

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement, is entered into this 11th day of February, 2025 by and between Hurricane Views HOA (hereinafter "HOA") and Fernando Garcia (hereinafter "Garcia") and Investor First Fund, LLC (hereinafter "Investor").

Whereas, HOA is the owner of certain real property located in Washington County, Utah described as Common Area between Parcel No. H-HVUE-B-4 and Parcel No. H-HVUE-B-3 known as Parcel No. H-HVUE-B-COMMON.

Whereas, Garcia is the owner of certain real property located in Washington County, Utah described as Parcel No.: H-HVUE-B-4.

Whereas, Investor is the owner of certain real property located in Washington County, Utah described as Parcel No.: H-HVUE-B-3.

Whereas, there has heretofore been an uncertainty as to the exact location of the boundary between the parties; and

Whereas, the parties agree that the boundary shall be in accordance with the legal description and drawing provided by, Gavin West, of Atlas Engineering and attached hereto as Exhibit "A".

Whereas, the parties have now agreed on the exact boundary line in order to settle for all time the location of said boundary line:

Now therefore, the parties agree as follows:

1. That the boundary line between their respective properties shall be in accordance with Exhibit A.
2. The parties further quit claim and transfer all interest that they may have or they or their predecessors in interest have had in the past in accordance with the terms of this agreement as set forth herein.
3. If it is subsequently determined that the description contained in Exhibit A does not accurately describe the boundary, then the intent of the parties is for the proposed fence line to establish the boundary, and its location shall control over the legal description.

4. This Agreement is made for the purpose of settling a disputed boundary line and is intended for that purpose and shall be binding on the heirs, assignees, and transferees of the parties.
5. This agreement is in accordance with U.C.A. §57-1-145.

WITNESS, the hand of Andrew M. Kay this 7th day of February, 2025.

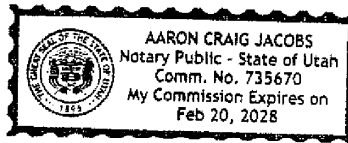
Andrew M. Kay
By: Andrew M. Kay
Its: Manager of the Hurricane Views HOA

State of Utah)
:ss

County of Salt Lake)

The foregoing instrument was acknowledged before me this 7th day of February, 2025, by Andrew M. Kay, manager of Hurricane Views HOA.

Aaron Craig Jacobs
Notary Public



*Signatures on next page

WITNESS, the hand of Fernando Garcia this 11 day of February, 2025.

[Signature]
Fernando Garcia

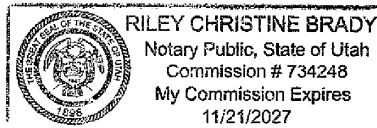
State of Utah)

:ss

County of Washington)

The foregoing instrument was acknowledged before me this 11 day of February, 2025, by Fernando Garcia

[Signature]
Notary Public



WITNESS, the hand of Andrew M. Kay this 7th day of February, 2025.

[Signature]
BY: Andrew M. Kay
Its: Manager of Investor First Fund LLC

State of Utah)

:ss

County of Salt Lake)

The foregoing instrument was acknowledged before me this 7th day of February, 2025, by Andrew M. Kay, Manager of Investor First Fund LLC

[Signature]
Notary Public

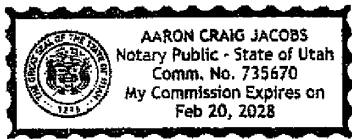


EXHIBIT A

A portion of land designated as Lot 3, Lot 4 and Common Area in that certain Hurricane Views Plat "B" Subdivision Plat recorded as entry number 20230018707 of Official Records, being located in the Southwest quarter Section 33, Township 41 South, Range 13 West, being located in Hurricane City, Washington County, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 3 of said Hurricane Views Plat "B" Subdivision, said point beginning N89°43'30"W 2194.34 feet and North 248.74 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; and running thence along the boundary line of said subdivision plat following the following two courses: (1) N86°00'16"W 25.83 feet (2) N50°23'26"W 166.07 feet to the Southwest corner of lot 4 of said subdivision; thence along said lot 4 the following course: N39°30'34"E 90.00 feet to the Northwest corner of said Lot 4 and South right of way line of 320 South; thence along said right of way the following three courses: (1) S50°23'26"E 6.51 feet (2) Southeasterly 129.21 feet along the arc of a 222.50 foot radius curve to the left through a central angle of 33°16'25" the center bears N39°36'34" E (3) S83°39'51"E 24.77 feet to the Northeast Corner of said Lot 3; thence along the East Lot line of said Lot 3 S22°32'54"W 130.78 feet to the point of beginning.

Contains 18,582 square feet or 0.43 acres.