

WHEN RECORDED, PLEASE RETURN TO:

Robert A. McConnell, Esq.
Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, UT 84111

Ent 548052 Bk 1482 Pg 1041-1046
Date: 29-JUL-2024 10:02:40AM
Fee: \$40.00 Check Filed By: CO
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: BLX LLC

SEND TAX NOTICES TO:

As to Post-Adjustment Lot 13
BLX LLC
P.O. Box 980728
Park City, Utah 84060
Attention: Kurt Krieg,
Executive VP – Resort Development

As to Post-Adjustment Parcels 7 and 8
BLX Land LLC
P.O. Box 980728
Park City, Utah 84060
Attention: Kurt Krieg,
Executive VP – Resort Development

Tax Parcel Nos. 00-0021-4982

(Space above for Recorder's use only.)

**BOUNDARY LINE AGREEMENT
WITH
QUIT CLAIM**

THIS BOUNDARY LINE AGREEMENT WITH QUIT CLAIM (this “**Agreement**”) is executed this 29 day of July 2024, by BLX LLC, a Delaware limited liability company (“**BLX**”), whose address for the purposes hereof is 805 Third Avenue, 7th Floor, New York, New York 10022, and BLX LAND LLC, a Delaware limited liability company (“**BLX LAND**”), whose address for the purposes hereof is 805 Third Avenue, 7th Floor, New York, New York 10022. BLX and BLX LAND are the record owners of that certain real property located in Wasatch County, Utah and more particularly described (perimeter description) on Exhibit “A” attached hereto and incorporated herein by this reference (collectively, the “**Existing Lots and Parcels**”). No dwelling units are located on the Existing Lots and Parcels.

THIS AGREEMENT is being recorded to adjust the boundary lines of the Existing Lots and Parcels pursuant to Sections 17-27a-522 and 17-27a-523 of the Utah Code and in accordance with: that certain MIDA MASTER DEVELOPMENT PLAT AMENDED 2024, Amending Lot

13 of the MIDA Master Development Plat Lots 12 & 13 Amended and Other Lands, recorded in the office of the Wasatch County Recorder on July 29, 2024 as Entry No. 548051 (the "**Plat**").

THIS AGREEMENT is being recorded with the intent that upon recordation of this Agreement the Existing Lots and Parcels will be consolidated and adjusted as described in this Agreement and shown on the Plat.

BLX and BLX LAND hereby declare and agree that, from and after the recording of this Agreement in the office of the Wasatch County Recorder, the Existing Lots and Parcels shall be consolidated and adjusted as described on Exhibit "B" attached hereto and incorporated herein by this reference (the "**Post-Adjustment Lots and Parcels**"), as such Post-Adjustment Lots and Parcels are depicted on the Plat.

BLX and BLX LAND, as grantors, hereby further quitclaim to: (a) BLX, as grantee, Post-Adjustment Lot 13 as depicted on the Plat and as described on Exhibit "C" attached hereto and incorporated herein by this reference; and (b) BLX LAND, as grantee, each of Post-Adjustment Parcels 7 and 8, as depicted on the Plat and as described on Exhibit "C" attached hereto and incorporated herein by this reference.

[Signature appears on the next page.]

BLX LLC,
BLX LAND LLC,
each a Delaware limited liability company

By: _____
Name: Kurt Krieg
Title: Authorized Signatory

STATE OF UTAH)
) ss.
COUNTY OF WASATCH)

On July. 2024 before me, Christina Fredrikson, Notary Public, personally appeared Kurt Krieg, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entities upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

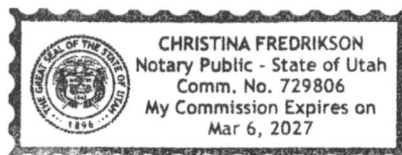


EXHIBIT A**LEGAL DESCRIPTION OF EXISTING LOTS AND PARCELS
PERIMETER DESCRIPTION**

A parcel of land located in West Half and the southeast quarter of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel of land also being in Wasatch County, State of Utah and being more particularly described as follows:

BEGINNING AT A POINT that is North 3°26'40" East 729.01 feet from the North quarter corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the easterly property line of Lot 17A as shown on the MIDA MASTER DEVELOPMENT PLAT AMENDED 2022 recorded July 27, 2022 as Entry No. 522596 on file and of record in the office the Wasatch County Recorder (Basis of Bearing for the herein described parcel being South 26°11'47" East 5917.16 feet from the North Quarter Corner of Section 25, to the Southeast Corner of Section 25, the North Quarter Corner also being North 89°57'12" West 2633.77 feet from the Northeast Corner of said Section 25, See Record of Survey Maps 2647, 3058 & 3759 on file with the Wasatch County Surveyor's office for said Section 25 retracement and the Mayflower LDP coordinate system projection parameters); and running thence northwesterly along a curve to the left with a radius of 904.63 feet a distance of 215.27 feet (chord bears North 42°48'35" West a distance of 214.76 feet); thence North 56°16'45" West 148.32 feet to a northeasterly corner of the OVERLOOK ESTATES SUBDIVISION recorded April 19, 2023 as Entry No. 531683 on file and of record in the office the Wasatch County ; thence coincident with the boundary of said subdivision the following five (5) courses: 1) North 56°25'28" West 114.49 feet; thence 2) North 38°24'31" West 152.97 feet; thence 3) North 49°43'07" West 500.00 feet; thence 4) North 59°10'51" West 182.48 feet; thence 5) North 38°24'33" West 76.10 feet to the southeast corner of Lot 13 of the MIDA MASTER DEVELOPMENT PLAT LOTS 12 & 13 AMENDED subdivision recorded May 17, 2021 as Entry No. 500436 on file and of record in the office the Wasatch County Recorder; thence coincident with the boundary of said Lot the following five(5) courses: 1) South 63°56'30" West 263.53 feet; thence 2) North 69°30'43" West 96.01 feet; thence 3) North 41°29'31" West 406.64 feet; thence 4) South 84°10'37" East 214.14 feet; thence 5) North 49°39'30" East 180.88 feet to a point on a curve to the right with a radius of 766.20 feet, said point also being the southeast corner of Lot 12 of said MIDA MASTER DEVELOPMENT PLAT LOTS 12 & 13 AMENDED subdivision; thence coincident with the boundary of said Lot the following five (5) courses: 1) along the arc of said curve a distance of 156.83 feet (chord bears North 19°21'11" West a distance of 156.56 feet; thence 2) North 13°28'06" West 28.57 feet; thence 3) North 13°27'28" West 334.72 feet ; thence 4) North 29°10'10" West 440.39 feet; thence 5) North 26°11'18" West 308.63 feet to the southeast corner of the PIOCHE VILLAGE CONDOMINIUMS SUBDIVISION recorded December 29, 2023 as Entry No. 539998 on file and of record in the office the Wasatch County Recorder; thence coincident with the boundary of said subdivision the following two(2) courses: 1) thence continuing North 26°11'18" West 184.71 feet; thence 2) North 32°03'29" West 13.60 feet; thence southeasterly and coincident with the re-designed westerly right-of-way of US Highway 40 the following nine (9) courses: 1) South 84°22'59" East 52.19 feet to a point on a 197.55 foot radius curve to the right; thence 2) along the arc of said curve a distance of 208.22 feet (Chord bears South 54°11'16" East a distance of 198.71 feet); thence 3) South 23°59'31" East 32.45 feet to a

point on a 50.00 foot radius curve to the left; thence 4) along the arc of said curve a distance of 16.14 feet (chord bears South $33^{\circ}14'22''$ East a distance of 16.07 feet) to a point on a 1112.50 foot radius curve to the right; thence 5) along the arc of said curve 257.12 feet (chord bears South $35^{\circ}51'58''$ East a distance of 256.55 feet) to a point on a 5987.50 foot radius curve to the left; thence 6) along the arc of said curve a distance of 1085.87 feet (chord bears South $34^{\circ}26'14''$ East a distance of 1084.38 feet); thence 7) South $39^{\circ}37'58''$ East 320.36 feet to a point on a 5912.50 foot radius curve to the right; 8) thence along the arc of said curve a distance of 1237.55 feet (chord bears South $33^{\circ}38'11''$ East a distance of 1235.29 feet); thence 9) South $53^{\circ}57'31''$ West 25.78 feet more or less to the easterly boundary line of said Lot 17A and the POINT OF BEGINNING

PARCEL CONTAINS 19.700 ACRES more or less.

The foregoing metes and bounds description includes all of Lot 13, MIDA Master Development Plat Lots 12 & 13 Amended, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder, together with other parcels of record.

EXHIBIT B
LEGAL DESCRIPTION OF POST-ADJUSTMENT LOTS AND PARCELS

POST-ADJUSTMENT LOT 13

Amended Lot 13, MIDA MASTER DEVELOPMENT PLAT AMENDED 2024, Amending Lot 13 of the MIDA Master Development Plat Lots 12 & 13 Amended and Other Lands recorded, in the office of the Wasatch County Recorder on July 29, 2024 as Entry No. 548051.

POST-ADJUSTMENT PARCEL 7

Parcel 7, MIDA MASTER DEVELOPMENT PLAT AMENDED 2024, Amending Lot 13 of the MIDA Master Development Plat Lots 12 & 13 Amended and Other Lands, recorded in the office of the Wasatch County Recorder on July 29, 2024 as Entry No. 548051.

POST-ADJUSTMENT PARCEL 8

Parcel 8, MIDA MASTER DEVELOPMENT PLAT AMENDED 2024, Amending Lot 13 of the MIDA Master Development Plat Lots 12 & 13 Amended and Other Lands, recorded in the office of the Wasatch County Recorder on July 29, 2024 as Entry No. 548051.

Ent 565806 Bk 1533 Pg 82-84
Date: 20-OCT-2025 1:54:16PM
Fee: \$40.00 Check Filed By: CO
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: BLX LLC

WHEN RECORDED, RETURN TO:

BLX LLC
805 Third Avenue, 7th Floor
New York, New York 10022

Tax Parcel Nos.: 00-0022-2449

(Space above for Recorder's use only.)

SPECIAL WARRANTY DEED

RS21 Mayflower, LLC ("Grantor"), a Delaware limited liability company with an address of 2600 N. Ashton Blvd, Suite 200, Lehi, Utah 84043, for Ten Dollars and other good and valuable consideration, hereby conveys and warrants, against all claiming by, through or under it, to BLX LLC, a Delaware limited liability company ("Grantee") with an address of 805 Third Avenue, 7th Floor, New York, New York 10022, the real property located in Wasatch County, State of Utah and described below (the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference

TOGETHER WITH the rights and obligations pertaining specifically to the Property; and

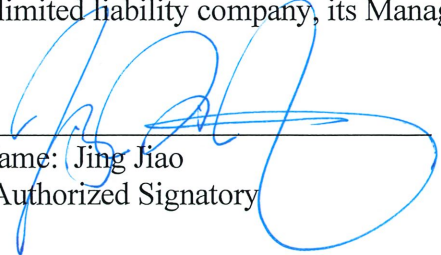
SUBJECT TO all easements, rights-of-way and other matters of record as of the date hereof.

19 IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this day of October, 2025.

RS21 MAYFLOWER:

RS21 MAYFLOWER LLC,
a Delaware limited liability company

By: RS21 Mayflower Manager LLC,
a Utah limited liability company, its Manager

By: 
Print Name: Jing Jiao
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH)
)
COUNTY OF Washington) ss.

On October 19, 2025, before me, Kristy Brown, Notary Public, personally appeared Jing Jiao, Authorized Signatory of RS21 Mayflower Manager LLC, a Utah limited liability company, the Manager of RS21 Mayflower LLC, a Delaware limited liability company, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

K Brown
Notary Public



EXHIBIT A

TO

SPECIAL WARRANTY DEED

Legal Description of Property

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

Open Space Parcel A-2, **Overlook Estates Second Amended**, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder, recorded October 3, 2025, as Entry No. 565104 at Book 1531 Page 232

Tax Parcel No. 00-0022-2449