, 2025 as Entry No. 561242 in Book 1520 at Page 1076

Tax Parcel No. 00-0022-2233

Tax Parcel No. 00-0022-2234

EXHIBIT "B"

TO

DECLARATION OF ANNEXATION

Legal Description of BLX Property

The "BLX Property" referred to on the foregoing Declaration is located in Wasatch County, State of Utah, and is more particularly described as follows:

Amended Lot 13, **MIDA Master Development Plat Amended 2024**, according to the official plat thereof recorded, July 29th, 2024 as Entry No. 548051 in Book 1482 at Page 1040 of the official records in the office of the Wasatch County Recorder.

Tax Parcel Number: 00-0021-4982

EXHIBIT "C"

TO

DECLARATION OF ANNEXATION

Legal Description of BLXL Property

The "BLXL Property" referred to on the foregoing Declaration is located in Wasatch County, State of Utah, and is more particularly described as follows:

Parcels 15, 16, and 17, **DVEV Plat C**, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder, recorded June 30, 2025 as Entry No. 561242 in Book 1520 at Page 1076

Tax Parcel No. 00-0022-2238

Tax Parcel No. 00-0022-2239

Tax Parcel No. 00-0022-2240

Lot 36, **DVEV Plat C**, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder, recorded June 30, 2025 as Entry No. 561242 in Book 1520 at Page 1076

Tax Parcel No. 00-0022-2235

Parcel 7A, 8A, 8B, 8C, 8D and Parcel 8E, **MIDA Master Development Plat Amended 2025**, according to the official plat thereof recorded June 24, 202 as Entry No. 560933 in Book 1519 at Page 1164 of the official records in the office of the Wasatch County Recorder.

Tax Parcel Number. 00-0022-2165

Tax Parcel Number. 00-0022-2166

Tax Parcel Number. 00-0022-2167

Tax Parcel Number. 00-0022-2168

Tax Parcel Number. 00-0022-2169

Tax Parcel Number. 00-0022-2170

EXHIBIT "D"

TO

DECLARATION OF ANNEXATION

Legal Description of BLXL2 Property

The "BLXL2 Property" referred to on the foregoing Declaration is located in Wasatch County, State of Utah, and is more particularly described as follows:

Lot 30 and 32, **DVEV Plat C**, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder, recorded June 30, 2025 as Entry No. 561242 in Book 1520 at Page 1076

Tax Parcel No. 00-0022-2230

Tax Parcel No. 00-0022-2232