

When Recorded Return to:
Meridian Title Company
64 East 6400 South, Suite 100
Salt Lake City, Utah 84107

MTC File No. 256807

BOUNDARY/ FENCE LINE AGREEMENT AND QUIT-CLAIM DEEDS

(Affects Tax Parcel Nos: 14:056:0066 and 14:056:0090)

This Boundary/ Fence Line Agreement and Quit-Claim Deeds (this "Agreement") is made this 20 day of March, 2018, by and between

- (a) CATALYST DEVELOPMENT, LLC, a Utah Limited Liability Company (herein CATALYST) and
- (b) ROBERT E. CARTER and VANIECE M. CARTER (herein CARTER)

WHEREAS, there has heretofore been a discrepancy in the legal descriptions and/or fence lines of the respective properties owned by the parties.

WHEREAS, CATALYST is the Owner and is in possession of a parcel of land which has been previously described as follows (herein the CATALYST Parcel):

Commencing 1211.01 feet West and 376.86 feet South of the Northeast Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence West 455.49 feet; thence South 135.27 feet; thence East 455.45 feet; thence N0°06'10"E 135.27 feet to the point of beginning.

Less and excepting that portion conveyed by Boundary Line Agreement recorded August 20, 1998 as Entry No. 83848 in Book 4745 at Page 151 of Official Records.

WHEREAS, CARTER is the owner of and in possession of a parcel of land which has been previously described as Utah County Tax Parcel No. 14:056:0090 (herein the CARTER Parcel):

Beginning at a point South 517.69 feet and West 1666.48 feet from the Northeast corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base & Meridian; thence East 462 feet; thence South 104.61 feet; thence South 58°38'42" 72.46 feet; thence East 61.88 feet; thence South 1.89 feet; thence North 89°40'35" West 6.3 feet; thence South 89°22'40" West 455.73 feet; thence North 149.11 feet to beginning.

WHEREAS, there is an existing fence separating the CATALYST Parcel and the CARTER

Parcel. Said fence constitutes a physical boundary and division line between the properties. Said fence has been agreed to be the boundary and division line between the CATALYST Parcel and the CARTER Parcel (herein the Fence Line). The South line of the CATALYST Parcel as described above is the fence line separating the two parcels.

WHEREAS, the CATALYST Parcel has been surveyed (see survey attached as Exhibit "A" hereto) by Dennis P. Carlisle, as registered Utah Land Surveyor, License No 172675 for the purposes of this Agreement and described as follows (herein the CATALYST Parcel):

A portion of the NE1/4 of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, located in Pleasant Grove, Utah, more particularly described as follows:

Beginning at the southwest corner of Lot 1, Plat "A", WILLOW TREE RECOVERY Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said corner being located S89°44'08" W along the Section line 1,666.51 feet and South 369.17 feet from the Northeast Corner of Section 30, T5S, R2E, S.L.B.&M.; thence East along said Plat and the extension thereof 455.48 feet to the westerly line of a Boundary Line Agreement recorded in Deed Book 4745 Page 151 of the Official Records of Utah County; thence S0°06'10"W along said Agreement 140.06 feet; thence S89°42'00"W along an existing fence line 455.24 feet; thence North 142.45 feet to the point of beginning. Contains: 1.48+/- acres

WHEREAS, the South line of the CATALYST Parcel as described in the survey description above is the fence line separating the two parcels.

WHEREFORE, the parties agree as follows:


1. The established Fence Line as the same now exists shall constitute the boundary and division line between the parcels of land in the possession of the parties hereto and that said Fence Line is their common boundary.
2. The legal description for the CATALYST Parcel shall be the "Survey Description" upon the execution hereof.
3. The legal description for the CARTER Parcel shall include a statement of less and excepting that portion conveyed by this Agreement.
4. CATALYST DEVELOPMENT, LLC is the owner of the parcel situated North of the Fence Line.
5. ROBERT E. CARTER and VANIECE M. CARTER do hereby remise, release and forever Quit-Claim to CATALYST DEVELOPMENT, LLC all right, title and interest in and to the CATALYST Parcel situated North of the Fence Line.
6. ROBERT E. CARTER and VANIECE M. CARTER are the owners of the parcel situated

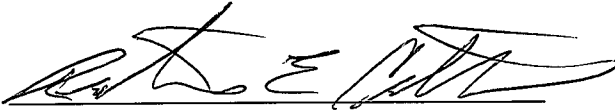
South of the Fence Line.

7. CATALYST DEVELOPMENT, LLC does hereby remise, release and forever Quit-Claim to ROBERT E. CARTER and VANIECE M. CARTER all right, title and interest in and to the CARTER Parcel situated South of the Fence Line.

This agreement is made for the purposes of establishing a disputed boundary line and is intended for that purpose and shall be binding upon the heirs, assignees and successors of the parties hereto.

CATALYST DEVELOPMENT, LLC


By: Joel Kester
Title: Manager

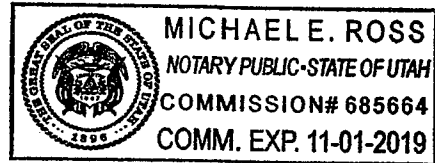

ROBERT E. CARTER


VANIECE M. CARTER

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30 day of March, 2018 by Joel Kester the Manager of CATALYST DEVELOPMENT, LLC, a Utah Limited Liability Company, who duly acknowledged that it was executed by authority.


NOTARY PUBLIC



STATE OF UTAH)
 : ss.
COUNTY OF ~~SALT LAKE~~ ^{PH} UTAH)

The foregoing instrument was acknowledged before me this 20 day of March, 2018, by ROBERT E. CARTER and VANIECE M. CARTER.


NOTARY PUBLIC

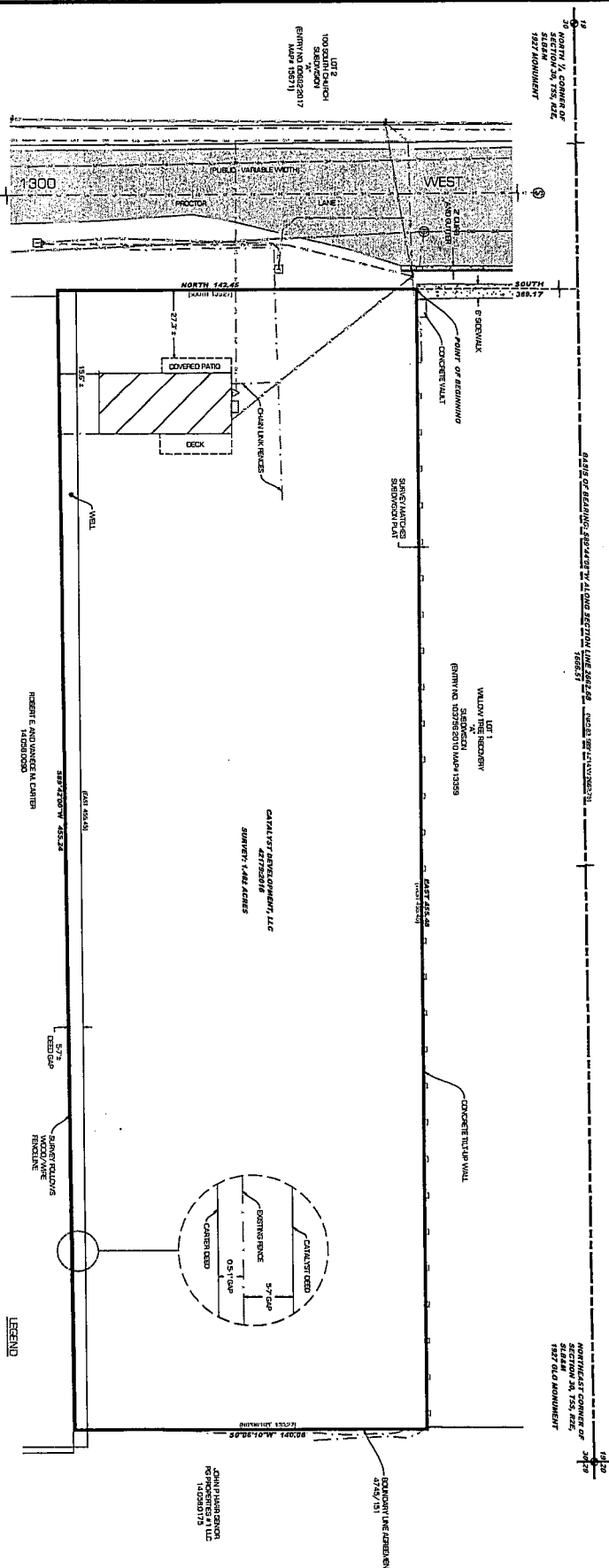
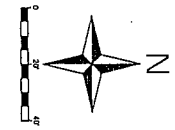


EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP



1) The purpose of this Survey is to provide an ALTA/NSPS Land Title Survey and Certification for the parcel shown herein. A Survey Description has been provided for the benefit of the client to be used in conjunction with the Survey Plat and the Survey Plat. The Survey Plat and the Survey Description are to be used in conjunction with the Survey Plat and the Survey Description. The Survey Plat and the Survey Description are to be used in conjunction with the Survey Plat and the Survey Description.

2) This Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

3) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

4) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

5) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

6) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

7) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

8) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

9) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

10) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

11) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

12) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

13) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

14) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

15) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

16) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

17) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

18) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

19) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

20) The Survey is prepared in accordance with the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10, and the provisions of the Utah Code, Title 19, Chapter 2, Part 1, Sections 19-2-1 through 19-2-10.

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	2-20-18	UPDATED NOTES, ADDED DETAILS

ALTA/NSPS LAND TITLE SURVEY
 LOCATION: NE 1/4 OF SECTION 30, T5S, R2E, S.L.B.&M.
 PLEASANT GROVE, UTAH
 PROPERTY OF: CATALYST DEVELOPMENT, LLC
 PREPARED FOR: SALTUS ARCHITECTURE

civilsolutionsgroup inc.

CACHE VALLEY | P: 435.213.3762
 SALT LAKE | P: 801.216.3192
 UTAH VALLEY | P: 801.874.1432
 info@civilsolutionsgroup.net
 www.civilsolutionsgroup.net

DATE: 1-20-18
 DRAWN BY: E. GILTING
 SHEET 1 OF 1