

WHEN RECORDED, RETURN TO:

Soleil Hills Public Infrastructure District No. 1
c/o York Howell
Attn: M. Thomas Jolley
10610 South Jordan, Gateway, Suite 200
South Jordan, Utah 84095

Parcel No. 33-17-100-024

NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT

Notice is hereby given that Soleil Hills Public Infrastructure District No. 1 (the “**District**”) was created with the boundaries described in Exhibit A hereto.

The District may finance and repay infrastructure and other improvements through the levy of a property tax in a maximum amount of 0.005 per dollar of taxable value.

Under the maximum property tax rate of the District, **for every \$100,000 of taxable value**, there would be an **additional annual property tax of \$500** for the duration of the District’s Bonds.

Such debt may be converted from limited tax debt to general obligation debt of the District if the principal amount of the related limited tax bond together with the principal amount of other related outstanding general obligation bonds if the District does not exceed 15% of the fair market value of taxable property in the District, determined by (i) an appraisal from an appraiser who is a member of the Appraisal Institute that is addressed to the public infrastructure district or a financial institution; or (ii) the most recent market value of the property from the Salt Lake County Assessor.

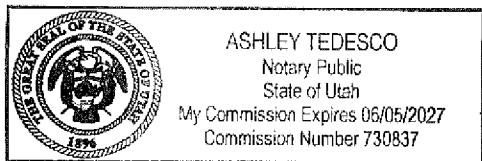
A copy of the Governing Document for the District is on file at the offices of Herriman City, Utah.

DATED this 17 day of JANUARY, 2025.

Liz Smith
Liz Smith, Trustee

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

On this 17 day of January, 2025 personally appeared before me
Liz Smith, who duly acknowledged to me that he/she executed the foregoing
instrument on behalf of Soleil Hills Public Infrastructure District No. 1 in the capacity of
Trustee.



Ashley Tedesco
Notary Public
Residing at: South Jordan, Utah
My Commission Expires: 06/05/2027

Exhibit A

SOLEIL HILLS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

A parcel of land located in the S1/2 & NE1/4 of section 17, the S1/2 of section 16, the NE1/4 of section 20 and the NW1/4 of section 21, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. More particularly described as follows:

Beginning at a point on the on the East Section Line of the Northeast Quarter of said Section 18, said point being North 88°45'22" East 2,564.86 feet and South 00°31'27" West 264.54 feet from the North Quarter Corner of said Section 18, and running thence;

South 73°51'45" East 126.38 feet;
thence Northerly along the arc of curve to the right a distance of 30.06 feet having a radius of 226.50 feet a central angle of 07°36'18" and chord bearing and distance of North 22°24'09" East 30.04 feet;
thence South 63°47'42" East 52.76 feet; thence South 55°24'21" East 580.39 feet;
thence South 41°15'51" East 52.85 feet;
thence North 50°39'04" East 14.96 feet;
thence Northeasterly along the arc of curve to the right a distance of 4.92 feet having a radius of 31.15 feet a central angle of 09°03'22" and chord bearing and distance of North 54°21'02" East 4.92 feet;
thence South 52°55'04" East 745.26 feet;
thence North 00°35'03" East 1,130.14 feet;
thence North 00°36'05" East 60.03 feet;
thence North 88°45'17" East 67.04 feet;
thence South 14°32'42" East 33.17 feet;
thence South 59°29'31" East 183.42 feet;
thence North 68°06'02" East 82.52 feet;
thence South 52°54'50" East 604.55 feet;
thence South 61°01'46" East 565.16 feet;
thence North 89°25'24" West 583.11 feet;
thence South 00°38'36" West 450.00 feet;
thence South 89°21'24" East 300.00 feet;
thence North 00°38'36" East 150.00 feet;
thence South 89°21'24" East 299.98 feet;
thence North 00°38'37" East 9.55 feet;
thence South 89°21'23" East 50.00 feet;
thence North 00°38'37" East 253.72 feet;
thence South 59°33'35" East 353.75 feet;
thence South 56°41'50" East 736.27 feet;
thence South 41°29'39" East 83.89 feet;
thence South 56°41'50" East 234.49 feet;
thence South 71°28'31" East 86.25 feet;

thence South $56^{\circ}41'50''$ East 404.57 feet;
thence South $55^{\circ}24'28''$ East 404.23 feet;
thence South $54^{\circ}04'46''$ East 129.28 feet;
thence South $56^{\circ}41'50''$ East 133.05 feet;
thence South $36^{\circ}36'07''$ East 174.63 feet;
thence South $56^{\circ}39'24''$ East 177.55 feet;
thence South $86^{\circ}35'23''$ East 114.36 feet;
thence South $50^{\circ}37'11''$ East 404.48 feet;
thence South $46^{\circ}01'31''$ East 30.34 feet;
thence North $89^{\circ}41'28''$ West 267.43 feet;
thence North $89^{\circ}08'29''$ West 1,322.78 feet;
thence South $00^{\circ}05'40''$ East 823.94 feet;
thence North $89^{\circ}34'37''$ West 722.94 feet;
thence South $00^{\circ}11'00''$ East 354.66 feet;
thence Northwesterly along the arc of curve to the right a distance of 242.87 feet having a radius of 400.00 feet a central angle of $34^{\circ}47'21''$ and chord bearing and distance of North $63^{\circ}51'22''$ West 239.16 feet;
thence Northwesterly along the arc of curve to the left a distance of 163.62 feet having a radius of 250.00 feet a central angle of $37^{\circ}29'59''$ and chord bearing and distance of North $65^{\circ}12'41''$ West 160.72 feet;
thence North $83^{\circ}57'41''$ West 387.98 feet;
thence Northwesterly along the arc of curve to the right a distance of 295.95 feet having a radius of 450.00 feet a central angle of $37^{\circ}40'53''$ and chord bearing and distance of North $65^{\circ}07'14''$ West 290.64 feet;
thence Westerly along the arc of curve to the left a distance of 847.79 feet having a radius of 800.00 feet a central angle of $60^{\circ}43'06''$ and chord bearing and distance of North $76^{\circ}38'21''$ West 808.67 feet;
thence South $73^{\circ}00'06''$ West 202.74 feet; thence Westerly along the arc of curve to the right a distance of 260.28 feet having a radius of 400.00 feet a central angle of $37^{\circ}16'56''$ and chord bearing and distance of North $88^{\circ}21'26''$ West 255.71 feet;
thence North $69^{\circ}42'58''$ West 28.01 feet;
thence Westerly along the arc of curve to the left a distance of 365.01 feet having a radius of 800.00 feet a central angle of $26^{\circ}08'32''$ and chord bearing and distance of North $82^{\circ}47'14''$ West 361.85 feet;
thence South $84^{\circ}08'30''$ West 155.21 feet;
thence Westerly along the arc of curve to the right a distance of 386.70 feet having a radius of 500.00 feet a central angle of $44^{\circ}18'45''$ and chord bearing and distance of North $73^{\circ}42'07''$ West 377.13 feet;
thence North $51^{\circ}27'57''$ West 86.65 feet;
thence North $00^{\circ}42'54''$ West 433.54 feet;
thence South $89^{\circ}28'41''$ West 1061.71 feet;
thence North $00^{\circ}28'13''$ West 866.36 feet;
thence North $46^{\circ}24'46''$ East 624.94 feet;
thence North $86^{\circ}22'37''$ East 629.56 feet;

thence North 00°31'33" East 1,062.83 feet to the Point of Beginning.

Containing 12,624,101 square feet or 289.809 acres ±

AND

A tract of land being all of Parcels 33-17-127-004, 33-17-176-013, 33-17-127-003, and a part of parcels 33-17-100-024 & 33-18-200-015 as identified by the Salt Lake County Recorder's Office, said parcels all being located in the Northwest Quarter of Section 17 and the Northeast Quarter of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S00°54'21"E between the Northeast Corner and the East Quarter Corner of Section 18), located in Herriman City, Salt Lake County, Utah, being more particularly described as follows: Beginning at a point located along the section line S00°54'21"E 127.33 feet and S89°05'39"W 43.11 feet from the Northeast Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence S51°36'32"E 976.43 feet; thence N38°23'28"E 104.19 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 251.50 feet (radius bears: N19°03'19"E) a distance of 130.00 feet through a central angle of 29°37'00" Chord: S85°45'11"E 128.56 feet; thence N69°45'29"E 53.00 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 223.50 feet (radius bears: N69°45'29"E) a distance of 226.14 feet through a central angle of 57°58'17" Chord: N08°44'37"E 216.61 feet; thence N37°43'46"E 119.20 feet to the southwesterly right-of-way line of Mountain View Corridor (SR-85); thence along said right-of-way line the following five (5) courses: (1) S51°35'40"E 431.36 feet; thence (2) S59°26'36"E 36.61 feet; thence (3) S51°35'40"E 720.16 feet; thence (4) S48°34'37"E 284.95 feet; thence (5) S51°35'40"E 83.51 feet to that Special Warranty Deed recorded December 30, 2022 as Entry No. 14058200 in Book 11393 at Page 9077 in the Salt Lake County Recorder's Office; thence along said deed S37°37'21"W 201.10 feet; thence along the arc of a curve to the right with a radius of 455.00 feet a distance of 582.85 feet through a central angle of 73°23'43" Chord: S74°19'13"W 543.81 feet; thence N70°16'38"W 64.57 feet; thence N61°06'04"W 295.28 feet; thence N56°20'15"W 72.25 feet; thence N61°06'04"W 317.29 feet; thence along the arc of a curve to the left with a radius of 557.00 feet a distance of 234.57 feet through a central angle of 24°07'45" Chord: N73°09'56"W 232.84 feet; thence N51°22'30"W 943.68 feet; thence N40°21'34"W 19.77 feet to the Section line; thence along said Section Line N00°54'21"W 180.59 feet; thence N51°36'32"W 209.99 feet; thence N38°23'28"E 188.51 feet to the point of beginning.

Containing 1,411,344 square feet or 32.40 acres ±

THE TWO DESCRIPTIONS ABOVE, WHEN COMBINED, CONTAINING 14,035,445
SQ.FT. OR 322.209 ACRE +/-.

SOLEIL HILLS PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION AREA

All of the legal descriptions above combined with the legal description below describe the total Annexation Area.

A parcel of land located in the West Half of Section 17, the Northwest quarter of Section 20 and the Northeast

quarter of Section 19, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah. More particularly described as follows:

Beginning at a point on the on the East Section Line of the Northeast Quarter of said Section 18, said point being

North 88°45'22" East 2,564.86 feet and South 00°31'27" West 264.54 feet from the North Quarter Corner of said

Section 18, and running thence;

South 00°31'33" West 1,131.58 feet;

thence South 86°22'37" West 629.56 feet;

thence South 46°24'46" West 624.94 feet;

thence South 00°28'13" East 866.36 feet;

thence North 89°28'41" East 1,061.71 feet;

thence South 00°42'55" East 433.54 feet;

thence South 00°40'25" East 875.13 feet;

thence South 89°13'28" West 2,605.55 feet;

thence North 89°11'32" West 1,314.93 feet;

thence North 00°49'05" West 1,323.35 feet;

thence South 89°02'47" East 1,306.73 feet;

thence North 01°40'42" East 2,253.07 feet;

thence North 75°50'10" East 255.51 feet;

thence North 59°48'34" East 174.20 feet;

thence North 48°17'09" East 61.78 feet;

thence North 88°56'28" East 2,129.26 feet;

thence South 00°35'46" West 44.56 feet;

thence South 73°51'53" East 0.06 feet to the Point of Beginning.

Containing 10,154,221 square feet or 233.109 acres, more or less.

OVERALL PARCEL CONTAINS: 555.30 ACRES+/-