



W3349768

SW

ANNEXATION

E# 3349768 PG 1 OF 26

LEANN H KILTS, WEBER CTY. RECORDER
04-DEC-24 2:20 PM FEE \$50.00 SED
REC FOR: BROOK VIEW IFD

ANNEXATION TO: BROOK VIEW IFD

ORDINANCE NO. N/A

RECORDED FOR: MARTINI FAMILY

RECORDING FEE: ~~NONE~~ \$50.00

SEC. SW 1/4 21 TOWNSHIP 6N RANGE 2W

BOOK 98 PAGE 56

15-057-0009 & 0010

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF CREATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of creation for the BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT located in WEBER COUNTY, dated NOVEMBER 18, 2024, complying with §17B-1-215, 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 creation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT, located in WEBER COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 26th day of November, 2024 at Salt Lake City, Utah.



DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF AN IMPENDING BOUNDARY ACTION

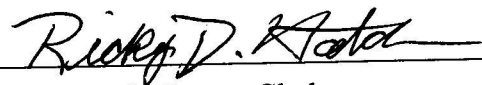
To the Lieutenant Governor, State of Utah

Pursuant to the provisions of Utah Code Ann. §17B-1-215 and § 67-1a-6.5, Weber County ("County"), a body politic and political subdivision of the State of Utah, hereby gives notice to the Utah Lieutenant Governor that a petition has been submitted to the County to create an infrastructure financing district in accordance with Section §17B-2a-13; which would be named the **Brook View Infrastructure Financing District** ("District"). The petition has been certified by the County Clerk under Utah Code Ann. § 17B-1-209.

The County hereby certifies that all of the legal requirements necessary for the creation of the District have been completed and respectfully requests the issuance of a Certificate of Creation pursuant to Utah Code Ann. § 67-1a-6.5.

Accompanying this Notice is a copy of the certified petition pursuant to Utah Code Ann. § 17B-1-209 and a copy of an approved final local entity plat prepared and certified by a licensed surveyor and approved by the Weber County Surveyor pursuant to Utah Code Ann. § 17-23-20. Employment of personnel is not anticipated within the District.

Dated this 18th day of November 2024.



Ricky Hatch, County Clerk



November 18, 2024



Ricky D. Hatch, CPA
Clerk/Auditor

To: Dave Laloli
2273 N 2825 W
Plain City, UT 84404

Dear Dave Laloli,

The Weber County Clerk/Auditor's Office has received a petition for the creation of a local infrastructure financing district, Brook View Infrastructure Financing District (District), pursuant to Utah Code Ann. § 17B-2a-13, for the purpose of financing public infrastructure to service and benefit the District area of unincorporated Weber County, which area is more particularly described in the petition. The petition was signed by 100% of the owners of property located within the proposed District boundary. I hereby certify that the petition complies with the requirements of Utah Code Ann. §§ 17B -1-203(1)(d), 17B-1-205(1), and 17B-1-208(1). A copy of this certification will be delivered to the Weber County Commission, the contact sponsor, and the Lieutenant Governor.

Additionally, pursuant to Utah Code Ann. §17B-2a-1305(4) regarding IFDs and Utah Code Ann. §17D-4-204(3) regarding PIDs, any infrastructure proposed to be transferred to the County through an IFD or PID which will require services to be provided by the County must be built in accordance with all applicable standards, design, inspection, and other requirements of the County, and will only be accepted through a formally issued will serve letter or a properly executed interlocal agreement signed by both parties.

Sincerely,

Ricky Hatch, CPA
Weber County Clerk Auditor



Attachments:

1. Weber County Resolution 42-2024 Indicating The Requirement Of The County's Acceptance Of Certain Infrastructure On An IFD Or PID (approved 9-10-2024).



Zach Harding
Partner
zach@fierlawgroup.com

Fier Law Group, LLC
1148 W. Legacy Crossing Blvd., Suite 350
Centerville, Utah 84014
United States

November 18, 2024

Via email –

Ricky Hatch
Clerk/Auditor, Weber County
2380 Washington Blvd., #320
Ogden, UT 84401
Email: rhatch@webercountyutah.gov

CC:

Craig Brandt
Administrative Assistant, Weber County Clerk/Auditor
2380 Washington Blvd., #320
Ogden, UT 84401
Email: cbrandt@webercountyutah.gov

Re: Statement of No Employees for Brook View Infrastructure Financing District

Mr. Hatch and Mr. Brandt:

This letter constitutes our statement that there will not be any employees employed under the Brook View Infrastructure Financing District once it is created and thus will not be subject to the URS and its requirements.

Please direct any questions regarding this statement to me at zach@fierlawgroup.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Zach Harding".

Zach Harding
Partner, Fier Law Group, LLC
District Counsel for Brook View Infrastructure Financing District

NOV 12 2024

**PETITION REQUESTING THE CREATION OF
BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN WEBER COUNTY, UTAH** Weber County Clerk/Auditor

October 4, 2024

Ricky Hatch
Weber County Clerk
2380 Washington Blvd
Ogden, Utah 84401
801-399-8400
rhatch@co.weber.ut.us

The undersigned (the "Petitioner") hereby requests that the Clerk of Weber County, Utah (the "County Clerk") certify this Petition for the Brook View Infrastructure Financing District (the "District") pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 (the "Act"). The Petitioner requests the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District.

I. Petitioner

Petitioner / Owner:

Beverly Martini
as the owner of property located at:
4083 W. 1400 S.
Ogden, UT 84401

Contact Sponsor:

David Laloli
2273 N. 2825 W.
Plain City, UT 84404
801-698-0244
Dave@alsdevelopment.net

The Petitioner represents 100% of the surface property owners within the proposed District's boundaries.

II. Proposed District Boundaries

The Petitioner requests that the initial District's boundaries include the real property described in **Exhibit A** (the "Original District Boundaries"). The Original District Boundaries are further described and depicted in the final local entity plat, as shown in **Exhibit B** (the "Final Local Entity Plat").

III. Requested Service

The Petitioner requests the District be created for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and

benefit the District area.

IV. Governing Document

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the "Governing Document").

V. Engineer's Certificate

In accordance with the requirements of the Act, attached hereto as **Exhibit D** and incorporated by reference is certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

VI. Board of Trustees

- a) The Petitioner hereby waives the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioner proposes that the Board of Trustees for the District be initially composed of three (3) members who are agents, or officers of the property owner, as follows:

Trustee 1: David Laloli, for an initial term of six (6) years
2273 N. 2825 W.
Plain City, UT 84404

Trustee 2: Scott Martini, for an initial term of four (4) years
4083 W. 1400 S.
Ogden, UT 84401

Trustee 3: Beverly Martini, for an initial term of six (6) years
4083 W. 1400 S.
Ogden, UT 84401

VII. Petitioner Consents and Acknowledgements

- a) The Petitioner hereby consents to:
 - i) The creation of the District within the Original District Boundaries;
 - ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
 - iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
 - iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- b) The Petitioner hereby acknowledges and certifies that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within

the District.

VIII. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

IX. Instructions for Clerk

a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has forty-five (45) days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above and within 10 days of certification, file with the lieutenant governor, in addition to a copy of the certified Petition (including the exhibits hereto):

i) a copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit E**, signed by the County Clerk and notarized; and

ii) a copy of the Final Local Entity Plat, signed by the County Surveyor and County Clerk.

c) Documents may be filed with the Lieutenant Governor's Office by uploading them at <https://cs.utah.gov/s/annexations-request>.

d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

e) In the event the County Clerk fails to certify this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

PETITIONER

By: Beverly Martini
Beverly Martini

STATE OF UTAH)

ss:



COUNTY OF Weber)

On this 12th day of November, in the year 2024, before me, Jace Schneider (Notary Name), a notary public, personally appeared, Beverly Martini (Petitioner Name), personally known by me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same for the uses and purposes set forth herein.

Jace Schneider
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

(See following page(s))

LEGAL DESCRIPTION

WEBER COUNTY, UTAH

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 1326.07 FEET SOUTH 89°12'03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5295.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°12'03" EAST 1326.07 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°42'18" WEST 1323.35 FEET ALONG SAID EAST LINE; THENCE NORTH 89°02'28" WEST 528.01 FEET; THENCE NORTH 00°42'18" EAST 4.37 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89-1 0'04" WEST 795.82 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00°36'26" EAST 1317.06 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 40.132 ACRES.

**EXHIBIT B
FINAL LOCAL ENTITY PLAT**

(See following page(s))

FINAL LOCAL ENTITY PLAT BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT

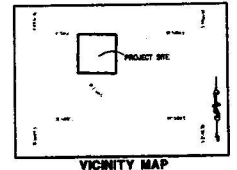
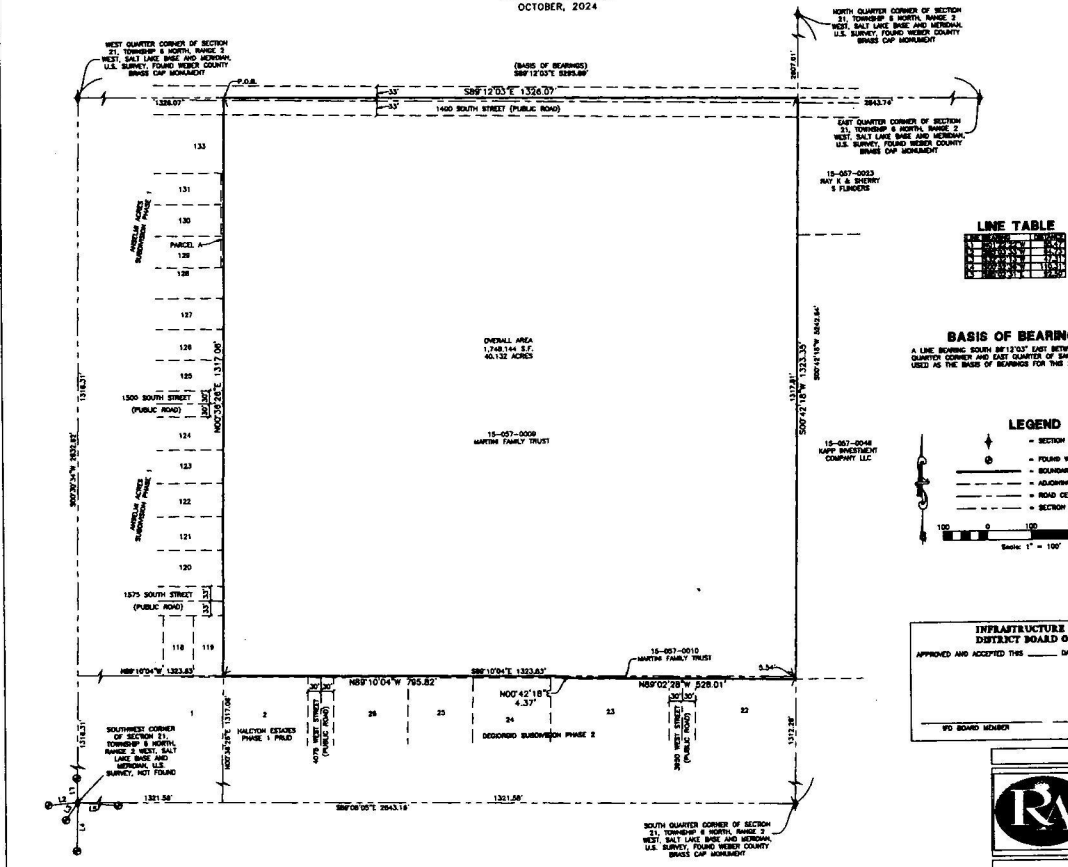
ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY
WEBER COUNTY, UTAH
OCTOBER, 2024

SURVEYOR'S CERTIFICATE

I, JEREMY T. FELT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 66, CHAPTER 22, PROFESSIONAL DESIGNERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED THIS FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH SECTION 175-13-3(2) OF UTAH STATE CODE. THE WORK DONE BY ME OR UNDER MY SUPERVISION AND SHOWING HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE CHAIRMAN, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF CREATING THE BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT AND SETTING THEREIN PROPERTIES WITHIN WEBER COUNTY THAT WILL BE ANNEXED INTO THAT DISTRICT.

SIGNED THIS _____ DAY OF _____ 20____.

JEREMY T. FELT
UTAH LICENSE NUMBER _____



LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S89°12'03\"	1,326.07'
2	S89°12'03\"	1,326.07'
3	S89°12'03\"	1,326.07'
4	S89°12'03\"	1,326.07'
5	S89°12'03\"	1,326.07'
6	S89°12'03\"	1,326.07'
7	S89°12'03\"	1,326.07'
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9	S89°12'03\"	1,326.07'
10	S89°12'03\"	1,326.07'
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26	S89°12'03\"	1,326.07'
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37	S89°12'03\"	1,326.07'
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68	S89°12'03\"	1,326.07'
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81	S89°12'03\"	1,326.07'
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83	S89°12'03\"	1,326.07'
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91	S89°12'03\"	1,326.07'
92	S89°12'03\"	1,326.07'
93	S89°12'03\"	1,326.07'
94	S89°12'03\"	1,326.07'
95	S89°12'03\"	1,326.07'
96	S89°12'03\"	1,326.07'
97	S89°12'03\"	1,326.07'
98	S89°12'03\"	1,326.07'
99	S89°12'03\"	1,326.07'
100	S89°12'03\"	1,326.07'

BASIS OF BEARINGS

A LINE BEARING SOUTH 89°12'03\" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER CORNER OF SAID SECTION 21 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

- SECTION CORNER
- FOUND WITNESS CORNER
- BOUNDARY LINE
- - - ALLEGED PROPERTY
- ROAD CENTERLINE
- SECTION TIE LINE

Scale: 1" = 100'

LEGAL DESCRIPTION

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY MORE HEREIN DESCRIBED AS FOLLOWS:

BEARING AS A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 1326.07 FEET SOUTH 89°12'03\" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 WEST QUARTER CORNER BEING NORTH 89°12'03\" WEST 3036.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21, THENCE SOUTH 89°12'03\" EAST 1326.07 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE EAST LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 89°12'03\" WEST 1326.07 FEET ALONG SAID EAST LINE, THENCE NORTH 89°12'03\" WEST 1326.07 FEET THENCE NORTH 89°12'03\" WEST 1326.07 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, THENCE NORTH 89°12'03\" WEST 1326.07 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, THENCE NORTH 89°12'03\" EAST 1326.07 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 40.132 ACRES.

INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 20____.

FD BOARD MEMBER FD BOARD MEMBER

WEBER COUNTY CLERK

I, THE WEBER COUNTY CLERK, AS THE APPROVED AUTHORITY FOR THIS PLAT BASED ON THE CERTIFICATION SET FORTH IN UTAH CODE 175-13-3(2)(1) BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF APPEALING DISSENTING ACTION TO THE UT GOVERNOR UNDER 175-13-3(2)(2)(A), HAVE CERTIFIED THIS PLAT FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED _____ DAY OF _____ 20____.

WEBER COUNTY CLERK

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE DESIGNATED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED _____ DAY OF _____ 20____.

WEBER COUNTY SURVEYOR

Reeve & Associates, Inc.

Professional Land Surveyors

1000 East 1000 North, Suite 1000, Ogden, UT 84403

Phone: 435-766-1100

Fax: 435-766-1101

Website: www.reeveandassociates.com

Webster County Recorder

Entry No. _____ Fee Paid _____

And Received _____ of _____

Number: _____

Revised For: _____

Webster County Recorder

Deputy

**EXHIBIT C
GOVERNING DOCUMENT**

(See following page(s))

**GOVERNING DOCUMENT
FOR
BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN WEBER COUNTY, UTAH**

TABLE OF CONTENTS

I. INTRODUCTION 1

II. DEFINITIONS..... 1

III. ORIGINAL DISTRICT BOUNDARIES 2

IV. DESCRIPTION OF POWERS AND IMPROVEMENTS..... 2

V. THE BOARD OF TRUSTEES..... 2

VI. GOVERNING DOCUMENT AMENDMENT. 3

LIST OF EXHIBITS

EXHIBIT A Legal Description of Original District Boundaries

I. INTRODUCTION

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and distinct from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance or reimburse the construction of these Improvements pursuant to the Special District Act and the Assessment Act and to finance or reimburse the construction of C-PACE Improvements.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

“Assessment Act” means Title 11, Chapter 42, Utah Code as may be amended from time to time.

“Board” means the board of trustees of the District.

“C-PACE Act” means Title 11, Chapter 42a, Utah Code as may be amended from time to time.

“District” means Brook View Infrastructure Financing District.

“Governing Document” means this Governing Document for the District.

“Improvements” means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally permitted in the Special District Act or the Assessment Act, as determined by the Board.

“Original District Boundaries” means the boundaries of the District, as area described in **Exhibit A** hereto.

“Petitioner” means Beverly Martini, as the petitioner(s) requesting the creation of the District.

“Special District Act” means Title 17B of the Utah Code, including Chapter 2a, Part 13, Infrastructure Financing Districts, as amended from time to time.

“State” means the State of Utah.

“Trustee” means a member of the Board.

“Utah Code” means the Utah Code Annotated 1953, as amended.

III. ORIGINAL DISTRICT BOUNDARIES

A. Original District Boundaries. The area of the Original District Boundaries includes approximately 40.132 acres, as further described in **Exhibit A**.

B. Corrections to Legal Descriptions. Prior to recordation of a final local entity plat of the District, the Petitioner or their designee may make any corrections, deletions, or additions to the legal descriptions attached hereto which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments.

IV. DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers. The District shall have all of the power granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and without the boundaries of the District as such power and authority is described in the Special District Act, the Assessment Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

B. Proposed Improvements. The purpose of the District is to finance the Improvements. It is anticipated that the District will finance all or a portion of the following Improvements, provided the District may finance any improvements permitted under the Special District Act, the Assessment Act, or the C-PACE Act, including but not limited to roads, public utilities, parks, trails, and related public improvements.

V. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three Trustees. The owners of surface property within the District waived the residency requirement. The initial Board is appointed as follows, with all terms commencing on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah:

1. Trustee 1. David Laloli is hereby appointed to the Board with an initial term of six (6) years.

2. Trustee 2. Scott Martini is hereby appointed to the Board with an initial term of four (4) years.

3. Trustee 3. Beverly Martini is hereby appointed to the Board with an initial term of six (6) years.

B. Transition to Elected Board. Respective board seats shall transition from appointed to elected seats according to the following milestones:

1. Trustee 1. Trustee 1 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 60% of units within the district.

2. Trustee 2. Trustee 2 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 75% of units within the District.

3. Trustee 3. Trustee 3 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued to 90% of units within the District.

No transition pursuant to this Section shall become effective until the scheduled regular election of the District in conjunction with the expiration of the then current term.

C. Re-election, Re-appointment, Vacancy.

Upon the expiration of a Trustee's respective term or any other vacancy relating thereto, any Trustee seat which has not transitioned to an elected seat shall be appointed by the remaining members of the Board, from owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least one-third of the taxable value of the property within such District at the time of a Trustee's nomination shall be entitled to nominate one Trustee seat for each one-third value (provided that the Board retains discretion to reject any nominee and request a new nominee from such property owner). In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be appointed by the remaining members of the Board from registered voters residing within the District, owners of land, or agents and officers of an owner of land within the boundaries of the District.

D. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with the Special District Act, shall be entitled to vote on such matters.

VI. MISCELLANEOUS

It is the intent of the District to use a competent and nationally recognized bond underwriter with respect to District Bonds to ensure proper issuance and compliance with this Governing Document.

VII. GOVERNING DOCUMENT AMENDMENT

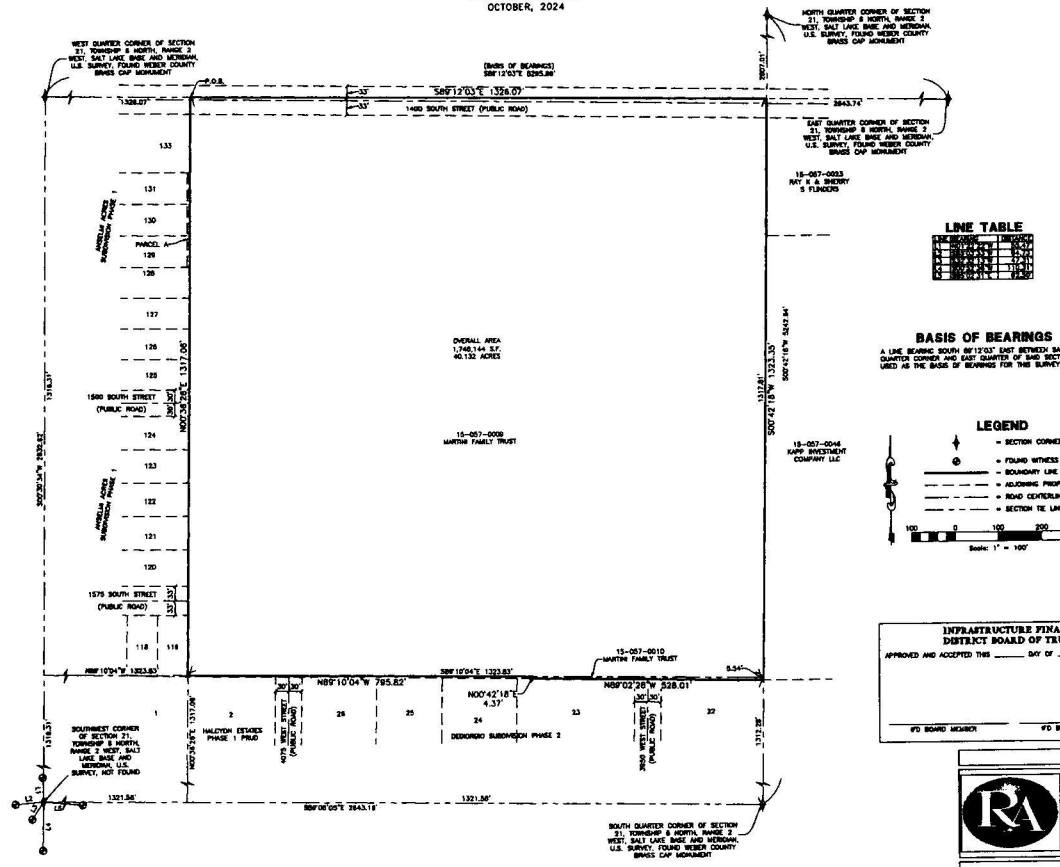
Subject to the limitations of the Special District Act, this Governing Document may be amended by passage of a resolution of the Board approving such amendment.

EXHIBIT A
PLAT AND LEGAL DESCRIPTION OF ORIGINAL DISTRICT BOUNDARIES

FINAL LOCAL ENTITY PLAT

BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY
WEBER COUNTY, UTAH
OCTOBER, 2024

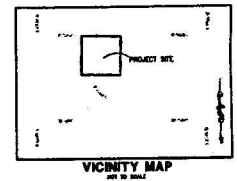


SURVEYOR'S CERTIFICATE

I, JASON T. FLETCHER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 64, CHAPTER 22, PROFESSIONAL DISCIPLINE OF LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED THIS FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, THIS MADE BY ME, OR UNDER MY SUPERVISION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE BOARD, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF CREATING THE BROOK VIEW INFRASTRUCTURE FINANCING DISTRICT AND IDENTIFYING THOSE PROPERTIES WITHIN WEBER COUNTY THAT WILL BE ANNEXED INTO THAT DISTRICT.

SIGNED THIS _____ DAY OF _____ 20____.

WEBER COUNTY SURVEYOR
JASON T. FLETCHER
UTAH LICENSE NUMBER _____

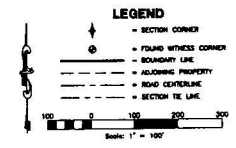


LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S 89° 12' 03" E	1324.07
2	S 89° 12' 03" E	1324.07
3	S 89° 12' 03" E	1324.07
4	S 89° 12' 03" E	1324.07
5	S 89° 12' 03" E	1324.07
6	S 89° 12' 03" E	1324.07
7	S 89° 12' 03" E	1324.07
8	S 89° 12' 03" E	1324.07
9	S 89° 12' 03" E	1324.07
10	S 89° 12' 03" E	1324.07
11	S 89° 12' 03" E	1324.07
12	S 89° 12' 03" E	1324.07
13	S 89° 12' 03" E	1324.07
14	S 89° 12' 03" E	1324.07
15	S 89° 12' 03" E	1324.07
16	S 89° 12' 03" E	1324.07
17	S 89° 12' 03" E	1324.07
18	S 89° 12' 03" E	1324.07
19	S 89° 12' 03" E	1324.07
20	S 89° 12' 03" E	1324.07
21	S 89° 12' 03" E	1324.07
22	S 89° 12' 03" E	1324.07
23	S 89° 12' 03" E	1324.07
24	S 89° 12' 03" E	1324.07
25	S 89° 12' 03" E	1324.07
26	S 89° 12' 03" E	1324.07
27	S 89° 12' 03" E	1324.07
28	S 89° 12' 03" E	1324.07
29	S 89° 12' 03" E	1324.07
30	S 89° 12' 03" E	1324.07
31	S 89° 12' 03" E	1324.07
32	S 89° 12' 03" E	1324.07
33	S 89° 12' 03" E	1324.07
34	S 89° 12' 03" E	1324.07
35	S 89° 12' 03" E	1324.07
36	S 89° 12' 03" E	1324.07
37	S 89° 12' 03" E	1324.07
38	S 89° 12' 03" E	1324.07
39	S 89° 12' 03" E	1324.07
40	S 89° 12' 03" E	1324.07
41	S 89° 12' 03" E	1324.07
42	S 89° 12' 03" E	1324.07
43	S 89° 12' 03" E	1324.07
44	S 89° 12' 03" E	1324.07
45	S 89° 12' 03" E	1324.07
46	S 89° 12' 03" E	1324.07
47	S 89° 12' 03" E	1324.07
48	S 89° 12' 03" E	1324.07
49	S 89° 12' 03" E	1324.07
50	S 89° 12' 03" E	1324.07
51	S 89° 12' 03" E	1324.07
52	S 89° 12' 03" E	1324.07
53	S 89° 12' 03" E	1324.07
54	S 89° 12' 03" E	1324.07
55	S 89° 12' 03" E	1324.07
56	S 89° 12' 03" E	1324.07
57	S 89° 12' 03" E	1324.07
58	S 89° 12' 03" E	1324.07
59	S 89° 12' 03" E	1324.07
60	S 89° 12' 03" E	1324.07
61	S 89° 12' 03" E	1324.07
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63	S 89° 12' 03" E	1324.07
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66	S 89° 12' 03" E	1324.07
67	S 89° 12' 03" E	1324.07
68	S 89° 12' 03" E	1324.07
69	S 89° 12' 03" E	1324.07
70	S 89° 12' 03" E	1324.07
71	S 89° 12' 03" E	1324.07
72	S 89° 12' 03" E	1324.07
73	S 89° 12' 03" E	1324.07
74	S 89° 12' 03" E	1324.07
75	S 89° 12' 03" E	1324.07
76	S 89° 12' 03" E	1324.07
77	S 89° 12' 03" E	1324.07
78	S 89° 12' 03" E	1324.07
79	S 89° 12' 03" E	1324.07
80	S 89° 12' 03" E	1324.07
81	S 89° 12' 03" E	1324.07
82	S 89° 12' 03" E	1324.07
83	S 89° 12' 03" E	1324.07
84	S 89° 12' 03" E	1324.07
85	S 89° 12' 03" E	1324.07
86	S 89° 12' 03" E	1324.07
87	S 89° 12' 03" E	1324.07
88	S 89° 12' 03" E	1324.07
89	S 89° 12' 03" E	1324.07
90	S 89° 12' 03" E	1324.07
91	S 89° 12' 03" E	1324.07
92	S 89° 12' 03" E	1324.07
93	S 89° 12' 03" E	1324.07
94	S 89° 12' 03" E	1324.07
95	S 89° 12' 03" E	1324.07
96	S 89° 12' 03" E	1324.07
97	S 89° 12' 03" E	1324.07
98	S 89° 12' 03" E	1324.07
99	S 89° 12' 03" E	1324.07
100	S 89° 12' 03" E	1324.07

BASIS OF BEARINGS

A LINE BEARING SOUTH 89° 12' 03" EAST BETWEEN SAID WEST QUARTER CORNER AND EAST QUARTER CORNER OF SAID SECTION 21 WAS LINED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



LEGAL DESCRIPTION

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 1286.00 FEET SOUTH 89° 12' 03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89° 12' 03" WEST 1286.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89° 12' 03" EAST 1286.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE EAST LINE OF SAID SOUTHWEST QUARTER THENCE SOUTH 89° 12' 03" WEST 1286.00 FEET ALONG SAID EAST LINE THENCE NORTH 89° 12' 03" WEST 84.00 FEET THENCE NORTH 89° 12' 03" WEST 1286.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89° 12' 03" EAST 1317.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 40.132 ACRES.

INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 20____.

FD BOARD MEMBER _____ FD BOARD MEMBER _____

WEBER COUNTY CLERK

I, _____, CLERK OF THE WEBER COUNTY CLERK, AS THE APPROPRIATE AUTHORITY FOR THIS PLAT BASED ON THE RECORDING OF SAID PLAT WITHIN THE PUBLIC RECORDS OF THE COUNTY OF WEBER, HAVE GIVEN NOTICE OF SAID RECORDING TO THE PERSON REFERRED TO IN THIS NOTICE OF RECORDING AND HAVE COMPLETED THE NOTICE OF RECORDING FOR THIS PLAT.

SIGNED _____ DAY OF _____ 20____.

WEBER COUNTY CLERK _____

WEBER COUNTY SURVEYOR

I, JASON T. FLETCHER, DO HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN OBSERVED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR FROM EXERCISING THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED _____ DAY OF _____ 20____.

WEBER COUNTY SURVEYOR _____

Reeve & Associates, Inc.
Professional Land Surveyors

Project Name: _____

Surveyor: J. FLETCHER

Scale: AS SHOWN

North Arrow: _____

Drawn Date: 8-10-2024

Checked By: _____

Number: 2024-04

Scale: 1"=100'

Drawn: _____

Webster County Recorder

Entry No. _____ Fee Paid _____

Book _____ Page _____

Recorded: _____

Webster County Recorder

Deputy _____

LEGAL DESCRIPTION

WEBER COUNTY, UTAH

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 1326.07 FEET SOUTH 89°12'03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5295.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°12'03" EAST 1326.07 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°42'18" WEST 1323.35 FEET ALONG SAID EAST LINE; THENCE NORTH 89°02'28" WEST 528.01 FEET; THENCE NORTH 00°42'18" EAST 4.37 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89-1 0'04" WEST 795.82 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00°36'26" EAST 1317.06 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 40.132 ACRES.

EXHIBIT D
CERTIFICATE OF ENGINEER

(See following page)



CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Brook View Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.

2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

By: [Signature]
09/18/2024

Date: _____, 20__

