

Recorded at the Request of:
RED BARN FARMS

RETURNED

SEP 01 2020

Affecting APNs: 08-060-0045 & 08-060-0047

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT ("Agreement") is effective on the 1st Day of September, 2020.

A. Certain real property in Davis County, Utah, Parcel ID Number 08-060-0047 ("Parcel 0047") is owned by RED BARN FARMS, with a mailing address of 1200 WEST RED BARN LANE, FARMINGTON UT 84025 (the "Parcel 0047 Owner") and is more particularly described as follows:

A PART OF LOT 1 & LOT 20, BLOCK 34 OF BIG CREEK PLAT, FARMINGTON TOWNSITE SURVEY; BEGINNING AT A POINT ON THE WESTERLY LINE OF A UNION PACIFIC RAILROAD RIGHT-OF-WAY BEING 2168.98 FEET NORTH 00°00'21" WEST ALONG THE SECTION LINE & 766.83 FEET NORTH 89°59'39" WEST FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; & RUNNING THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: (1) SOUTH 53°34'12" EAST 140.68 FEET & (2) SOUTH 50°36'18" EAST 760.80 FEET; THENCE SOUTH 00°00'26" WEST 104.64 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RED BARN LANE; THENCE NORTH 89°41'17" WEST 462.60 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF PROPERTY CONVEYED IN ENTRY NO. 3130044, BOOK 7145, PAGE 1396 & MORE CORRECTLY DESCRIBED IN AFFIDAVIT RECORDED DECEMBER 06, 2018 AS ENTRY NO. 3132412, BOOK 7154, PAGE 39; THENCE ALONG SAID PROPERTY THE FOLLOWING FIVE COURSES: NORTH 3°36'58" WEST 93.34 FEET & NORTH 27°17'02" EAST 69.88 FEET & NORTH 81°14'35" WEST 84.55 FEET & NORTH 0°32'21" EAST 192.01 FEET & NORTH 89°41'18" WEST 223.24 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY CONVEYED IN CORRECTIVE QUIT CLAIM DEED RECORDED JANUARY 14, 2015 AS ENTRY NO. 2843378, BOOK 6183, PAGE 335, ALSO BEING THE EASTERLY LINE OF THE PARK LANE COMMONS OFFICE PARK LLC PROPERTY; THENCE NORTH 00°20'03" WEST 73.07 FEET; THENCE N 89°39'57" EAST 30.12 FEET; THENCE NORTH 00°20'03" WEST 221.34 FEET; THENCE NORTH 36°25'48" EAST 26.84 FEET TO THE POINT OF BEGINNING.
CONTAINS 4.715 ACRES.

B. Certain real property in Davis County, Utah, Parcel ID Number of 08-060-0045 ("Parcel 0005") is owned by PARK LANE COMMONS OFFICE PARK LLC with a mailing address of 1200 WEST RED BARN LANE, FARMINGTON UT 84025 (the "Parcel 0045 Owner") and is more particularly described as follows:

BEGINNING IN THE NORTH LINE OF BURKE LANE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 34, BIG CREEK PLAT, FARMINGTON TOWNSITE SURVEY; & RUNNING THENCE NORTH 40.0 RODS; THENCE EAST 35.50 RODS, MORE OR LESS, TO THE WESTERLY LINE OF A RAILROAD RIGHT-OF-WAY & THE POINT OF BEGINNING OF PROPERTY

CONVEYED IN QUIT CLAIM DEED RECORDED DECEMBER 31, 2014 AS ENTRY NO. 2841631, BOOK 6174, PAGE 1030 AND IN CORRECTIVE QUIT CLAIM DEED RECORDED JANUARY 14, 2015 AS ENTRY NO. 2843378, BOOK 6183, PAGE 335; THENCE ALONG THE WEST LINE OF SAID PROPERTY THE FOLLOWING FOUR COURSES: SOUTH 36°25'48" WEST 26.84 FEET & SOUTH 00°20'03" EAST 221.34 FEET & SOUTH 89°39'57" WEST 30.12 FEET & SOUTH 00°20'03" EAST 432.89 FEET TO THE NORTH LINE OF SAID LANE; THENCE WEST 609.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
CONTAINS 9.409 ACRES

C. Parcel 0047 and Parcel 0045 (collectively, the "Parcels" and individually, a "Parcel") are adjoining parcels, neither of which is part of a subdivision.

D. Parcel 0047 Owner and Parcel 0045 Owner desire to adjust the boundaries of their Parcels and to enter into this Boundary Line Agreement pursuant to Utah Code § 57-1-45 to adjust the boundary lines of the Parcels as set forth herein.

E. Parcel 0005 is to be adjusted such that it shall be described as follows (the "**Adjusted Parcel 0047**"):

A part of Lot 1 & Lot 20, Block 34 of Big Creek Plat, Farmington Townsite Survey being in the Southeast Quarter of Section 14, Township 3 North, Range 1 West Salt Lake Base and Meridian

Beginning at a point 468.46 feet South 00°00'21" East along the Section Line and 822.58 feet North 89°56'57" West 822.58 feet from the East Quarter corner of said Section 14; and running thence South 89°40'36" East 55.76 feet to the Westerly line of the railroad right of way line; thence (2) two courses along said Westerly line as follows: (1) South 53°34'12" East 140.68 feet; and (2) South 50°36'18" East 760.80 feet; thence South 00°00'26" West 104.64 feet to the North right of way line of Burke Lane; thence North 89°41'17" West 464.26 feet along said North right of way line to the Southeast corner of Arbinger; thence five (5) courses along the East and North boundary of Arbinger as follows: (1) North 03°36'58" West 93.34 feet; (2) North 27°16'55" East 70.93 feet; (3) North 81°14'35" West 81.46 feet; (4) North 00°18'43" East 182.03 feet; and (5) North 89°41'17" West 241.52 feet; thence North 00°19'24" East 316.90 feet to the POINT OF BEGINNING.

Containing 5.001 acres, more or less

F. Parcel 0004 is to be adjusted such that it shall be described as follows (the "**Adjusted Parcel 0045**"):

A part of the Southeast Quarter of Section 14, Township 3 North, Range 1 West Salt Lake Base and Meridian:

Beginning at a point 468.46 feet South 00°00'21" East along the Section Line and 822.58 feet North 89°56'57" West 822.58 feet from the East Quarter corner of said Section 14; and running; thence South 00°19'24" West 316.90 feet; thence South 89°41'17" East 15.50 feet to the Southwest corner of Arbinger; thence two (2) courses along the West Boundary of Arbinger as follows: (1) South 00°18'43" West 267.72 feet; and (2) South 23°29'51" West 89.86 feet to the North right of way line of Burke Lane; thence North 89°41'17" West 523.17 feet along said right of way line; thence North 00°20'03" West 667.37 feet; thence South 89°40'36" East 550.64 feet to the POINT OF BEGINNING.

Containing 8.468 acres, more or less.

G. Without creating a new parcel or affecting a subdivision, Parcel 0005 Owner and Parcel 0004 Owner enter into the following Boundary Line Agreement to effectuate Adjusted Parcel 0047 and Adjusted Parcel 0045 (collectively, the "**Adjusted Boundary Lines**"). A survey of the Adjusted Boundary Lines, depicting the Adjusted Parcel 0005 and the Adjusted Parcel 0004 was filed **August 28, 2020** in the Davis County Surveyor Office as Filing # 7698, is attached hereto as Exhibit A.

TERMS AND CONDITIONS

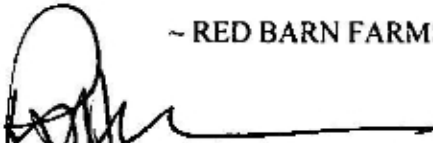
NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

1. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Agreement.
2. Boundary Line; Waiver of Interests. It is agreed that the Adjusted Boundary Lines are the true and correct boundary lines between and surrounding the now former Parcel 0006 and Parcel 0008 (see the Attached Exhibit A). The parties hereby waive and release any and all claims, causes of action, and interests (whether by prescription, adverse possession, boundary by acquiescence, or otherwise) that may currently exist as related to the use of the Parcels (the "Waiver").
3. Conveyance of Title. Pursuant to Utah Code § 57-1-45, Parcel 0006 Owner quit claims all of its rights, title, and interest in the former Parcel 0006 that is not included as part of the Adjusted Parcel 0006 to Parcel 0008 Owner AND Parcel 0008 Owner quit claims all of its rights, title, and interest in the former Parcel 0008 that is not included as part of the Adjusted Parcel 0008 to Parcel 0006 Owner, as set forth herein and as depicted in Exhibit A reflecting the Adjusted Boundary Lines.
4. No Subdivision. It is acknowledged that the purpose of this Agreement is to identify, confirm, and acknowledge the common boundary line between the Parcels (the Adjusted Boundary Lines, as set forth in Exhibit A) and not to undertake a subdivision or the creation of parcels.
5. Recording. This Agreement shall be recorded with the Davis County Recorder's Office, State of Utah.
6. Governing Law. This Agreement and all matters relating hereto shall be governed by, construed, and interpreted in accordance with Utah law.

IN WITNESS WHEREOF, this Agreement is executed and effective as of the Effective Date.

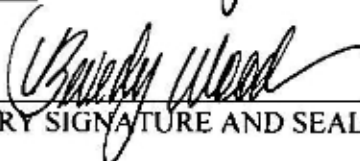
PARCEL 0047 OWNER

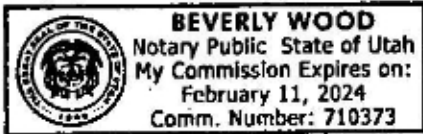
~ RED BARN FARMS ~


Richard A. Haws - Chairman of Board

STATE OF Utah)
COUNTY OF Davis) ss.

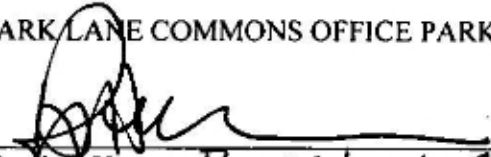
The foregoing instrument was acknowledged before me Beverly Wood this 1st day of September, 2020, by Richard A. Haws.


NOTARY SIGNATURE AND SEAL



PARCEL 0004 OWNER

~ PARK LANE COMMONS OFFICE PARK LLC ~


Richard A. Haws - President - Owner

STATE OF Utah)
COUNTY OF Davis) ss.

The foregoing instrument was acknowledged before me Beverly Wood this 1st day of September, 2020, by Richard A. Haws.


NOTARY SIGNATURE AND SEAL

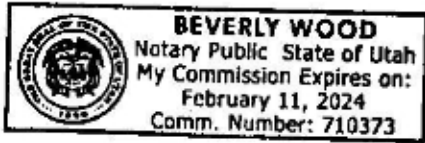


Exhibit A



VICINITY MAP
Map by Survey

ABSTRACT

THE SURVEY WAS PREPARED BY MEANS OF THEODOLITE FOR THE PURPOSE OF ADJUSTING THE PROPERTY AND SURVEYING RECORDS FOR THE PROPERTY.

A LINE BETWEEN MONROE AND IN THE SURVEYING CORNER AND THE CORNER CORNER OF SECTION 14, TOWNSHIP 14N, RANGE 13E, MERIDIAN 10W, WAS FOUND TO BE 600.00 FEET LONG.

PROPERTY CORNERS WERE RECONSTRUCTED AS SHOWN ON THIS MAP.

SURVEYOR'S CERTIFICATE

I, THE SURVEYOR, HAVE BEEN DULY SWORN AND HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE FOUND THAT THE SAME IS ACCURATE AND CORRECT.

I HAVE BEEN DULY SWORN AND HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE FOUND THAT THE SAME IS ACCURATE AND CORRECT.

RECORDED DESCRIPTIONS

THE SURVEY WAS MADE BY MEANS OF THEODOLITE FOR THE PURPOSE OF ADJUSTING THE PROPERTY AND SURVEYING RECORDS FOR THE PROPERTY.

A LINE BETWEEN MONROE AND IN THE SURVEYING CORNER AND THE CORNER CORNER OF SECTION 14, TOWNSHIP 14N, RANGE 13E, MERIDIAN 10W, WAS FOUND TO BE 600.00 FEET LONG.

PROPERTY CORNERS WERE RECONSTRUCTED AS SHOWN ON THIS MAP.

PROPOSED DESCRIPTIONS

THE SURVEY WAS MADE BY MEANS OF THEODOLITE FOR THE PURPOSE OF ADJUSTING THE PROPERTY AND SURVEYING RECORDS FOR THE PROPERTY.

A LINE BETWEEN MONROE AND IN THE SURVEYING CORNER AND THE CORNER CORNER OF SECTION 14, TOWNSHIP 14N, RANGE 13E, MERIDIAN 10W, WAS FOUND TO BE 600.00 FEET LONG.

PROPERTY CORNERS WERE RECONSTRUCTED AS SHOWN ON THIS MAP.

Ferrington Land Company LLC

Park Lane Commons Office Park LLC

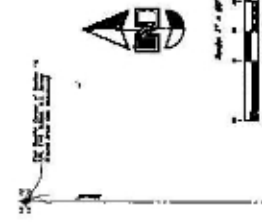
Red Barn Farms

Arbiter
Development LLC

Red Barn Lane (675 North Street)

Becker Lane

LEGEND	
[Symbol]	Surveyed Point
[Symbol]	Proposed Point
[Symbol]	Property Boundary
[Symbol]	Street Right-of-Way
[Symbol]	Water Feature
[Symbol]	Other



3288910
BK 7587 PG 1310

Parcel Line Adjustment Survey
Red Barn Recovery
175 North Dakota Avenue
Tombala, TX 77571
A Part of Survey 73, 74, 75 & 76, 175 North Dakota Avenue, Tombala, TX 77571, U.S. Survey

GREAT BASIN
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19 Aug 2010