

14364287 B: 11559 P: 9703 Total Pages: 4
03/28/2025 04:13 PM By: csummers 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

175720-CPI

WHEN RECORDED MAIL TO:

Olympia Ranch 1, LLC
Attn: Ryan Button
527 E. Pioneer Road, Suite 200
Draper, Utah 84020

File No. 175720-CPI

PROPERTY OWNER CONSENT TO BONDS

In Reference to Tax ID Number(s):

26-34-226-080 and 26-34-276-025

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 2024, 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.

RICHMOND AMERICAN HOMES OF
UTAH, INC, a Colorado corporation, as
property owner of the Subject Property

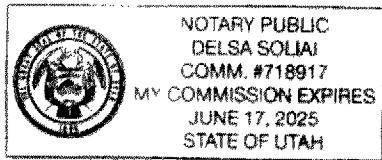
By: Jeffrey Nielsen
Its: Executive Vice President

STATE OF Utah)

ss:

COUNTY OF Utah)

On the 21 day of March, 2025, personally appeared before me
Jeffrey Nielsen, 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 EVP of RICHMOND AMERICAN HOMES OF UTAH, INC, a
Colorado corporation, and that the foregoing document was signed on behalf of said corporation,
and that he/she acknowledged to me that said corporation executed the same.



Delsa Soliai
NOTARY PUBLIC
Residing at: Utah County
My Commission Expires: June 17, 2025

EXHIBIT A
PROPERTY DESCRIPTION

PARCEL 1:

Intentionally deleted by Title Company.

PARCEL 2:

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°48'53" East 641.53 feet along the section line; thence South 00°30'22" East 251.11 feet to the northerly boundary line of Great Basin at Olympia Phase 1; thence along said northerly boundary line the following five (5) courses: (1) South 89°29'38" West 155.00 feet; (2) South 00°30'22" East 8.04 feet; (3) North 89°30'58" West 343.15 feet; (4) North 00°29'02" East 9.00 feet; (5) North 89°30'58" West 155.96 feet; thence North 00°16'16" East 249.46 feet to the section line; thence South 89°30'06" East 9.02 feet along the section line to the point of beginning. (aka proposed Great Basin at Olympia - Phase 2A)

PARCEL 3:

A parcel of land, situate in the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point being South 89°48'53" East 374.85 feet along the section line and South 1,170.89 feet from the Northwest Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°25'14" West 55.00 feet; thence South 89°34'46" East 20.89 feet; thence South 00°30'22" East 398.91 feet; thence South 15°58'23" East 77.98 feet; thence Southwesterly 99.53 feet along the arc of a 534.00 foot radius curve to the left (center bears South 20°48'37" East and the chord bears South 63°51'01" West 99.39 feet with a central angle of 10°40'45"); thence Northwesterly 27.43 feet along the arc of a 17.00 foot radius curve to the right (center bears North 31°29'22" West and the chord bears North 75°15'36" West 24.55 feet with a central angle of 92°27'32"); thence Northwesterly 12.81 feet along the arc of a 222.50 foot radius curve to the right (center bears North 60°58'10" East and the chord bears North 27°22'52" West 12.81 feet with a central angle of 03°17'57"); thence South 64°16'07" West 55.00 feet; thence Southeasterly 17.21 feet along the arc of a 277.50 foot radius curve to the left (center bears North 64°16'07" East and the chord bears South 27°30'30" East 17.21 feet with a central angle of 03°33'15"); thence Southwesterly 27.97 feet along the arc of a 17.00 foot radius curve to the right (center bears South 60°42'53" West and the chord bears South 17°50'26" West 24.92 feet with a central angle of 94°15'07"); thence Southwesterly 198.28 feet along the arc of a 466.00 foot radius curve to the right (center bears North 25°02'00" West and the chord bears South 77°09'21" West 196.78 feet with a central angle of 24°22'43"); thence Northwesterly 26.97 feet along the arc of a 17.00 foot radius curve to the right (center bears North 00°39'17" West and the chord bears North 45°12'33" West 24.23 feet with a central angle of 90°53'28"); thence North 00°14'11" East 358.97 feet; thence Northwesterly 128.32 feet along the arc of a 700.00 foot radius curve to the left (center bears North 89°45'49" West and the chord bears North 05°00'54" West 128.14 feet with a central angle of 10°30'11"); thence North 74°24'14" East 41.92 feet; thence Northeasterly 23.71 feet along the arc of a 84.50 foot radius curve to the right (center bears South 15°35'46" East and the chord bears North 82°26'38" East 23.64 feet with a central angle of 16°04'48"); thence South 89°30'58" East 129.78 feet; thence North 00°29'02" East 74.00 feet; thence Northeasterly 113.02 feet along the arc of a 72.00 foot radius curve to the right (center bears South 89°30'58" East and the chord bears North 45°27'08" East 101.77 feet with a central angle of 89°56'12"); thence South 89°34'46" East 74.65 feet to the point of beginning. (aka proposed Great Basin at Olympia - Phase 2B)

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