

Ent: 164929 Bk: 405 Pg: 1070
Date: 26-DEC-2023 11:04:35AM
Fee: None Filled By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
SCHULTZ EDWARD



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as THE WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ADDITION NO. 1 located in MORGAN COUNTY, dated NOVEMBER 29, 2023, complying with Section §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the THE WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ADDITION NO. 1 located in MORGAN COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 7th day of December, 2023 at Salt Lake City, Utah.

A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

WHEN RECORDED, RETURN TO:

Wasatch Peaks Ranch Public Infrastructure District
Attn: Brent Rose
36 South State Street, Suite 500
Salt Lake City, UT 84111

NOTICE OF RESOLUTION AND BONDS TO BE ISSUED

The Wasatch Peaks Ranch Public Infrastructure District (the "District") recorded that certain Notice of Public Infrastructure District, which provided notice that property with the District may be subject to a property tax by the District to finance and repay infrastructure and other improvements.

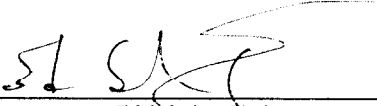
Notice is hereby given that the Board of Trustees (the "Board") of the District has adopted Resolution 2023-03 (the "Resolution") in which it made a finding that it had obtained the consent of 100% of the surface property owners within the boundaries of the District (the "Property Owner Consents") to the issuance of not to exceed Three Hundred Million Dollars (\$300,000,000) (the "Bonds") 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 ("Utah Code"). For any capital appreciation Bonds issued by the District, only the par amount of such Bonds at issuance (and not the value at conversion) of such Bonds shall count against this amount. Notice is further given that on such date there were no registered voters residing within the boundaries of the District.

Within the Resolution, the Board declared its intent to issue limited tax bonds, in one or more series, the debt service upon which is repayable from taxes levied against property within the boundaries of the District, subject to a maximum mill levy for repayment of 0.005 per dollar of taxable value (and subject to adjustment as provided in Section 17D-4-301(8) of the Utah Code) which may be imposed for a period of up to forty (40) years from the first date of imposition thereof with respect to each series of bonds. The Board further declared its intent to issue such limited tax bonds on or before June 30, 2032.

On November 1, 2023, the Board annexed certain property, as described in Exhibit A hereto (the "Subject Property"), into the boundaries of the District and the owners of the Subject Property consented to substantially similar terms as the Property Owner Consents.

The Property Owner Consents are binding on the Property Owners and their successors in title and assigns and all future residents, owners, lessors, voters, and taxpayers of the District, including the Subject Property, and no further consent of property owners within the District or the Subject Property will be required by the District to issue bonds.

Within the Resolution, the Board covenanted and agreed that, in accordance with the Property Owner Consents, any limited tax debt issued by the District shall be subject to a maximum mill levy for repayment of 0.005 per dollar of taxable value (and subject to adjustment as provided in Section 17D-4-301(8) of the Utah Code).

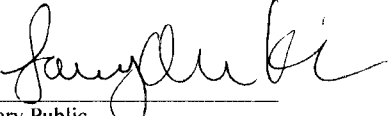


Ed Schultz, Chair

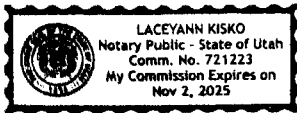
STATE OF UTAH)
) : ss.
COUNTY OF MORGAN)

On ~~29 NOVEMBER~~ 29 2023 personally appeared before me Ed Schultz, who duly acknowledged to me that he executed the foregoing instrument on behalf of the Wasatch Peaks Ranch Public Infrastructure District in the capacity of Chair.

My Commission Expires:
NOV 2, 2025



Notary Public
Residing at: SALT LAKE, Utah
CITY



Lot C10 (Parcel No. 00-0090-3150)

Lot C10 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot C11 (Parcel No. 00-0090-3151)

Lot C11 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot C12 (Parcel No. 00-0090-3152)

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Lot C13 (Parcel No. 00-0090-3153)

Lot C13 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot C14 (Parcel No. 00-0090-3154)

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Lot C15 (Parcel No. 00-0090-3155)

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Lot C16 (Parcel No. 00-0090-3156)

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Lot C17 (Parcel No. 00-0090-3157)

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Lot C18 (Parcel No. 00-0090-3158)

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Lot C19 (Parcel No. 00-0090-3159)

Lot C19 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E8 (Parcel No. 00-0090-3180)

Lot E8 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E9 (Parcel No. 00-0090-3181)

Lot E9 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E10 (Parcel No. 00-0090-3182)

Lot E10 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E11 (Parcel No. 00-0090-3183)

Lot E11 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E12 (Parcel No. 00-0090-3184)

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Lot E15 (Parcel No. 00-0090-3187)

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Lot E16 (Parcel No. 00-0090-3188)

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Lot E17 (Parcel No. 00-0090-3189)

Lot E17 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

WHEN RECORDED, RETURN TO:

Wasatch Peaks Ranch Public Infrastructure District
Attn: Brent Rose
36 South State Street, Suite 500
Salt Lake City, UT 84111

NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT

Notice is hereby given that the Wasatch Peaks Ranch Public Infrastructure District (the "District") has annexed into its the boundaries the property described in the plats of the District recorded herewith. The District may finance and repay infrastructure and other improvements through the levy of a property tax in a maximum amount of 0.010 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 \$1,000** 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 of 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 Morgan County Assessor.

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

Dated this DEC 11, 2023.

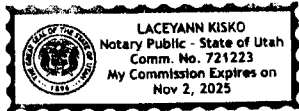
ELS
Trustee

STATE OF UTAH)
: ss.)
COUNTY OF SALT LAKE)

On Dec. 11, 2023 personally appeared before me ED SCHULTZ, who duly acknowledged to me that he executed the foregoing instrument on behalf of the Wasatch Peaks Ranch Public Infrastructure District in the capacity of Trustee.

My Commission Expires:
NOV. 2, 2025

Laceyann Kisko
Notary Public
Residing at: SALT LAKE city Utah



**Exhibit A
District Boundaries**

***WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT
ANNEXATION NO. 1 BOUNDARY DESCRIPTION:***

Lot C1 (*Parcel No. 00-0090-3141*)

Lot C1 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot C2 (*Parcel No. 00-0090-3142*)

Lot C2 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot C3 (*Parcel No. 00-0090-3143*)

Lot C3 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot C4 (*Parcel No. 00-0090-3144*)

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Lot C5 (*Parcel No. 00-0090-3145*)

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Lot C6 (*Parcel No. 00-0090-3146*)

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Lot C7 (*Parcel No. 00-0090-3147*)

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Lot C8 (*Parcel No. 00-0090-3148*)

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Lot C20 (*Parcel No. 00-0090-3160*)

Lot C20 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot D13 (*Parcel No. 00-0090-3170*)

Lot D13 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot D14 (*Parcel No. 00-0090-3171*)

Lot D14 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot D15 (*Parcel No. 00-0090-3172*)

Lot D15 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E1 (*Parcel No. 00-0090-3173*)

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Lot E2 (*Parcel No. 00-0090-3174*)

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Lot E3 (*Parcel No. 00-0090-3175*)

Lot E3 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E4 (*Parcel No. 00-0090-3176*)

Lot E4 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E5 (*Parcel No. 00-0090-3177*)

Lot E5 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Lot E6 (*Parcel No. 00-0090-3178*)

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Lot E18 (*Parcel No. 00-0090-3190*)

Lot E18 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

Contains 178.82 Acres.

Ent 164929 Blk 405 Pg 1072

EXHIBIT D

FORM OF NOTICE

**EXHIBIT A
LEGAL DESCRIPTION**

**WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ANNEXATION NO. 1
BOUNDARY DESCRIPTION:**

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