

Tax Notice \*  
When Recorded Mail to  
Anderson Development  
9537 S. 700 E  
Sandy Utah 84070

## BOUNDARY LINE AGREEMENT

ENT 80862:2006 PG 1 of 22  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Jun 27 3:47 pm FEE 64.00 BY VM  
RECORDED FOR INTEGRATED TITLE INSURANCE  
ELECTRONICALLY RECORDED

This Agreement is made and entered into this 30<sup>th</sup> day of May, 2006 by and between Don R. Parker hereinafter referred to as "Parker", A. Wesley Hardy and Ruth B. Hardy hereinafter referred to as "Hardy", Thomas Dorrance Peterson and Sandra Lynn Peterson, Co-Trustees under Declaration of Trust dated May 9, 1987, hereinafter referred to as "Peterson", Vineyard Farms Development Company, LLC, a Utah limited liability company also known of record as Vineyard Farms Development, LLC, hereinafter known as "Vineyard Farms", Margaret Olena Robins, Trustee of the Margaret Olena Robins Family Trust, dated May 5, 1994, hereinafter known as "Robins", HSS Holding Company, L.C., a Utah limited liability company who acquired title as HSS Holding Co., LLC, hereinafter known as "HSS" and Anderson Development, L.C., a Utah limited liability Company, hereinafter known as "Anderson".

### RECITALS

WHEREAS "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins", "HSS" and "Anderson" are Owners in fee title to certain properties located in Utah County, State of Utah, and

WHEREAS, there exist some hiatus gaps, gore and overlaps between many of the properties in the area, and

WHEREAS, there is some question as to the exact location of the boundary line(s) separating said properties as many of the record legal descriptions do not match existing fences and/or monuments, and

WHEREAS, the parties hereto are desirous to settle any and all such questions and to establish a definite boundary line between their properties and have caused that an ALTA/ACSM Land Title Survey be prepared by Global Precision Surveying to establish the common physical boundary between the properties and prepare legal descriptions that more correctly describe the parcels as they currently exist on the ground,

### AGREEMENT AND QUIT CLAIM

NOW THEREFORE, for the considerations of mutual agreement and mutual benefit of all parties, the receipt of which is hereby acknowledged "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins", "HSS" and "Anderson" do hereby covenant and agree that the herein described boundary descriptions shall stand and be known as the common record descriptions and boundary lines between their respective properties and said properties shall be modified to reflect the same.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to VINEYARD FARMS DEVELOPMENT COMPANY, LLC, a Utah limited liability company in and to all property more particularly described on Exhibit "A" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to VINEYARD FARMS DEVELOPMENT COMPANY, LLC, a Utah limited liability company in and to all property more particularly described on Exhibit "B" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to DON R. PARKER, as to an undivided 1/3 interest and A. WESLEY HARDY and RUTH B. HARDY, husband and wife as joint tenants as to an undivided 1/3 interest and THOMAS DORRANCE PETERSON and SAUNDRA LYNN PETERSON, Co-Trustees under Declaration of Trust dated May 9, 1987 as to an undivided 1/3 interest in and to all property more particularly described on Exhibit "C" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to VINEYARD FARMS DEVELOPMENT COMPANY, LLC, a Utah limited liability company in and to all property more particularly described on Exhibit "D" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins", "HSS" and "Anderson" do hereby Quit-Claim all right, title and interest to DON R. PARKER, as to an undivided 1/3 interest and A. WESLEY HARDY and RUTH B. HARDY, husband and wife as joint tenants as to an undivided 1/3 interest and THOMAS DORRANCE PETERSON and SAUNDRA LYNN PETERSON, Co-Trustees under Declaration of Trust dated May 9, 1987 as to an undivided 1/3 interest in and to all property more particularly described on Exhibit "E" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to VINEYARD FARMS DEVELOPMENT COMPANY, LLC, a Utah limited liability company in and to all property more particularly described on Exhibit "F" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to VINEYARD FARMS DEVELOPMENT COMPANY, LLC, a Utah limited liability company in and to all property more particularly described on Exhibit "G" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to DON R. PARKER, as to an undivided 1/3 interest and A. WESLEY HARDY and RUTH B. HARDY, husband and wife as joint tenants as to an undivided 1/3 interest and THOMAS DORRANCE PETERSON and SAUNDRA LYNN PETERSON, Co-Trustees under Declaration of Trust dated May 9, 1987 as to an undivided 1/3 interest in and to all property more particularly described on Exhibit "H" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to MARGARET OLENA ROBINS, Trustee of the MARGARET OLENA ROBINS FAMILY TRUST, dated May 5, 1994 in and to all property more particularly described on Exhibit "I" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to DON R. PARKER, as to an undivided 1/3 interest and A. WESLEY HARDY and RUTH B. HARDY, husband and wife as joint tenants as to an undivided 1/3 interest and THOMAS DORRANCE PETERSON and SAUNDRA LYNN PETERSON, Co-Trustees under Declaration of Trust dated May 9, 1987 as to an undivided 1/3 interest in and to all property more particularly described on Exhibit "J" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to DON R. PARKER, as to an undivided 1/3 interest and A. WESLEY HARDY and RUTH B. HARDY, husband and wife as joint tenants as to an undivided 1/3 interest and THOMAS DORRANCE PETERSON and SAUNDRA LYNN PETERSON, Co-Trustees under Declaration of Trust dated May 9, 1987 as to an undivided 1/3 interest in and to all property more particularly described on Exhibit "K" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest to DON R. PARKER, as to an undivided 1/3 interest and A. WESLEY HARDY and RUTH B. HARDY, husband and wife as joint tenants as to an undivided 1/3 interest and THOMAS DORRANCE PETERSON and SAUNDRA LYNN PETERSON, Co-Trustees under Declaration of Trust dated May 9, 1987 as to an undivided 1/3 interest in and to all property more particularly described on Exhibit "L" attached hereto.

FURTHER, "Parker", "Hardy", "Peterson", "Vineyard Farms", "Robins" and "HSS" do hereby Quit-Claim all right, title and interest HSS HOLDING CO., LLC as to an undivided 90% interest and DON R. PARKER

as to an undivided 10% interest in and to all property more particularly described on Exhibit "M" attached hereto.

### EXHIBIT "A"

Commencing at a point located West 549.60 feet from the East 1/4 corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°22'01" East 546.08 feet; thence South 89°32'27" West 714.21 feet; thence South 00°52'38" East 537.94 feet to an existing fence; thence South 89°39'29" West along said fence 1379.29 feet; thence North 02°15'00" East 474.39 feet; thence North 04°59'52" East 625.61 feet; thence West 72.20 feet; thence North 07°00'00" East 399.30 feet; thence North 14°00'00" East 543.18 feet; thence East 1688.38 feet; thence South 00°30'12" East 922.77 feet; thence East 204.23 feet to the point of beginning.

Area = 3,517,824.39 sq. ft.  
80.76 acres

PARCEL IDENTIFICATION NUMBER 18-019-0006.

EXHIBIT "B"

Commencing from the East 1/4 corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 753.82 feet; thence North 00°30'12" West 922.77 feet; thence South 89°58'15" East 737.12 feet; thence South 01°32'26" East 922.69 feet to the point of beginning.

Area = 687,729.76 sq. ft.  
15.79 acres

PARCEL IDENTIFICATION NUMBERS 18-019-0008 and 18-019-0009.

## EXHIBIT "C"

Commencing from the East 1/4 corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North  $89^{\circ}38'00''$  East 365.87 feet; thence South 544.20 feet; thence South  $89^{\circ}44'09''$  West 911.96 feet; thence North  $00^{\circ}22'01''$  West 546.08 feet; thence East 549.60 feet to the point of beginning.

Area = 497,453.09 sq. ft.  
11.42 acres

PARCEL IDENTIFICATION NUMBER 18-015-0060.

## EXHIBIT "D"

Commencing at a point located South 01°18'56" East along the section line 542.00 feet and East 353.41 feet from the East 1/4 corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East 933.66 feet; thence South 22.44 feet; thence South 00°00'08" East 506.34 feet; thence South 89°36'01" West 1238.86 feet; thence South 89°32'48" West 1312.79 feet; thence North 00°52'38" West 537.94 feet; thence North 89°32'27" East 714.21 feet; thence North 89°44'09" East 911.96 feet to the point of beginning.

Area = 1,368,061.99 sq. ft.  
31.41 acres

PARCEL IDENTIFICATION NUMBER 18-015-0059.

## EXHIBIT "E"

Commencing at a point located South 01°18'56" East along the section line 564.45 feet and East 1286.55 feet from the East 1/4 corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East 283.00 feet; thence South 143.22 feet; thence South 89°59'58" East 197.03 feet; thence South 11°17'17" East 198.58 feet; thence North 85°56'59" East 155.62 feet; thence South 20°18'57" East 246.82 feet; thence North 88°45'01" West 278.48 feet; thence North 00°51'16" West 49.38 feet; thence South 89°36'01" West 480.67 feet; thence North 00°00'08" West 506.34 feet to the point of beginning.

PARCEL IDENTIFICATION NUMBER 18-015-0074.

## EXHIBIT "F"

Commencing at a point located South 01°18'56" East along the section line 1079.57 feet and East 35.92 feet from the East 1/4 corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 544.44 feet; thence South 89°42'00" West 2454.30 feet; thence North 07°56'59" W 544.88 feet; thence North 89°39'29" East 1216.90 feet; thence North 89°32'48" East 1312.79 feet to the point of beginning.

Area = 1,349,764.00 sq. ft.

30.99 acres

PARCEL IDENTIFICATION NUMBER 18-020-0008.

## EXHIBIT "G"

Commencing at a point located South 01°18'56" East along the section line 1079.57 feet and East 35.92 feet from the East 1/4 corner of Section 18, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°36'01" East 1238.86 feet; thence North 89°36'01" East 480.67 feet; thence South 00°51'16" East 264.62 feet; thence South 89°51'16" West 96.92 feet; thence South 00°00'04" West 283.08 feet; thence South 89°42'00" West 1626.53 feet; thence North 544.44 feet to the point of beginning.

Area = 912,941.32 sq. ft.

20.96 acres

PARCEL IDENTIFICATION NUMBER 18-015-0065.

## EXHIBIT "H"

Commencing at a point located South 01°18'56" East along the section line 19.87 feet and East 2529.21 feet from the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°53'00" East 124.62 feet; thence South 01°00'06" East 373.63 feet; thence West 131.15 feet; thence North 373.82 feet to the point of beginning.

Area = 47,788.45 sq. ft  
1.10 acres

PARCEL IDENTIFICATION NUMBER 18-015-0073.

## EXHIBIT "I"

Commencing at a point located South 01°18'56" East along the section line 18.32 feet and East 1767.95 feet from the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°53'00" East 586.18 feet; thence South 27°51'48" East 22.19 feet; thence South 14°14'17" East 106.62 feet; thence South 12°52'34" East 232.71 feet; thence South 89°03'58" East 86.67 feet; thence South 00°00'10" West 27.82 feet; thence West 658.34 feet; thence North 15°09'01" West 393.95 feet to the point of beginning.

Area = 224,745.38 sq. ft  
5.16 acres

PARCEL IDENTIFICATION NUMBER 18-015-0040.

## EXHIBIT "J"

Commencing at a point located South 01°18'56" East along the section line 398.68 feet and East 1862.18 feet from the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East 658.34 feet; thence North 4.88 feet; thence East 131.15 feet; thence South 01°00'06" East 152.77 feet; thence West 752.12 feet; thence North 15°09'00" West 153.19 feet to the point of beginning.

Area = 114,624.88 sq. ft  
2.63 acres

PARCEL IDENTIFICATION NUMBER 18-015-0035.

## EXHIBIT "K"

Commencing at a point located South 01°18'56" East along the section line 546.58 feet and East 1908.95 feet from the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence East 741.98 feet; thence along and extended line of the west boundary of Eastlake Subdivision Plat "B" South 01°00'06" East 580.75 feet; thence South 89°51'01" West 569.16 feet; thence North 20°19'00" West 271.65 feet; thence North 15°09'00" West 339.19 feet to the point of beginning.

Area = 385,375.88 sq. ft  
8.85 acres

PARCEL IDENTIFICATION NUMBER 18-015-0074.

## EXHIBIT "L"

Commencing at a point located South  $01^{\circ}18'56''$  East along the section line 1128.90 feet and East 2076.09 feet from the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North  $89^{\circ}51'01''$  East 571.62 feet; thence along the west boundary of Eastlake Subdivision Plat "A" South  $01^{\circ}00'06''$  East 199.56 feet; thence along a fence line South  $89^{\circ}51'42''$  West 501.34 feet; thence North  $20^{\circ}19'00''$  West 212.46 feet to the point of beginning.

Area = 107,019.32 sq. ft  
2.46 acres

PARCEL IDENTIFICATION NUMBER 18-015-0038.

## EXHIBIT "M"

Commencing at a point located North 89°38'00" East along the quarter section line 2653.69 feet from the West Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°38'00" East 19.02 feet; thence East 625.61 feet; thence South 9.34 feet; thence North 89°28'24" East 117.78 feet; thence North 09°34'00" West 7.28 feet; thence East 228.03 feet; thence North 80°49'14" East 51.61 feet; thence East 348.71 feet; thence South 30°10'10" East 887.12 feet; thence South 58°27'23" West 0.43 feet; thence South 30°12'40" East 7.85 feet to the north boundary of Eastlake Subdivision Plat "B"; thence South 89°34'05" West along said subdivision boundary line 1824.70 feet; thence North 01°00'06" West 780.56 feet to the point of beginning.

Area = 1,247,883.59 sq. ft  
28.65 acres

PARCEL IDENTIFICATION NUMBER 18-018-0052.

HSS HOLDING COMPANY, L.C., a Utah limited liability company who acquired title as HSS HOLDING CO., LLC

*Howard S. Spurrier*  
*Howard S. Spurrier*

By:

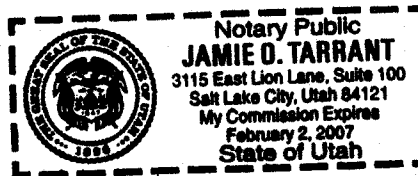
State of Utah

County of Salt Lake

On the 31 day of May, 2006, personally appeared before me Howard S. Spurrier who being duly sworn did say that he is the Manager of HSS HOLDING COMPANY, L.C., a Utah limited liability company, and that said instrument was signed in behalf of said limited liability company by authority and said Howard S. Spurrier acknowledged to me that he, as such Manager executed the same in the name of said limited liability company.

*Jamie O. Tarrant*  
Notary Public

My Commission Expires: 2/2/07  
Residing At: 3115 E Lion Ln #100  
Salt Lake City UT 84121

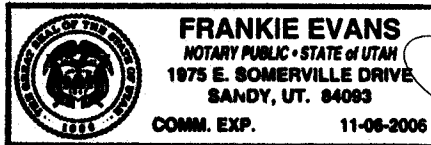


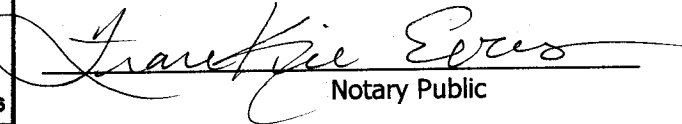
  
DON R. PARKER

STATE OF Utah )

COUNTY OF Salt Lake )ss.  
th

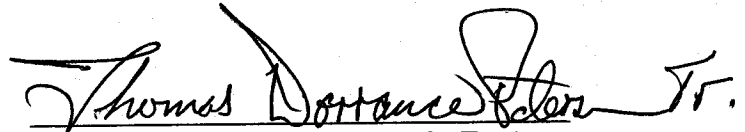
On the 30 day of March, 2006, personally appeared before me DON R. PARKER, the signer of the above instrument, who duly acknowledged to me that he executed the same.

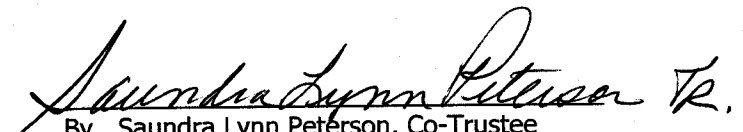


  
Notary Public

My Commission Expires: 11/06/06  
Residing at: Salt Lake County

DECLARATION OF TRUST dated May 9, 1987

  
By Thomas Dorrance Peterson, Co-Trustee

  
By Sandra Lynn Peterson, Co-Trustee

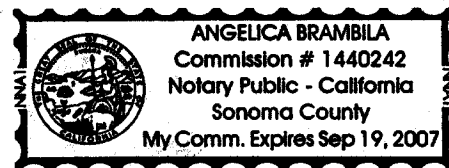
STATE OF California )

COUNTY OF Sonoma ) )ss.

On the 23<sup>rd</sup> day of June, 2006, personally appeared before me THOMAS DORRANCE PETERSON and SAUNDRA LYNN PETERSON, Co-Trustees of under DECLARATION OF TRUST dated May 9, 1987, the signers of the above instrument, who duly acknowledged to me that they executed the same in their capacities as indicated.

  
Notary Public

My Commission Expires: September 19, 2007  
Residing at: Sonoma County



Ruth B. Hardy

by

*[Signature]*

RUTH B. HARDY by Steven L. Hardy, her Attorney in fact pursuant to that certain general durable power of attorney dated July 21, 2005 and recorded August 25, 2005 as entry # 94047:2005 in the office of the Utah County Recorder

A. Wesley Hardy

by

*[Signature]* Personal Rep

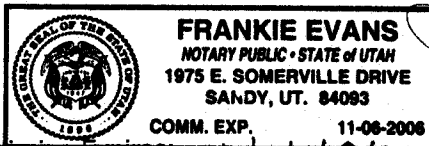
A. WESLEY HARDY by Steven L. Hardy, his personal representative Probate # 043902119

STATE OF Utah )

)ss.

COUNTY OF Salt Lake)

On the 30 day of May, 2006, personally appeared before me Steven L. Hardy, the signer of the above instrument, who duly acknowledged to me that he executed the same in his capacities as indicated.

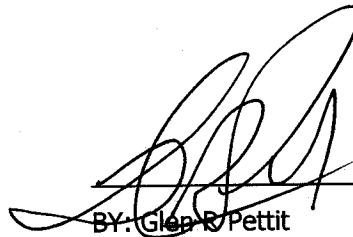


*[Signature]*  
Notary Public

My Commission Expires: 11/06/06  
Residing at: Salt Lake County

VINEYARD FARMS DEVELOPMENT COMPANY,  
LLC, a Utah Limited Liability Company which  
also acquired title of record as VINEYARD  
FARMS DEVELOPMENT, LLC

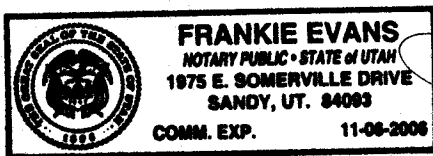
BY: DESERET DEVELOPMENT HOLDING  
COMPANY, LLC, a Utah Limited Liability  
Company, its Member

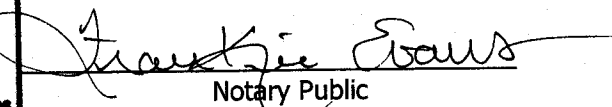
  
BY: Glen R Pettit

State of Utah

County of Salt Lake

On the 7 day of June, 2006, personally appeared before me Glen R  
Pettit who being duly sworn did say that he is the manager of DESERET DEVELOPMENT HOLDING  
COMPANY, LLC, a Utah Limited Liability Company, which is the member of VINEYARD FARMS  
DEVELOPMENT COMPANY, LLC, a Utah Limited Liability Company also known of record as VINEYARD  
FARMS DEVELOPMENT, LLC, and that said instrument was signed in behalf of said limited liability  
companies by authority and said Glen R Pettit acknowledged to me that he, as such Manager,  
executed the same in the name of the limited liability companies.



  
Notary Public

My Commission Expires: 11/06/06  
Residing At: Salt Lake County

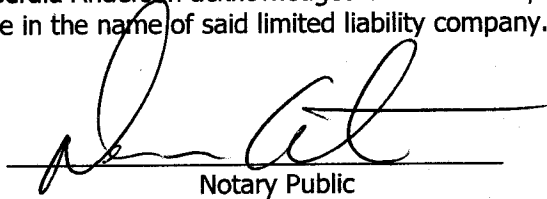
Anderson Development, L.C.

  
By.

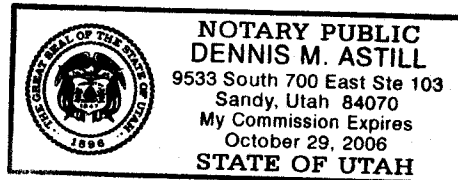
State of Utah

County of Salt Lake

On the 26th day of June, 2006, personally appeared before me Gerald Anderson who being duly sworn did say that he, as the Manager of Anderson Development, L.C., a Utah Limited Liability Company, and that said instrument was signed in behalf of said limited liability company by authority and said Gerald Anderson acknowledged to me that he, as such Manager, executed the same in the name of said limited liability company.

  
Notary Public

My Commission Expires:  
Residing At:



Margaret Olena Robins, Trustee of the  
Margaret Olena Robins Family Trust, dated  
May 5, 1994

Margaret Olena Robins  
By Margaret Olena Robins, Trustee

STATE OF Utah )

COUNTY OF Utah ) ss.

On the 19 day of June, 2006, personally appeared before me Margaret Olena Robins,  
Trustee of the Margaret Olena Robins Family Trust, dated May 5, 1994, the signer of the above  
instrument, who duly acknowledged to me that she executed the same in her capacity as indicated.



My Commission Expires: 10-24-09

Residing at:  
Utah County

[Signature]  
Notary Public