

14349869 B: 11552 P: 119 Total Pages: 4
02/21/2025 03:49 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

Olympia Ranch 4, LLC
Attn: Ryan Button
527 E. Pioneer Road, Suite 200
Draper, Utah 84020

File No. 186935-CPI

PROPERTY OWNER CONSENT TO BONDS

In Reference to Tax ID Number(s):

26-34-226-079, 26-34-276-024

Property Owner Consent to Bonds

I, the undersigned property owner (the “Owner”), hereby consent to:

(1) The annexation of my real property, identified below as the Subject Property, into one or more of the Olympia Public Infrastructure District Nos. 1-7 (the “Districts”), and consent to any petition filed with the Board of Trustees of such Districts seeking such annexation; and

(2) One or more of the Districts, into which the Subject Property may be annexed, issuing Limited Tax Bonds (the “Bonds”) in an amount permitted by law and by the Districts’ Governing Document, as amended, for the purpose of paying all or a portion of the costs of public infrastructure, as permitted under Title 17B and Title 17D, Chapter 4 of the Utah Code Annotated 1953, as amended (collectively, the “Act”), and the authorization and issuance of the Bonds due and payable with a term not to exceed forty (40) years from the date of issuance of the Bonds.

I acknowledge and consent to the Bonds being repaid from fees, assessments, and property taxes assessed against properties within the boundaries of the District, including the Subject Property, subject to a maximum mill levy of 0.004 per dollar of taxable value of taxable property in the District. I further acknowledge that this consent is binding upon successors in interest to the Subject Property and valid for ten (10) years.

I acknowledge that the Districts are authorized to impose certain Contract Fees (the “Contract Fees”) to finance public infrastructure within and without such Districts. Olympia Public Infrastructure District No. 1 (the “District No. 1”) intends to impose Contract Fees in the amount of not more than \$15,000.00 for calendar year 2025, which shall increase by 3% on January 1, 2026, and on January 1 of each calendar year thereafter for the repayment of bonds (the “Contract Fee Bonds” and together with the Limited Tax Bonds, the “Bonds”). I further acknowledge, and consent to be bound by, future Contract Fee resolutions adopted by the Districts.

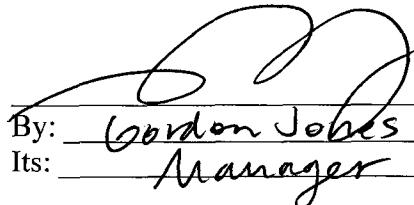
I further acknowledge that on January 22, 2024, District No. 1 adopted parameters resolutions relating to the issuance of the Bonds (collectively, the “Parameters Resolutions”). The Undersigned hereby irrevocably waives any right to contest, protest, or challenge (1) the validity of the creation and establishment of the Districts, (2) annexation of the Subject Property into one or more Districts, as applicable, (3) the validity or enforceability of the Contract Fees, or (4) and the adoption of the Parameters Resolutions.

I acknowledge that pursuant to Section 17D-4-301 of the Act, this consent to the issuance of the Bonds is intended by me to be sufficient to meet any statutory or constitutional election requirement necessary for the annexation of the Subject Property and/or for the issuance of limited tax bonds. I further acknowledge that such bonds may, without further election or consent of property owners or registered voters, be converted by the District to general obligation bonds, in accordance with the provisions of the Act.

I, the undersigned Owner, am the title owner of record in the parcels listed in EXHIBIT A (the “Subject Property”). I understand that this consent may be recorded in the files of the appropriate County Recorder, as notice to successors in interest and others. There are no registered voters

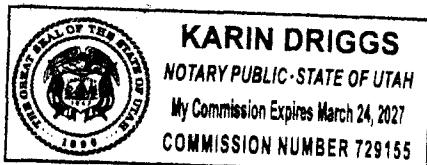
residing within the boundaries of the Subject Property. The signer hereof is authorized to execute this Consent on behalf of the Owner.

EDGE HOMES UTAH, LLC, a Utah limited liability company, as property owner of the Subject Property


By: Gordon Jones
Its: Manager

STATE OF Utah)
COUNTY OF Salt Lake ss:)

On the 20 day of February, 2025, personally appeared before me
Gordon Jones, whose identity is personally known to
me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that
he/she is the Manager of EDGE HOMES UTAH, LLC, a Utah
limited liability company, and that the foregoing document was signed on behalf of said limited
liability company, and that he/she acknowledged to me that said limited liability company
executed the same.



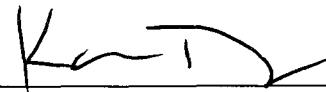

NOTARY PUBLIC
Residing at: Lehi, UT
My Commission Expires: 03/24/2027

EXHIBIT A
PROPERTY DESCRIPTION

A parcel of land situate in the Northeast Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, being more particularly described as follows:

Beginning at a point being North 89°30'06" West 1,001.49 feet along the section line and South 683.15 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°04'33" East 228.66 feet; thence North 89°55'27" East 20.84 feet; thence Southeasterly 118.39 feet along the arc of a 522.50 foot radius curve to the right (center bears South 00°04'33" East and the chord bears South 83°35'06" East 118.13 feet with a central angle of 12°58'55"); thence South 00°04'33" East 407.83 feet; thence West 90.58 feet; thence Southwesterly 16.40 feet along the arc of a 50.00 foot radius curve to the right (center bears North 62°58'34" West and the chord bears South 36°25'05" West 16.32 feet with a central angle of 18°47'17"); thence Southwesterly 19.92 feet along the arc of a 25.00 foot radius curve to the left (center bears South 44°11'17" East and the chord bears South 22°59'22" West 19.39 feet with a central angle of 45°38'42"); thence South 00°10'01" West 38.62 feet; thence South 89°59'44" West 220.00 feet; thence North 00°10'01" East 70.38 feet; thence South 89°52'17" West 47.00 feet; thence Northwesterly 26.75 feet along the arc of a 17.00 foot radius curve to the left (center bears North 89°49'59" West and the chord bears North 44°55'08" West 24.08 feet with a central angle of 90°10'17"); thence South 89°59'44" West 81.24 feet; thence South 00°10'11" West 7.52 feet to the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 34, monumented with a rebar and cap stamped 5251295, said point being on the established boundary line per the Boundary Line Acknowledgment, recorded March 9, 2020 as Entry No. 13212816 in Book 10907 at Pages 6169-6202 in the Office of the Salt Lake County Recorder; thence North 89°31'34" West 249.93 feet along the 1/16 section line and said established boundary; thence North 464.12 feet; thence South 89°32'10" East 70.97 feet; thence Northeasterly 26.86 feet along the arc of a 17.00 foot radius curve to the left (center bears North 00°27'50" East and the chord bears North 45°11'38" East 24.15 feet with a central angle of 90°32'23"); thence North 00°04'33" West 160.87 feet; thence South 89°32'10" East 495.98 feet to the point of beginning.

Tax Id No.: 26-34-226-079 and 26-34-276-024