

STATE OF UTAH



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 DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT located in SALT LAKE COUNTY, dated MARCH 23, 2023, complying with Section §67-1a-6.5, Utah Code Annotated, 1953, as amended.

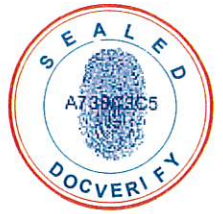
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT located in SALT LAKE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 23rd day of March, 2022 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor



JGochnour NOTICE OF IMPENDING BOUNDARY ACTION.pdf

DocVerify ID: A738C3C5-831F-4B2C-86B0-397BF8B9C7A7
 Created: March 14, 2023 09:41:50 -7:00
 Pages: 1
 Remote Notary: Yes / State: UT

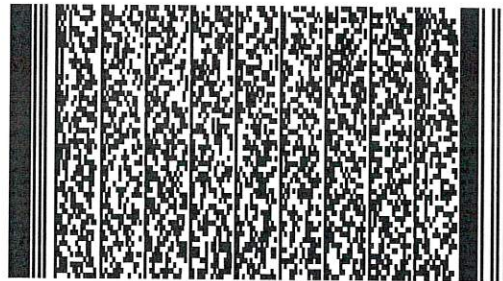
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E-Signature Summary

E-Signature 1: Jeffrey L Gochnour (JLG)
 March 15, 2023 09:34:00 -7:00 [3F5B6298D187] [104.28.50.168]
 jgochnour@dakotapacific.com (Principal) (ID Verified)

E-Signature Notary: R A Killpack (rak)
 March 15, 2023 09:34:00 -7:00 [2EDB8A066467] [208.117.120.90]
 rkillpack@snowjensen.com
 I, R A Killpack, did witness the participants named above electronically sign this document.



NOTICE OF IMPENDING BOUNDARY ACTION
Annexation by
Downtown East Streetcar Sewer Public Infrastructure
District

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Downtown East Streetcar Sewer Public Infrastructure District (the “Board”), at a special meeting of the Board, duly convened pursuant to notice, on March 13, 2023, adopted a *Resolution to Annex Approximately 1.30 Acres*, a true and correct copy of which is attached as EXHIBIT “A” hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Salt Lake County Surveyor, is attached as EXHIBIT “B” hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED 03/15/2023.

DOWNTOWN EAST STREETCAR SEWER PUBLIC
INFRASTRUCTURE DISTRICT

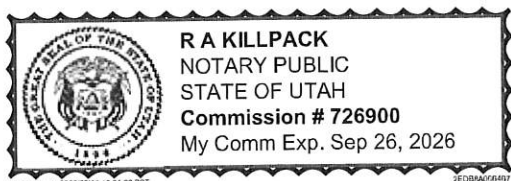
Jeffrey L Gochnour

Signed on 2023/03/15 09:34:00 -7:00

Jeff Gochnour, Chair

STATE OF UTAH)
 :SS.
 WASHINGTON COUNTY)

On 03/15/2023 , personally appeared before me Jeff Gochnour, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Downtown East Streetcar Sewer Public Infrastructure District pursuant to his authority by law as its duly appointed chair.



R A Killpack

Signed on 2023/03/15 09:34:00 -7:00

NOTARY PUBLIC
 Notarial act performed by audio-visual communication

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Downtown East Streetcar Sewer Public Infrastructure District will be held at 1:00 p.m. on March 13, 2023, for the purpose of considering the annexation of certain property within the district and for the transaction of such other business incidental to the foregoing as may come before said meeting.



Clerk

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

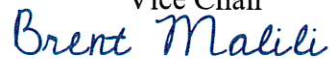
We, the members of the Board of Trustees of the Downtown East Streetcar Sewer Public Infrastructure District, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.



Chair



Vice Chair



Secretary/Clerk

March 13, 2023

The Board of Trustees (the "Board") of the Downtown East Streetcar Sewer Public Infrastructure District No. 1, held a special meeting on March 13, 2023, at the hour of 1:00 p.m., with the following members of the Board being present:

Jeff Gochnour	Chair
Jason Algaze	Secretary/Clerk
Brent Malili	Assistant Secretary/Clerk
Glenn Girsberger	
Tyson Williamson	
Marc Menlove	

Also present:

Matt Ence	General Counsel
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Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 13, 2023, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Jeffrey Gochnour and seconded by Glenn Girsberger, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

Downtown East Streetcar Sewer Public Infrastructure District

March 13, 2023

The Board of Trustees (the "Board") of the Downtown East Streetcar Sewer Public Infrastructure District No. 1, held a special meeting on March 13, 2023, at the hour of 1:00 p.m., with the following members of the Board being present:

Jeff Gochnour	Chair
Jason Algaze	Secretary/Clerk Assistant
Brent Malili	Secretary/Clerk
Glenn Girsberger	
Tyson Williamson	
Marc Menlove	

Also present:

Matt Ence	General Counsel
-----------	-----------------

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 13, 2023, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following Resolution was introduced in writing, read in full and pursuant to motion duly made by Board Member Jeffrey Gochnour and seconded by Board Member Glenn Girsberger adopted by the following vote:

AYE: Unanimous

NAY:

The resolution was later signed by the Chair and recorded by the Clerk in the official records of the District. The resolution is as follows:

RESOLUTION NO. 2022-06B

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") TO ANNEX APPROXIMATELY 1.30 ACRES; AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the annexation of approximately 1.30 acres pursuant to Utah Code §17D-4-201(3)(a) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the "Act"); and

WHEREAS, the Petition contains the consenting signatures of 100% of the surface property owners (hereafter the "Property Owners") within the area proposed to be annexed; and

WHEREAS, there are no registered voters within the area to be annexed;

WHEREAS, the area to be annexed under this resolution is particularly described in Exhibit A to this Resolution and is hereafter referred to as the "Property"; and

WHEREAS, with the filing of the Petition, the Act allows the District to annex the Property by adopting a resolution to annex the area, provided that the governing document of the District allows for the annexation; and

WHEREAS, the District's governing document (hereafter the "Governing Document") defines an annexation area within which the District may annex property without seeking further consent or approval from the District's creating entity; and

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Boundary Action attached hereto as Exhibit B (the "Boundary Notice") and Final Local Entity Plat to be attached thereto upon finalization as Exhibit C (the "Annexation Plat").

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the annexation of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby annexed into the District.
3. Notice of this Resolution may be published in substantially the following form:

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on March 13, 2023, the Board of Trustees (the "Board") of Downtown East Streetcar Sewer Public Infrastructure District (the "District") adopted a resolution to annex the following particularly described property in Salt Lake County, State of Utah:

An Amendment to the Public Infrastructure District containing one (1) tract of land in the Northeast Quarter of Section 24, Township 1 South Range 1 West, Salt Lake Base and Meridian and in Block 39 of the 10 Acre Plat "A" Big Field Survey. Said tract of land is described as follows:

Tract U: as disclosed in that Warranty Deed recorded on February 20, 2018 as Entry No. 12719423 in the office of the Salt Lake County Recorder.

15-24-227-036: Beginning at a point on the South line of 2100 South Street 1.25 rods East and South 0°02'00" East 7.52 feet from the Northwest corner of Lot 10, Block 39, Ten Acre Plat A, Big Field Survey; and running thence North 89°56'11" East 99.64 feet, more or less, along said South line to the East line of the property conveyed to Josephine Thompson by Deed recorded November 8, 1934, as Entry No. 748204, Book 142, at Page 141 of Official records; thence South 0°00'28" West 566.68 feet; thence South 89°56'11" West 99.23 feet; thence North 0°02'00" West 566.68 feet to the Point of Beginning.

Excepting therefrom that portion of the above property described in that certain Warranty Deed recorded November 8, 1934, as Entry No. 748204, in Book 142, at Page 141, of Official Records, as that portion as is now occupied by right of way of main line of San Pedro, Los Angeles and Salt Lake Railroad, being a strip 1.75 rods in width, off the West of said Lot 10, aforesaid.

Also Excepting any portion lying with the legal bounds of 2100 South Street.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the "30-Day Contest Period"). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no

person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day-Contest Period.

4. The Board does hereby authorize the Chair to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the annexation of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member or the District General Counsel to make any corrections, deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) 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, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

6. The Board chair is authorized to sign and record an amended notice of district creation against the Property.

7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

8. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

9. This Resolution shall take effect immediately.

PASSED AND ADOPTED by the Board of Trustees of Downtown East Streetcar Sewer Public Infrastructure District on March 13, 2023.

DOWNTOWN EAST STREETCAR
SEWER PUBLIC INFRASTRUCTURE
DISTRICT

By: Atty L. Johnson
Chair

ATTEST:

By: 
Secretary/Clerk

STATE OF Utah)
 : ss.
County of Washington)

I, Jason Algaze, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Downtown East Streetcar Sewer Public Infrastructure District ("the District"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on March 13, 2023, commencing at the hour of 1:00 p.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on March 13, 2023.

By: 
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Jason Algaze, the undersigned clerk (or assistant clerk) of Downtown East Streetcar Sewer Public Infrastructure District (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on March 13, 2023, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pnm.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 13, 2023.

By: 
Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

EXHIBIT B

NOTICE OF BOUNDARY ACTION



JGochnour NOTICE OF IMPENDING BOUNDARY ACTION.pdf

DocVerify ID: A738C3C5-831F-4B2C-86B0-397BF8B9C7A7
Created: March 14, 2023 09:41:50 -7:00
Pages: 1
Remote Notary: Yes / State: UT

This document is a DocVerify VeriVaulted protected version of the document named above. It was created by a notary or on the behalf of a notary, and it is also a DocVerify E-Sign document, which means this document was created for the purposes of Electronic Signatures and/or Electronic Notary. Tampered or altered documents can be easily verified and validated with the DocVerify veriCheck system. This remote online notarization involved the use of communication technology.

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E-Signature Summary

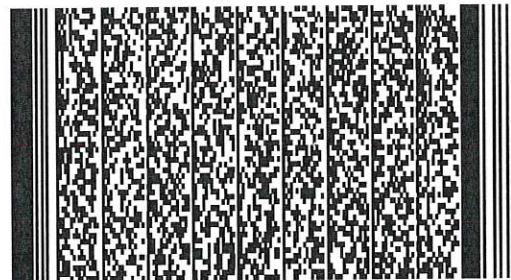
E-Signature 1: Jeffrey L Gochnour (JLG)

March 15, 2023 09:34:00 -7:00 [3F5B6298D187] [104.28.50.168]
jgochnour@dakotapacific.com (Principal) (ID Verified)

E-Signature Notary: R A Killpack (rak)

March 15, 2023 09:34:00 -7:00 [2EDB8A066467] [208.117.120.90]
rkillpack@snowjensen.com

I, R A Killpack, did witness the participants named above electronically sign this document.



NOTICE OF IMPENDING BOUNDARY ACTION
Annexation by
Downtown East Streetcar Sewer Public Infrastructure
District

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Downtown East Streetcar Sewer Public Infrastructure District (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, on March 13, 2023, adopted a *Resolution to Annex Approximately 1.30 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Salt Lake County Surveyor, is attached as EXHIBIT "B" hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED 03/15/2023.

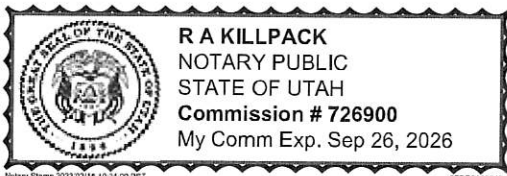
**DOWNTOWN EAST STREETCAR SEWER PUBLIC
INFRASTRUCTURE DISTRICT**

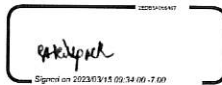

Signed on 2023/03/15 09:34:00 -7:00

Jeff Gochnour, Chair

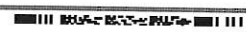
STATE OF UTAH)
 :SS.
WASHINGTON COUNTY)

On 03/15/2023, personally appeared before me Jeff Gochnour, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Downtown East Streetcar Sewer Public Infrastructure District pursuant to his authority by law as its duly appointed chair.




Signed on 2023/03/15 09:34:00 -7:00

NOTARY PUBLIC
Notarial act performed by audio-visual communication



**EXHIBIT "A" TO NOTICE OF BOUNDARY ACTION
(District No. 1)**

Copy of the Annexation Resolution

**EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION
(Annexation Plat)**

Final Local Entity Plat

SIGNATURE CERTIFICATE



REFERENCE NUMBER
0F45DF6C-D0C0-4D5C-BFD7-AA619260D667

TRANSACTION DETAILS

Reference Number
0F45DF6C-D0C0-4D5C-BFD7-AA619260D667

Transaction Type
Signature Request

Sent At
03/13/2023 17:55 EDT

Executed At
03/14/2023 19:27 EDT

Identity Method
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Distribution Method
email

Signed Checksum
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Signer Sequencing
Disabled

Document Passcode
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DOCUMENT DETAILS

Document Name
DESSPID Resolution 2022-06b Annexation Re-Approval

Filename
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Pages
14 pages

Content Type
application/pdf

File Size
139 KB


Original Checksum
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SIGNERS

SIGNER

Name
Ross Robb
Email
rrobb@parallel-co.com
Components
1


E-SIGNATURE

Status
signed
Multi-factor Digital Fingerprint Checksum
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IP Address
68.3.131.176
Device
Microsoft Edge via Windows
Drawn Signature

Signature Reference ID
703E11AC
Signature Biometric Count
2

EVENTS

Viewed At
03/14/2023 19:27 EDT
Identity Authenticated At
03/14/2023 19:27 EDT
Signed At
03/14/2023 19:27 EDT

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Jason Algaze
Email
jalgaze@bronsteinproperties.com
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Name
Brent Malili

Status
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Viewed At
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Email
bmalili@forzadevco.com
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03/13/2023 18:07 EDT

Brent Malili

Signature Reference ID
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Name
Jeffrey Gochonour
Email
jgochnour@dakotapacific.com
Components
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Viewed At
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Signed At
03/13/2023 17:58 EDT

Jeffrey L Gochonour

Signature Reference ID
E3FB320F

Signature Biometric Count
4

AUDITS

TIMESTAMP	AUDIT
03/13/2023 17:55 EDT	Natasha Asmus (nasmus@snowjensen.com) created document 'dess_pid_res_2022-06b_annexation_re-approval_rev_031323_mje.pdf' on Chrome via Windows from 208.117.120.90.
03/13/2023 17:55 EDT	Brent Malili (bmalili@forzadevco.com) was emailed a link to sign.
03/13/2023 17:55 EDT	Jeffrey Gochonour (jgochnour@dakotapacific.com) was emailed a link to sign.
03/13/2023 17:55 EDT	Jason Algaze (jalgaze@bronsteinproperties.com) was emailed a link to sign.
03/13/2023 17:55 EDT	Ross Robb (rrobb@parallel-co.com) was emailed a link to sign.
03/13/2023 17:56 EDT	Jeffrey Gochonour (jgochnour@dakotapacific.com) viewed the document on Chrome via Windows from 76.8.216.56.
03/13/2023 17:58 EDT	Jeffrey Gochonour (jgochnour@dakotapacific.com) authenticated via email on Chrome via Windows from 76.8.216.56.
03/13/2023 17:58 EDT	Jeffrey Gochonour (jgochnour@dakotapacific.com) signed the document on Chrome via Windows from 76.8.216.56.
03/13/2023 18:04 EDT	Brent Malili (bmalili@forzadevco.com) viewed the document on Chrome via Windows from 50.237.136.18.
03/13/2023 18:07 EDT	Brent Malili (bmalili@forzadevco.com) authenticated via email on Chrome via Windows from 50.237.136.18.
03/13/2023 18:07 EDT	Brent Malili (bmalili@forzadevco.com) signed the document on Chrome via Windows from 50.237.136.18.
03/13/2023 20:21 EDT	Jason Algaze (jalgaze@bronsteinproperties.com) viewed the document on Mobile Safari via iOS from 108.41.167.154.
03/13/2023 20:27 EDT	Jason Algaze (jalgaze@bronsteinproperties.com) viewed the document on Microsoft Edge via Windows from 108.41.167.154.
03/14/2023 12:23 EDT	Jason Algaze (jalgaze@bronsteinproperties.com) viewed the document on Mobile Safari via iOS from 108.41.167.154.
03/14/2023 13:14 EDT	Ross Robb (rrobb@parallel-co.com) was emailed a reminder.

03/14/2023 13:14 EDT Jason Algaze (jalgaze@bronsteinproperties.com) was emailed a reminder.

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03/14/2023 15:29 EDT Jason Algaze (jalgaze@bronsteinproperties.com) authenticated via email on Mobile Safari via iOS from 108.41.167.154.

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03/14/2023 19:26 EDT Ross Robb (rrobb@parallel-co.com) viewed the document on Microsoft Edge via Windows from 68.3.131.176.

03/14/2023 19:26 EDT Ross Robb (rrobb@parallel-co.com) viewed the document on Microsoft Edge via Windows from 44.212.234.231.

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03/14/2023 19:27 EDT Ross Robb (rrobb@parallel-co.com) signed the document on Microsoft Edge via Windows from 68.3.131.176.

