

WHEN RECORDED RETURN TO:

P.O. Box 71405  
Salt Lake City, Utah 84171  
Attn: Steven Peterson

ENT99195:2021 PG 1 of 7  
**Andrea Allen**  
**Utah County Recorder**  
2021 May 27 12:40 PM FEE 40.00 BY JR  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED

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Tax Parcel Nos.: 13-063-0026 and 13-063-0101

## MEMORANDUM OF TENANT IN COMMON AGREEMENT

This Memorandum of Tenant in Common Agreement (this “**Memorandum**”) is made this 23rd day of March 2021 by **PETERBUILT 6M, LLC**, a Utah limited liability company, **KAMAS FARMS, LLC**, a Wyoming limited liability company, **WALY INVESTMENT CO., LTD.**, a Utah limited partnership, and **RH MORINDA, LLC**, a Utah limited liability company (each an “**Owner**” and collectively the “**Owners**”).

### RECITALS

A. Each Owner owns an undivided interest in and to that certain real property located in Utah County, Utah, which real property is described more particularly on the attached Exhibit A (the “**Property**”).

B. The Owners have entered into that certain Tenant in Common Agreement of even date herewith (the “**Agreement**”), which addresses, among other things, the management, operation, sharing of profits and losses, and disposition of the Property.

C. The Owners desire to memorialize and provide constructive notice of the Agreement.

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### MEMORANDUM

The Agreement is by this reference incorporated herein and made a part hereof. This Memorandum may be executed in any number of counterparts, each of which when executed and delivered will be deemed an original and all of which taken together will be deemed to be one and the same instrument.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, this Memorandum has been executed by the Owners as of the date first set forth above.

**OWNERS:**

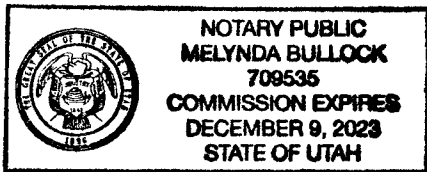
**PETERBUILT 6M, LLC,**  
a Utah limited liability company

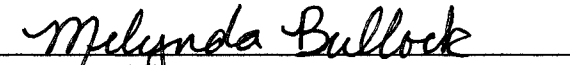
By:   
Steven Peterson, Manager

STATE OF UTAH )  
: ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of ~~March~~ <sup>April (mb)</sup> 2021 by Steven Peterson, the manager of Peterbuilt 6M, LLC, a Utah limited liability company.

In witness whereof, I hereunto set my hand and official seal.



  
Notary Public

OWNERS, continued:

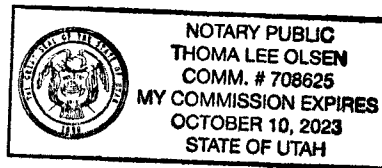
KAMAS FARMS, LLC,  
a Wyoming limited liability company

By: Craig S. Tillotson  
Craig S. Tillotson, Manager

STATE OF UTAH )  
: ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 15th day of April 2021 by Craig S. Tillotson, the manager of Kamas Farms, LLC, a Wyoming limited liability company.


In witness whereof, I hereunto set my hand and official seal.



Thoma Lee Olsen  
Notary Public

**OWNERS, continued:**

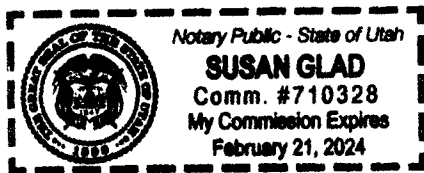
**WALY INVESTMENT CO., LTD.,**  
a Utah limited partnership


By:   
Marcus Pinnock, General Partner

STATE OF UTAH )  
 ) : ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 25 day of March 2021 by Marcus Pinnock, the general partners of Waly Investment Co., Ltd., a Utah limited partnership.

In witness whereof, I hereunto set my hand and official seal.



  
Notary Public

**OWNERS, continued:**

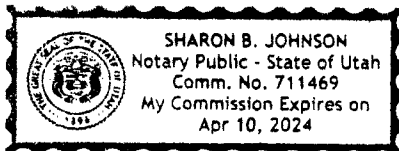
**RH MORINDA, LLC,**  
a Utah limited liability company

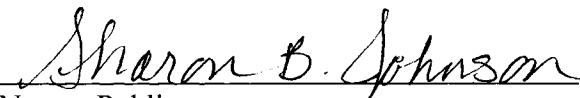
By:   
Nathan W. Ricks, Manager

STATE OF UTAH )  
COUNTY OF Utah ) : ss.

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of April 2021 by Nathan W. Ricks, the manager of RH Morinda, LLC, a Utah limited liability company.

In witness whereof, I hereunto set my hand and official seal.



  
Notary Public

**EXHIBIT A****LEGAL DESCRIPTION**

The following described tract of land in Utah County, State of Utah:

**PARCEL 1:**

COMMENCING AT A POINT LOCATED SOUTH 00°25'09" EAST ALONG THE SECTION LINE 78.94 FEET AND WEST 2148.10 FEET FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'14" WEST 111.05 FEET; THENCE NORTH 89°23'22" EAST 47.36 FEET; THENCE NORTH 77°58'05" EAST 285.69 FEET; THENCE NORTH 76°13'17" EAST 68.01 FEET; THENCE NORTH 89°54'38" EAST 354.90 FEET; THENCE SOUTH 64°27'14" EAST 110.95 FEET; THENCE SOUTH 50°05'30" EAST 127.84 FEET; THENCE SOUTH 49°38'50" EAST 264.15 FEET; THENCE SOUTH 40°08'13" WEST 389.97 FEET; THENCE NORTH 49°51'47" WEST 164.57 FEET; THENCE ALONG AN ARC OF A 260.00 FOOT RADIUS CURVE TO THE LEFT 182.14 FEET (CHORD BEARS NORTH 69°55'54" WEST 178.43 FEET); THENCE WEST 706.12 FEET; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS NORTH 45°00'00" WEST 21.21 FEET); THENCE NORTH 53.19 FEET; THENCE ALONG AN ARC OF A 233.00 FOOT RADIUS CURVE TO THE LEFT 93.53 FEET (CHORD BEARS NORTH 11°30'00" WEST 92.91 FEET); THENCE NORTH 23°00'00" WEST 81.28 FEET; THENCE ALONG AN ARC OF A 350.00 FOOT RADIUS CURVE TO THE RIGHT 140.50 FEET (CHORD BEARS NORTH 11°30'00" WEST 139.56 FEET); THENCE NORTH 79.06 FEET; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.47 FEET (CHORD BEARS NORTH 44°49'37" EAST 21.15 FEET); THENCE NORTH 89°39'14" EAST 181.93 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A TRACT OF LAND, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY HIGHWAY RIGHT OF WAY LINE OF INTERSTATE-15 AND THE NORTHEASTERLY CORNER OF THE GRANTEE'S PROPERTY AS RECORDED IN ENTRY NO. 157226:2002 ON FILE IN THE OFFICE OF THE

UTAH COUNTY RECORDER; SAID POINT IS 151.23 FEET SOUTH 00°25'09"  
 EAST ALONG THE SECTION LINE AND 1,301.78 FEET SOUTH 89°34'51"  
 WEST FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 5  
 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND  
 RUNNING THENCE NORTH 64°27'14" WEST  
 (NORTH 67°32'00" WEST BY RECORD) 110.30 FEET; THENCE SOUTH  
 89°54'38" WEST (WEST BY RECORD) 354.90 FEET; THENCE SOUTH  
 76°13'17" WEST (SOUTH 77°17'00" WEST BY RECORD) 68.01 FEET;  
 THENCE SOUTH 77°58'05" WEST, (SOUTH 77°17'00" WEST BY RECORD)  
 285.69 FEET; THENCE SOUTH 89°23'22" WEST (WEST BY RECORD) 47.36  
 FEET; THENCE NORTH 00°00'14" EAST (NORTH BY RECORD) 106.28 FEET  
 TO THE BEGINNING OF A 1,550.00-FOOT RADIUS NON-TANGENT CURVE  
 TO THE LEFT; THENCE ALONG THE SOUTHERLY TOE OF SLOPE OF SAM  
 WHITE BRIDGE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:  
 NEXT EASTERLY 166.29 FEET ALONG THE ARC OF SAID CURVE (NOTE:  
 CHORD TO SAID CURVE BEARS NORTH 81°51'21" EAST FOR A DISTANCE  
 OF 166.21 FEET) TO A POINT OF REVERSE CURVE TO THE RIGHT  
 HAVING A RADIUS OF 800.00 FEET; THENCE (2) EASTERLY 157.87 FEET  
 ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE  
 BEARS NORTH 84°26'08" EAST FOR A DISTANCE OF 157.62 FEET);  
 THENCE (3) SOUTH 89°54'40" EAST 103.33 FEET TO THE BEGINNING OF A  
 800.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE (4) EASTERLY  
 107.40 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID  
 CURVE BEARS SOUTH 86°03'54" EAST FOR A DISTANCE OF 107.32 FEET);  
 THENCE (5) SOUTH 82°13'08" EAST 39.79 FEET TO THE BEGINNING OF A  
 800.00-FOOT RADIUS CURVE TO THE LEFT; THENCE (6) EASTERLY 95.43  
 FEET ALONG THE ARC OF SAID CURVE (NOTE: CHORD TO SAID CURVE  
 BEARS SOUTH 85°38'11" EAST FOR A DISTANCE OF 95.38  
 Tax Parcel Nos.: 13-063-0026 and 13-063-0101