

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 DESERET PUBLIC INFRASTRUCTURE DISTRICT NO. 2 located in GRANTSVILLE CITY, dated SEPTEMBER 6, 2023, complying with Section §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 DESERET PUBLIC INFRASTRUCTURE DISTRICT NO. 2, located in TOOELE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 17th day of October, 2023 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 2 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

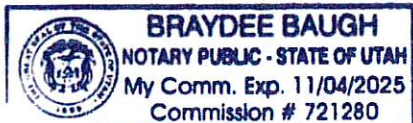
**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 2**

By: [Signature]
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.



[Signature]
NOTARY PUBLIC

EXHIBIT "A" TO NOTICES OF BOUNDARY ACTION

Copy of the Creation Resolution

Grantsville, Utah

September 6, 2023

The City Council (the "City") of Grantsville City, Utah (the "City"), met in regular session (including by electronic means) on September 6, 2023, at its regular meeting place in Grantsville, Utah at 6:00 p.m., with the following members of the Council being present:

Neil Critchlow	Mayor
Jewel Allen	Councilmember
Scott Bevan	Councilmember
Jeff Hutchins	Councilmember
Jolene Jenkins	Councilmember
Darrin Rowberry	Councilmember

Also present:

Braydee Baugh	City Recorder
Brett Coombs	City Attorney

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this September 6, 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 Councilmember Rowberry and seconded by Councilmember Bevan dopted by the following vote:

AYE: Unanimous

NAY: —

The resolution was later signed by the Mayor and recorded by the City Recorder in the official records of the City. The resolution is as follows:

RESOLUTION CR- 2023-52

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF GRANTSVILLE CITY, UTAH (THE "CITY"), RATIFYING THE CREATION OF THE DESERET PUBLIC INFRASTRUCTURE DISTRICTS NO. 1 THROUGH 16 (COLLECTIVELY, THE "DISTRICTS") AS INDEPENDENT DISTRICTS; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT; APPROVING OF AN ANNEXATION AREA; APPOINTING BOARDS OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was previously filed with the City requesting adoption by resolution the approval of the creation of public infrastructure districts pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4 Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the boundaries of the City and approve an annexation area (the "Annexation Area") which the Districts may annex into or withdrawal therefrom without further approval or hearings of the City or the Council, as further described in Governing Document Exhibits B and C (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, on May 24, 2023 the City previously adopted a resolution authorizing the creation of the Districts (the "Original Resolution"); and

WHEREAS, the City has previously held one or more public hearings after 6:00 p.m. to receive input from the public regarding the creation of the Districts and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the City Hall because there is no reasonable place to hold a public hearing within the Districts' boundaries, and the hearing at the City Hall was held as close to the applicable area as reasonably possible; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure districts by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the Districts (the "Property Owners"); and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the Districts under Section 17D-4-202(c) of the PID Act because they are agents of property owners within the Districts' boundaries (as further set forth in the Petition); and

WHEREAS, none of the Property Owners have submitted a withdrawal of consent to the creation of the Districts; and

WHEREAS, it is necessary to ratify the creation of the Districts under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith, including correcting the boundaries of the District and related changes; and

WHEREAS, the governance of the Districts shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; 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 Notices of Boundary Action attached hereto as Exhibit C (the "Boundary Notices") and Final Entity Plats attached thereto as Boundary Notice Exhibit B (the "Plats").

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, 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 Council and by officers of the Council directed toward the creation and establishment of the Districts, are hereby ratified, approved and confirmed.

2. Creation of the Districts as separate entities from the City in accordance with the Governing Document and the Act is hereby ratified and approved. The boundaries of the Districts shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby ratify the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the Districts, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby ratify the authorization of the Districts to provide services relating to the financing and construction of public infrastructure, including within and without the Annexation Area upon annexation thereof into the Districts without further request of the Districts to the City to provide such service under 17B-1-407, Utah Code Annotated 1953 or resolutions of the City under 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the Districts is appropriate to the general welfare, order and security of the City, and the organization of the Districts pursuant to the PID Act is hereby approved.

6. The Governing Document in the form presented to this meeting and attached hereto as Exhibits B is hereby authorized and approved and the Districts shall be governed by the terms thereof and applicable law.

7. The Trustees of each Board of the Districts shall be initially composed of the same members. The initial Boards of the Districts are hereby appointed as follows:

- (a) Trustee 1 – Shaun Johnson, for an initial 6-year term;
- (b) Trustee 2 – Ryan Hoggan, for an initial 6-year term
- (c) Trustee 3 – Dillon Hutchins, for an initial 4-year term;
- (d) Trustee 4 – Ben Nelson, for an initial 4-year term; and
- (e) Trustee 5 – Dean Johnson, for an initial 4-year term;

(f) Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the forms attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of a certificates of creation for all Districts, the Council does hereby authorize the Mayor, a Council Member, the City Attorney, or the City Manager to make any corrections, deletions, or additions to the Governing Document, and the Boundary Notices 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 any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

10. The Boards of Trustees of the Districts (the “District Boards”) are hereby authorized and directed to record such Governing Document with the recorder of Grantsville City within 30 days of the issuance of the Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. 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.

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

13. This resolution shall take effect immediately.

PASSED AND ADOPTED by the City Council of Grantsville City, Utah, this September 6, 2023.

GRANTSVILLE CITY, UTAH

By: 
Mayor

ATTEST:

By: 
City Recorder



STATE OF UTAH)
 : ss.
CITY OF GRANTSVILLE)

I, Braydee Baugh, the undersigned duly qualified and acting City Recorder of Grantsville City, Utah (“the City”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the “Council”), had and taken at a lawful meeting of the Council on September 6, 2023, commencing at the hour of 7:00 pm., as recorded in the regular official book of the proceedings of the Council kept in my 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 Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this September 6, 2023.



By: Braydee N. Baugh
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Braydee Baugh, the undersigned City Recorder of Grantsville City, Utah (“the City”), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the City Council (the “Council”) on September 6, 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 City’s principal offices 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

(b) 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://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the City’s official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2023 Annual Meeting Schedule for the Council of (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be (i) posted on 3rd Day of January 23 at the principal office of the City, (ii) provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on 3rd day of January 23 and (iii) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this September 6, 2023.

By: Braydee Baugh
City Recorder

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

Amended 09/05/2023

PUBLIC NOTICE:

The Grantsville City Council will hold a Regular Meeting at 7:00 p.m. on Wednesday, September 6th, 2023 at 429 East Main Street, Grantsville UT 84029. The agenda is as follows:

ROLL CALL

AGENDA:

1. Introduction of New Fire Department Volunteers
2. Public Hearing: Regarding the Creation of Public Infrastructure Districts for Deseret PID
3. Public Comment
4. Summary Action Items
 - a. Approval of Minutes from August 16th, Regular Meeting and August 3 1st Special Meeting
 - b. Approval of Bills
5. Consideration of Resolution 2023-52 Ratifying The Creation Of The Deseret Public Infrastructure Districts; Authorizing And Approving A Governing Document; Approving Of An Annexation Area; Appointing Boards Of Trustees; Authorizing Other Documents In Connection Therewith; And Related Matters.
6. Consideration of Resolution 2023-49 approving the SRO contract for 2023-2024
7. Consideration of Resolution 2023-51 approving the Final Plat and Construction Plan for property located at 196 West Main
8. Consideration of Resolution 2023-50 Supporting the Creation of a Utah Inland Port Authority Project Area in Grantsville City
9. Discussion regarding renaming North Hale Street to Pheasant Run Lane
10. Discussion regarding hiring a temporary court clerk
11. Council Reports
12. Closed Session (Personnel, Imminent Litigation)
13. Adjourn

SCAN TO JOIN MEETING VIRTUALLY

Braydee N. Baugh
Grantsville City Recorder

Join Zoom Meeting
<https://us02web.zoom.us/j/83447519059>
Meeting ID: 834 4751 9059



In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall (435) 884-3411 at least 3 days in advance of a meeting.

CERTIFICATE OF POSTING: This agenda was posted on the Grantsville City Hall Notice Boards, the State Public Notice website at www.utah.gov/pmn/index.html, and the Grantsville City website at www.grantsvilleut.gov. Notification was sent to the Tooele Transcript Bulletin.

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE

**GRANTSVILLE CITY
NOTICE OF ANNUAL MEETING SCHEDULE**

The public is hereby given notice in accordance with Utah State Code §52-4-202, Public Notice of Meetings, that the Grantsville City Council will hold its regular meetings on the first and third Wednesdays of each month at the Grantsville City Offices, 429 East Main Street, Grantsville Utah, which meetings begin at 7:00 p.m.

The Grantsville City Planning Commission will hold its regular monthly meetings on the first and third Thursdays of each month. The Planning Commission Meetings will be held at the Grantsville City Offices. The Planning Commission meetings begin at 7:00 p.m.

The Grantsville City Library Board will hold its regular monthly meeting on the first Thursday of each month at the Grantsville City Library, 42 North Bowery Street, Grantsville, Utah, which meetings begin at 4:00 p.m.

The Grantsville Historic Preservation Commission schedules their meetings at each meeting.

The Grantsville Redevelopment Agency schedules their meetings as needed.

All other Committees schedule meetings as needed.

DATED this 3rd day of January, 2023.

Braydee Baugh
Grantsville City Recorder

EXHIBIT B

GOVERNING DOCUMENT

**GOVERNING DOCUMENT
FOR
DESERET PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-16
GRANTSVILLE CITY, UTAH**

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Initial District Boundary Maps
EXHIBIT C	Annexation Area Boundary Map
EXHIBIT D	Estimated Public Improvement Costs

I. INTRODUCTION

A. Purpose and Intent. The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Governing Document, their activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

B. Objective of the City Regarding Districts' Governing Document. The City's objective in approving the Governing Document for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by at a tax mill levy no higher than the Maximum Debt Mill Levy also subject to the Maximum Debt Mill Levy Imposition Term for commercial and residential properties, and/or repaid by Assessments. Debt which is issued within these parameters will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Operational activities are allowed, but only through an Interlocal Agreement with the City or relevant public entity.

It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred or upon a determination that adequate provision has been made for the payment of all Debt, and if the Districts have authorized operating functions under an Interlocal Agreement, to retain only the power necessary to impose and collect taxes or Fees to pay for these costs.

C. Limitation on Applicability. This Governing Document is not intended to and does not create any rights or remedies in favor of any party other than the City. Failure of the Districts to comply with any terms or conditions of this Governing Document shall not relieve any party of an obligation to the Districts or create a basis for a party to challenge the incorporation or operation of the Districts, or any Debt issued by the Districts.

II. DEFINITIONS

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

Annexation Area: means the property shown in Exhibit C.

Approved Development Plan: means an approved development agreement identifying, among other things, Public Improvements necessary for facilitating development for property with a District or Districts.

Assessment: means assessments levied in an assessment area created within the Districts pursuant to the Assessment Area Act, Title 11, Chapter 42 of the Utah Code, as amended from time to time and any successor statute thereto.

Board: means the board of trustees of a District.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which any District has promised to impose an *ad valorem* property tax mill levy, and/or collect Assessments.

City: means Grantsville City, Utah.

City Code: means the City Code of Grantsville City, Utah.

City Council: means the City Council of Grantsville City, Utah.

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.

C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

District: means any one of the Deseret Public Infrastructure Districts.

Districts: means two or more of the Deseret Public Infrastructure Districts.

District Act: means the Local District Act and the PID Act.

District Area: means the property within the Initial District Boundary Maps and the Annexation Area Boundary Map.

Fees: means any fee imposed by any District for administrative services provided by such District.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by a District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the Districts approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with applicable state law and approved by the applicable Boards in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the Districts described in the Initial District Boundary Map.

Initial District Boundary Map: means the map(s) attached hereto as Exhibit B, describing the initial boundaries of the Districts.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by a District which may not exceed the Maximum Debt Mill Levy.

Local District Act: means Title 17B of the Utah Code, as amended from time to time.

Maximum Debt Mill Levy: means the maximum mill levy a District is permitted to impose for payment of Debt as set forth in Section VII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on a particular property developed for residential uses as set forth in Section VII.D below.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Project: means the development or property known as Deseret

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the Local District Act, except as specifically limited in Section V below to serve the future taxpayers and inhabitants of the District Area as determined by the Board.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the Districts.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 1.5 acres. A legal description of the Initial District Boundaries is attached hereto as Exhibit A. It is anticipated that the Districts' boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17B-4-201, Utah Code, subject to Article IV below. The project is anticipated to consist of 1,200 acres of residential property, 300 acres of commercial property and 250 acres of civic/open space and parks.

IV. BENEFITS OF DISTRICTS

The Districts anticipate providing many benefits to the City and surrounding areas including: a regional park, a community center, water storage, regional wastewater treatment, offsite roadway improvements, drainage improvements, and alluvial fan mitigation.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts. The Districts shall have the power and authority to provide the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the PID Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein. The estimated costs of the public improvements are set forth in Exhibit D.

B. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the City or other appropriate public entity in a manner consistent with rules and regulations of the City and applicable provisions of the City Code. The Districts shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto.

C. Construction Standards Limitation. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The Districts will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Land easements, or improvements to be conveyed or dedicated to the City and any other local government entity shall be conveyed in accordance with the related standards at no cost to the City. All public infrastructure within the District which will be connected to and owned by another public entity shall be subject to all design and inspection requirements and other standards of such public entity.

D. Procurement. The Districts shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the Districts may acquire completed or partially completed improvements for fair market value as reasonably determined by an engineer who certifies as part of such fair market value determination that they are independent of such District.

E. Municipal Advisor Certificate. Prior to the issuance of Debt, a District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.

We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

F. Annexation and Withdrawal.

(a) The City, by approval of this Governing Document, has consented to the annexation of any area within the Annexation Area into one of the Districts. Such area may only be annexed after obtaining consent of all property owners and registered voters, if any, within the area proposed to be annexed and the passage of a resolution of the Board of the District containing the area approving such annexed. The Districts shall not annex within their boundaries any property outside the District Area without the prior written consent of the City.

(b) The City, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from the Districts. Such area may only be withdrawn from a District after obtaining consent of all property owners and registered voters, if any, within the area proposed to be withdrawn and the passage of a resolution of the Board of the applicable District approving such withdrawal.

(c) Any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(d) Upon any annexation or withdrawal, the District shall provide the City a description of the revised District Boundaries.

(e) Annexation or withdrawal of any area in accordance with section shall not constitute an amendment of this Governing Document.

E. Governing Document Amendment Requirement. This Governing Document has been designed with sufficient flexibility to enable the Districts to provide required facilities

under evolving circumstances without the need for numerous amendments. Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the City and the applicable District approving such amendment.

G. Overlap Limitation. The boundaries of the Districts shall not overlap unless the aggregate mill levy for payment of Debt of the overlapping Districts will not at any time exceed the Maximum Debt Mill Levy of the applicable Districts.

H. Initial Debt Limitation. On or before the effective date of approval by the City of an Approved Development Plan relating to property within a District, such Districts shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

I. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess of an aggregate amount of Five Hundred Million Dollars (\$500,000,000). This amount excludes any portion of bonds issued to refund a prior issuance of Debt by the Districts. The Total Debt Issuance Limitation does not apply to the Districts' pledge of its property tax revenues to the Debt of one of the other Districts. In addition, any C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the C-PACE Act.

Notwithstanding the foregoing, the Districts shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2049.

J. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable nonbankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Boards shall be composed of 5 Trustees each, who shall be appointed by the City Council pursuant to the PID Act. All Trustees shall be at large seats. Trustee terms for each District shall be staggered with initial terms as follows: Trustees 3, 4, and 5 shall serve an initial term of 4 years; Trustees 1 and 2 shall serve an initial term of 6 years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of such Districts. Upon any annexation or withdrawal in accordance with this Governing Document, any affected District may adjust its anticipated residential certificates of occupancy to reflect such boundary change.

B. Future Board Composition.

1. At the time of annexation of property into a District, such District shall estimate the total number of residential units within the District at full buildout of the property within the District (the "Anticipated Units"). Upon any annexation or withdrawal in accordance with this Governing Document, any affected District may adjust its Anticipated Units to reflect such boundary change. The respective board seats for the District Boards with residential property shall transition from appointed to elected seats according to the following milestones:

(a) Trustee 1. Trustee 1 shall transition to an elected seat after the end of a full term during which 50% of the Anticipated Units have received certificates of occupancy.

(b) Trustee 2. Trustee 2 shall transition to an elected seat after the end of a full term during which 75% of the Anticipated Units have received certificates of occupancy.

(c) Trustee 3. Trustee 3 shall transition to an elected seat after the end of a full term during which 80% of the Anticipated Units have received certificates of occupancy.

(d) Trustee 4. Trustee 4 shall transition to an elected seat after the end of a full term during which 90% of the Anticipated Units have received certificates of occupancy.

(e) Trustee 5. Trustee 5 shall transition to an elected seat after the end of a full term during which 100% of the Anticipated Units have received certificates of occupancy.

For any District which is not anticipated to include any residential property, the Board shall continue to be appointed by the City Council and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least 1/5 of the taxable value of the property within such District shall be entitled to nominate one trustee seat for each 1/5 value (provided that the City retains discretion to reject any nominee and request a new nominee from such property owner).

No transition pursuant to this Section shall become effective until the next scheduled regular election of the District following a full term. Registered voters within this Section shall mean voters whose “principal place of residence,” as that term is defined under Utah Code 20A-2-105(1)(a), is within a District.

C. Reelection and Reappointment. Not less than thirty (30) days prior to the expiration of a Trustee’s respective term, for any seat which has not transitioned to an elected seat, the Districts shall notify the City of the pending expiration of the term. The City Council may appoint a new Trustee pursuant to the PID Act prior to the expiration of the term of the current Trustee. If the City Council fails to appoint a new Trustee, the existing Trustee shall be deemed reappointed for a term of four (4) years. Any seat that has transitioned to an elected seat shall be elected at large pursuant to an election held for such purpose. If no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Local District Act. Any Trustee shall continue to serve until a new Trustee is elected.

D. Vacancy. Any vacancy on the Board shall be filled pursuant to the Local District Act.

VII. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their revenues and by and through the proceeds of Debt to be issued by the Districts.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

(a) The “Maximum Debt Mill Levy” shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Limited Tax Debt shall be 0.0065 per dollar of taxable value of taxable property in such District; provided that such levy shall be subject to adjustment as provided in Section 17D-4-301(8), Utah Code.

(b) Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

D. Maximum Debt Mill Levy Imposition Term.

Each bond issued by the District shall mature within Thirty-One (31) years from the date of issuance of such bond. In addition, no mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the first date of imposition of the mill levy for such bond (the "Maximum Debt Mill Levy Imposition Term").

All Assessments (other than C-PACE Assessments) imposed by any District on a parcel zoned for residential uses shall be payable at or before the time a building permit is issued with respect to such parcel. Any C-PACE Assessments may be repayable in accordance with the provisions of such act.

E. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

F. Security for Debt.

The Districts shall not pledge as security any land, assets, funds, revenue or property of the City, or property to be conveyed to the City, as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the Districts in the payment of any such obligation. All debt issued by the Districts for which a tax is pledged to pay the debt service shall meet the requirements of all applicable statutes.

G. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the City that the Districts shall use competent and nationally recognized bond and disclosure counsel and Municipal Advisor with respect to District Bonds to ensure proper issuance and compliance with this Governing Document. The Districts are encouraged to use the City's bond counsel and Municipal Advisor, however, the Districts may request to use other bond counsel or Municipal Advisors, meeting the requirements in the foregoing sentence, with such request in writing, delivered to the City manager and the City

attorney, stating the grounds for such request. Such request shall not be unreasonably denied or delayed. In the event the City does not object to a District's request in writing within twenty-one (21) calendar days, stating the grounds for the objection, the District's selection shall be deemed approved.

VIII. ANNUAL REPORT

A. General. In addition to all reporting requirements required by state law, each District shall be responsible for submitting an annual report to the City Recorder's Office no later than 210 days following the end of the District's fiscal year, beginning with fiscal year 2024.

B. Reporting of Significant Events. The annual report shall include information as to any of the following:

1. Names and terms of Board members and officers;
2. Board seat transition milestones and progress towards Board transition, as applicable;
3. District office contact information, if changed;
4. A summary of any litigation which involves the District as of the last day of the prior fiscal year, if any;
5. A summary of the total debt authorized and total debt issued by the District as well as any presently planned debt issuances;
6. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and
7. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

IX. DISSOLUTION

Upon repayment of defeasance of the Debt of a District, such District agrees to file petitions for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution of a District occur until such District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

X. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation for each District, or the annexation of property into any District, the Board shall record a notice against the property with the District with the recorder of Tooele County and provide a copy of the notice to the City. Such notice shall (a) contain a description

of the boundaries and annexation area of the District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) if applicable, state that the debt may convert to general obligation debt and outlining the provisions relating to conversion, and state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the maximum rate the District may levy; and (e) include the substantially the following language in bold:

“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 \$650** for the duration of the District’s Bonds.”

Failure to provide any disclosures required by this Section shall not relieve any property owner of the obligation to pay taxes imposed by the Districts.

XI. ENFORCEMENT.

In accordance with Section 17D-4-201(5) of the Utah Code, the City may impose limitations on the powers of the Districts through this Governing Document. The City shall have the right to enforce any of the provision, limitations or restricts in this Governing Document against the Districts, through any and all legal or equitable means available to the City, including, but not limited to, injunctive relief.

EXHIBIT A
Legal Descriptions

District No. 1

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Grantsville, Tooele County, Utah, more particularly described as follows:

Beginning at a point on the Quarter Section line located North 0°47'59" West 741.22 feet along the Quarter Section line from the found monument representing the North Quarter Corner of Section 27, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running;

thence North 0°47'59" East 220.03 feet along the Quarter Section line;
thence South 89°57'23" East 295.55 feet to a point on an existing wire fence;
thence South 53°04'39" West 365.85 feet along said wire fence to the Point of Beginning.

Contains 32,511 square feet or 0.75 acres.



District Nos. 2-16

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point at the Center of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running:

thence North 89°53'39" East 1,566.71 feet along Section line;
thence South 0°33'02" West 25.00 feet;
thence South 89°53'39" West 1,566.22 feet to Center Section line;
thence North 0°34'34" West 25.00 feet along said Section line to the Point of Beginning.

Contains 39,162 square feet or 0.90 acres.



Annexation Area Boundary

BOUNDARY DESCRIPTION

A parcel of land situate in Sections 22, 27, 28, the East half of Section 29 and the North half of Section 33 in Township 2 South, Range 6 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at the found monument representing the Northeast Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian, (The basis of bearing thereof being the line between the found monument at the Northwest Corner and the North Quarter Corner of Section 27, Township 2 South, Range 6 West, Salt Lake Base and Meridian, which bears North 89°04'40" East 2514.34 feet.) and running;

thence North 2°36'52" East 2700.50 feet to the found monument representing the West Quarter Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence along the East and North lines of two parcels having the same Entry No., said Entry No. being 438878 as recorded in the office of the Tooele County Recorder the following two (2) courses;

(1) thence North 0°25'37" West 663.18 feet;

(2) thence North 89°54'38" East 2972.14 feet to the Westerly right-of-way line of SR-138;

thence along the said Westerly right-of-way line the following two (2) courses;

(1) thence Southeasterly 219.85 feet along the arc of a 22877.30-foot radius tangent curve to the right (center bears South 52°22'03" West and the long chord bears South 37°21'26" East 219.85 feet through a central angle of 0°33'02");

(2) thence South 37°04'55" East 1594.81 feet to the North line of a parcel having the Entry No. 244610 as recorded in the office of the Tooele County Recorder;

thence South 52°55'05" West 50.00 feet along the said North line to the West line of said parcel;

thence South 37°04'55" East 75.00 feet along said West line to the South line of said parcel;

thence North 52°55'05" East 50.00 feet along said South line to the said Westerly right-of-way line;

thence South 37°04'55" East 109.43 feet along said Westerly right-of-way line to the Northerly line of a parcel having the Entry No. 244610 as recorded in the office of the Tooele County Recorder;

thence along the boundary line of said parcel having the Entry No. 244610 the following six (6) courses;

(1) thence South 65°28'56" West 384.11 feet;

(2) thence South 53°04'39" West 1951.90 feet;

(3) thence South 17°42'26" East 1818.44 feet;

(4) thence North 71°45'42" East 427.45 feet;

(5) thence South 38°43'22" East 1690.12 feet;

(6) thence North 53°04'54" East 19.25 feet;

thence South 0°32'47" West 2098.15 feet to the North line of Lot 1 in Valley Ranches Subdivision;

thence along the boundary of said lot 1 the following three (3) courses;

(1) thence South 0°35'03" West 589.21 feet;

(2) thence South 89°43'02" West 332.14 feet;

(3) thence North 0°33'02" East 589.20 feet;

thence South 89°43'02" West 1330.01 along the North lines of parcels 2, 3, 4 and 5 to the East line of Lot 6 of Valley Ranches Subdivision;

thence along the Southerly boundary of Valley Ranches Subdivision the following two (2) courses;

(1) thence South 0°33'02" West 589.20 feet;

(2) thence South 89°43'02" West 3657.52 feet;

thence South 0°33'02" West 98.26 feet to a point on the Section line and the North line of a parcel having

the Entry No. 538752 as recorded in the office of the Tooele County Recorder;

thence along the boundary of said parcel having the Entry No. 538752 the following three (3) courses;

(1) South 89°44'56" West 188.50 feet;

(2) South 0°27'24" East 1321.67 feet;

(3) North 89°41'50" East 1326.59 feet to a point on the Section line;

thence South 0°28'14" East 1320.48 feet along said Section line to the found Dependent Resurvey monument representing the East Quarter Corner of Section 33, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence South 89°38'45" West 3979.19 along the Quarter Section Line;

thence North 0°27'50" West 1324.01 feet along the North-South running 40-acre line;

thence South 89°41'42" West 1325.86 along the East-West running 40-acre line to a point on the Section

Line;

thence North 0°29'05" West 1325.15 feet along the Section Line to the found GLO monument representing the Southwest Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence along the boundary of a parcel having the Entry No. 476076 as recorded in the office of the Tooele County Recorder the following two (2) courses;

(1) thence North 0°26'59" West 1325.11 feet along the Section Line and an existing wire fence,

(2) thence North 89°22'34" West 1320.65 along the East-West running 40-acre line to the East line of a parcel having the Entry No. 63766 as recorded in the office of the Tooele County Recorder;

thence along said parcel having the Entry No. 63766 the following two (2) courses;

(1) thence North 0°25'56" West 1325.39 along the North-South running 40-acre line to a point on the Quarter Section Line;

(2) thence North 89°21'49" West 1320.25 feet along said Quarter Section Line to the calculated Center of Section 29, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence North 0°24'53" West 2650.68 feet along the Quarter Section Line to the found monument representing the North Quarter Corner of Section 29, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence South 89°20'07" East 2639.21 feet along the Section Line to a barbed wire fence corner which is believed to mark the Northwest Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence North 89°32'03" East 2640.66 feet along the Section Line to the found monument representing the North Quarter Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian;

thence South 89°26'14" East 2496.44 feet along the Section Line to the said Northeast Corner of Section 28, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and the Point of Beginning.

Contains 76,642,476 square feet or 1,759.47 acres.



EXHIBIT D

Estimated Public Improvement Costs

4/20/2023



**Grantsville 1,700 Acre Community
Public Infrastructure District (PID)
Engineers Conceptual Estimate of Probable Costs**

Item Description	Unit	Unit Cost	Quantity	Cost
1 COMMUNITY: BACKBONE INFRASTRUCTURE				
2 Backbone Earthwork (ROW Only)				
3 Erosion Control	AC	\$ 2,000.00	205	\$ 410,000
4 Earthwork Cut	CY	\$ 3.00	575,500	\$ 1,726,500
5 Clear and Grub	AC	\$ 300.00	205	\$ 61,500
Total Backbone Earthwork:				\$ 2,198,000
6 Backbone Roadways - (Arterial Roadways: 108' ROW, 74' of Asphalt, 42,000 LF) + (Collectors: 90' ROW, 46" Asphalt, 48,000 LF)				
7 Street Paving, Asphalt, 4" Depth	SY	\$ 30.00	585,900	\$ 17,577,000
8 Base Course, 9" Depth	SY	\$ 20.00	585,900	\$ 11,718,000
9 Subgrade Prep	SY	\$ 15.00	585,900	\$ 8,788,500
10 Curb Ramps	EA	\$ 2,500.00	160	\$ 400,000
11 Combinat on Curb, Gutter, & Walk	LF	\$ 80.00	180,000	\$ 14,400,000
12 Streetscape, Parkways, Landscaping	SF	\$ 7.30	5,600,000	\$ 42,000,000
Total Backbone Roadways:				\$ 94,883,500
13 Backbone Water System				
14 12" & 16" C 900 PVC Culinary Water Line, Fittings & Appurts	LF	\$ 125.00	21,187	\$ 2,648,375
15 8" & 10" C 900 PVC Culinary Water Line, Fittings & Appurts	LF	\$ 75.00	82,889	\$ 6,216,675
16 6", 8", 12" PRV Stations	LS	\$ 1,300,000.00	1	\$ 1,300,000
17 SR 138 Jacc & Bore, Connect to Existing	EA	\$ 125,000	2	\$ 250,000
Total Backbone Water:				\$ 10,415,050
18 Backbone Sanitary Sewer System				
19 15" SDR-35 PVC Sanitary Sewer	LF	\$ 125.00	9,000	\$ 1,125,000
20 12" SDR-35 PVC Sanitary Sewer	LF	\$ 105.00	9,344	\$ 981,120
21 8" SDR-35 PVC Sanitary Sewer	LF	\$ 95.00	5,421	\$ 5,053,340
22 4 & 5' Manhole @ 40'	EA	\$ 1,600.00	200	\$ 3,200,000
23 Jacc & Bore Under SR 138, Connect to Existing	EA	\$ 125,000	1	\$ 125,000
Total Backbone Sewer:				\$ 8,886,450
24 Backbone Storm Drainage				
25 48" & 54" SD Line	LF	\$ 190.00	15,900	\$ 3,021,000
26 24" & 36" SD Line	LF	\$ 155.00	41,300	\$ 6,711,500
27 18" SD Line	LF	\$ 125.00	14,500	\$ 1,812,500
28 SD Catch Basin	EA	\$ 4,000.00	295	\$ 1,180,000
29 SD Combo Box	EA	\$ 6,000.00	295	\$ 1,770,000
30 Erosion Control, SWPPP/Maintenance	LS	\$ 500,000.00	1	\$ 500,000
31 Community Detention/ Aluvial Facility (~30AC-FT w/3,300 LF D'ie)	AC-FT	\$ 75,000.00	30	\$ 2,250,000
Total Backbone Storm Drainage:				\$ 17,245,000
TOTAL COMMUNITY: BACKBONE INFRASTRUCTURE				\$ 133,638,000



**Grantsville 1,700 Acre Community
Public Infrastructure District (PID)
Engineers Conceptual Estimate of Probable Costs**

44	COMMUNITY: IN-TRACT INFRASTRUCTURE				
45	In-Tract Earthwork (ROW Only)				
48	Erosion Control	AC	\$ 2,000.00	247	\$ 474,000
49	Earthwork Cut	CY	\$ 3.00	765,000	\$ 2,295,000
50	Clear and Grub	AC	\$ 300.00	237	\$ 71,100
51	Total In-Tract Earthwork:				\$ 2,840,100
52	In-Tract Roadways - (Local Roads: 60' ROW, 35' Asphalt - 172,000 LF)				
54	Steel Pavement Asphalt, 4" Depth	SY	\$ 30.00	669,130	\$ 20,073,900
55	Base Course, 9" Depth	SY	\$ 20.00	669,130	\$ 13,382,600
56	Subgrade Prep	SY	\$ 15.00	669,130	\$ 10,036,950
57	Curbs Ramps	EA	\$ 2,500.00	500	\$ 1,250,000
58	Combination Curb, Gutter, and Walk	LF	\$ 80.00	344,000	\$ 27,520,000
59	Streetscape, Parkways, Landscaping	SF	\$ 7.50	1,800,000	\$ 13,500,000
60	Total In-Tract Roadways:				\$ 85,763,450
61	In-Tract Water System				
63	8" C-900 PVC Culinary Water Line	LF	\$ 80.00	172,000	\$ 13,760,000
64	Fire Hydrant Assemblies @ 450 ft spacing	EA	\$ 7,000.00	211	\$ 1,477,778
65	Valves & Fittings	LS	\$ 1,000,000.00	1	\$ 1,000,000
66	Culinary Water Services - 3/4"	EA	\$ 2,000.00	6,000	\$ 12,000,000
67	Connect to Existing Line	EA	\$ 10,000.00	40	\$ 400,000
68	Total In-Tract Water:				\$ 28,637,778
69	In-Tract Sanitary Sewer System				
71	10" SDR 35 PVC Sanitary Sewer	LF	\$ 125.00	42,000	\$ 5,250,000
72	8" SDR 35 PVC Sanitary Sewer	LF	\$ 95.00	130,000	\$ 12,350,000
73	2' Manhole @ 400'	EA	\$ 10,000.00	238	\$ 2,375,000
74	4" Sewer Service	EA	\$ 2,500.00	6,000	\$ 15,000,000
75	Connect to Existing Line	EA	\$ 10,000.00	40	\$ 400,000
76	Total In-Tract Sanitary Sewer:				\$ 35,375,000
77	In-Tract Storm Drainage				
79	30" Class III RCP SD	LF	\$ 175.00	10,000	\$ 1,750,000
80	24" Class III RCP SD	LF	\$ 155.00	25,000	\$ 3,875,000
81	18" Class III RCP SD	LF	\$ 125.00	100,000	\$ 12,500,000
83	50' Combo Box	EA	\$ 15,000.00	300	\$ 4,500,000
83	Detention Basins (w/ In-Plan Retention Areas)	EA	\$ 250,000.00	40	\$ 10,000,000
84	Pond Outfall Structures	EA	\$ 100,000.00	5	\$ 500,000
85	Total In-Tract Storm Drainage:				\$ 33,125,000
86	TOTAL COMMUNITY: IN-TRACT INFRASTRUCTURE \$ 185,741,328				



**Grantsville 1,700 Acre Community
Public Infrastructure District (PID)
Engineers Conceptual Estimate of Probable Costs**

88	ENHANCED (REGIONAL) IMPROVEMENTS				
89	Regional Park	LS	\$ 10,000,000	1	\$ 10,000,000
90	Wastewater Treatment Facility; per: Ensign Report	LS	\$ 8,750,000	1	\$ 8,750,000
91	Wastewater: Offsite Infrastructure (ALT 2); per: Ensign Report	LS	\$ 9,950,000	1	\$ 9,950,000
92	Municipal: Woks, Equipment & Infrastructure	EA	\$ 3,000,000.00	4	\$ 12,000,000
93	Water Tank Valve Vaults	LS	\$ 400,000.00	3	\$ 1,200,000
94	Buried Reinforced Concrete Tanks (3 Tanks for 4.1 MG)	LS	\$ 12,000,000	1	\$ 12,000,000
95	Detention Ponds (Dikes, outlets and soil ways)	AC FT	\$ 50,000.00	160	\$ 8,000,000
96	Transportation: Signs, UT-138 Warning, ROW Acq	LS	\$ 10,000,000	1	\$ 10,000,000
97	Total Enhanced (Regional) Improvements:				\$ 71,900,000
98	COMMUNITY: PARKS & RECREATION				
99	Community Parks	EA	\$ 4,000,000	4	\$ 16,000,000
100	Neighborhood Parks	EA	\$ 1,500,000	8	\$ 12,000,000
101	Community Center, Pool, Clubhouse	LS	\$ 12,000,000	1	\$ 12,000,000
102	Trial, Trash-head & Amenities	LS	\$ 5,000,000	1	\$ 5,000,000
103	Community Monumentation: Minor & Major Signs	LS	\$ 2,500,000	1	\$ 2,500,000
104	TOTAL COMMUNITY: PARKS & RECREATION:				\$ 47,500,000
105	REGIONAL: Infrastructure Improvements				
106	Water: Water Rights / Purchases (2,500 Ac. Ft.)	AC FT	\$ 25,000	2500	\$ 62,500,000
107	Drainage: Undeveloped Channels Imps, Culverts, Erosion Control	LS	\$ 5,000,000	1	\$ 5,000,000
108	TOTAL REGIONAL: INFRASTRUCTURE:				\$ 67,500,000
109	Infrastructure Costs Summary				
110	Total Community Backbone Infrastructure				\$ 133,628,000
111	Total Community In-Tract Infrastructure				\$ 185,741,328
112	Total Enhanced (Regional) Improvements				\$ 71,900,000
113	Total Community Parks & Recreation				\$ 47,500,000
114	Total Regional Infrastructure				\$ 67,500,000
115	Subtotal Infrastructure Costs:				\$ 506,269,328
116	Soft Costs & Fees				
117	Engineering @ 5%	LS	\$ 25,313,466	1	\$ 25,313,466
118	Contingency @ 20%	LS	\$ 101,253,866	1	\$ 101,253,866
119	Mobilization @ 1%	LS	\$ 5,062,693	1	\$ 5,062,693
120	Construction Testing @ 1%	LS	\$ 5,062,693	1	\$ 5,062,693
121	Construction Staking @ 2%	LS	\$ 10,125,387	1	\$ 10,125,387
122	Subtotal Soft Fees:				\$ 146,818,105
123	GRAND TOTAL:				\$ 653,087,433

EXHIBIT C

NOTICES OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 1 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 1**

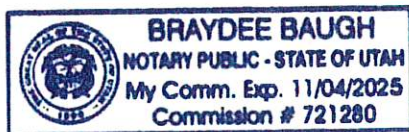
By: [Signature]
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.

[Signature]
NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 2 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

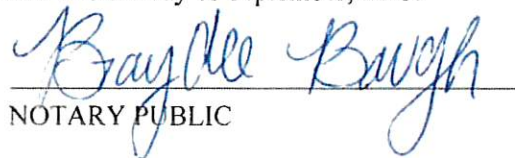
**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 2**

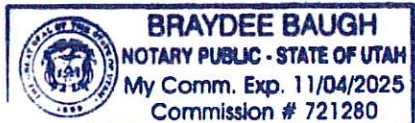
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah


NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 3 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

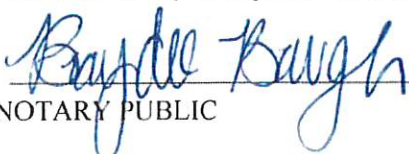
**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 3**

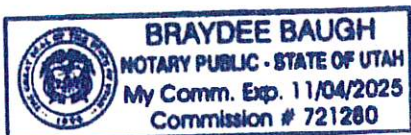
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 4 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

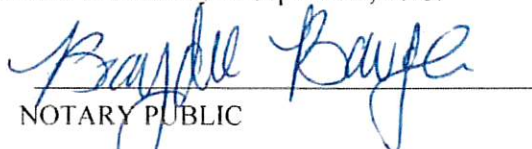
**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 4**

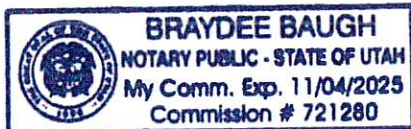
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 5 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 5**

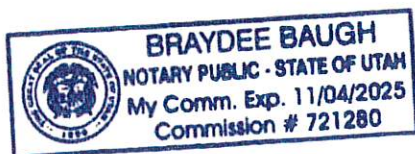
By: _____


AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
)ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.




NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 6 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

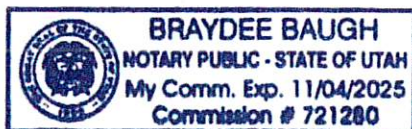
**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 6**

By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.




NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 7 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 7**

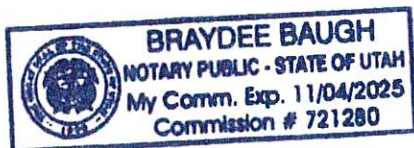
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
) :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

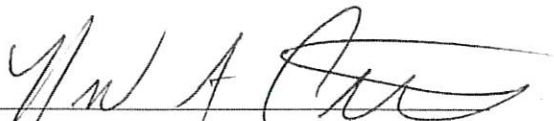
NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 8 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

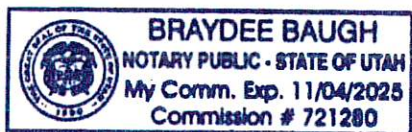
**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 8**

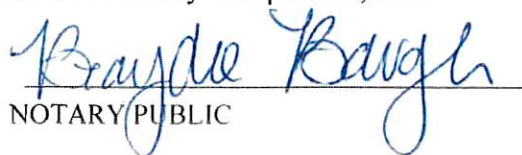
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.




NOTARY PUBLIC

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah


NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 9 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 9**

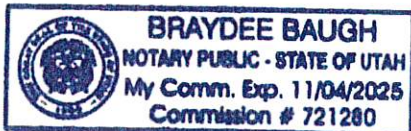
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 10 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 10**

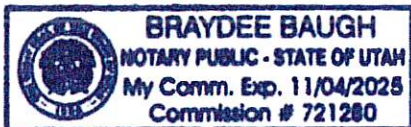
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 11 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 11**

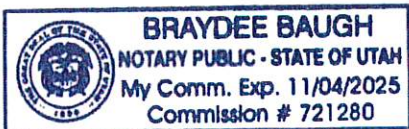
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

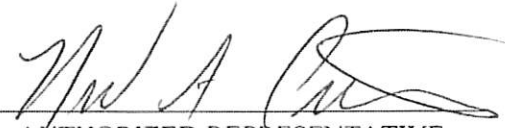
NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 12 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 12**

By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah


NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 13 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 13**

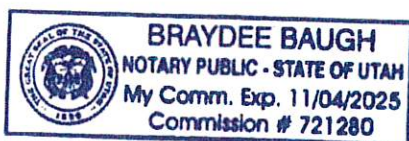
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 14 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 14**

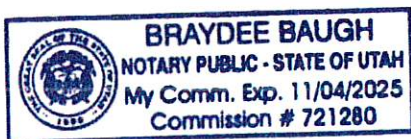
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 15 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

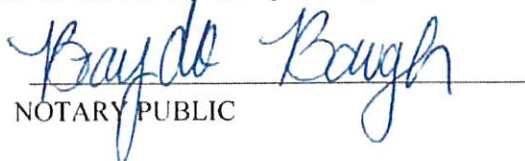
**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 15**

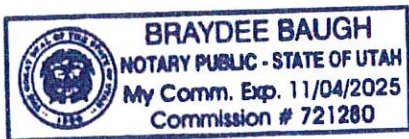
By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC



NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah


NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the "Council"), acting in its capacity as the creating entity for the Deseret Public Infrastructure District No. 16 (the "District"), at a special meeting of the Council, duly convened pursuant to notice, on September 6, 2023 adopted a *Resolution Providing for the Creation of Public Infrastructure Districts*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Creation 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 Surveyor of Tooele County, Utah, is attached as APPENDIX "B" hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215 upon annexation of the subject property into the boundaries of the City.

DATED this 6th day of September, 2023.

**CITY COUNCIL OF GRANTSVILLE CITY, UTAH,
acting in its capacity as the creating authority for the
DESERET PUBLIC INFRASTRUCTURE DISTRICT
NO. 16**

By: 
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :SS.
CITY OF GRANTSVILLE)

SUBSCRIBED AND SWORN to before me this 6th day of September, 2023.


NOTARY PUBLIC

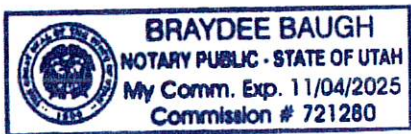
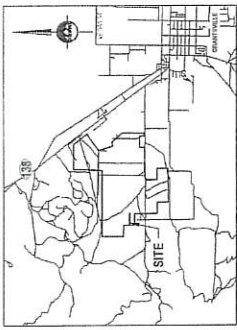


EXHIBIT "B" TO NOTICES OF BOUNDARY ACTION

Final Local Entity Plats

FINAL LOCAL ENTITY PLAT DESERET PUBLIC INFRASTRUCTURE DISTRICT #2

LOCATED IN SECTION 24, TOWNSHIP 2 SOUTH,
RANGE 6 WEST, SALT LAKE BASIN AND MERIDIAN
GRANTVILLE, TOBBLE COUNTY, UT, USA



SURVEYOR'S CERTIFICATE

I, **JUSTIN L. ANDERSON**, a duly licensed Professional Surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the office of the County Clerk of Tooble County, Utah, on this **23rd** day of **September**, 2023. My commission expires on **09/30/2025**.

OVERALL P.O.D. BOUNDARY DESCRIPTION

1. Parcel boundaries are located north of Section 24, Township 2 South, Range 6 West, Salt Lake Basin and Meridian, Grantville, Tooble County, Utah. The parcel boundaries are as follows:
 North: 100.00' ±
 East: 100.00' ±
 South: 100.00' ±
 West: 100.00' ±



JULY 23, 2023

Justin L. Anderson
Professional Surveyor
Tooble County, Utah

ACCEPTANCE BY LEGISLATIVE BODY

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE LEGISLATIVE BODY OF THE LOCAL ENTITY OF TOBBLE COUNTY, UTAH, ON THIS **23rd** DAY OF **SEPTEMBER**, 2023. THE LEGISLATIVE BODY HAS DETERMINED THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH PLAT ACT AND THE LOCAL ENTITY'S CHARTER AND ORDINANCES.

Justin L. Anderson
Professional Surveyor
Tooble County, Utah

**FINAL LOCAL ENTITY PLAT
DESERET PUBLIC INFRASTRUCTURE
DISTRICT #2**

LOCATED IN SECTION 24, TOWNSHIP 2 SOUTH,
RANGE 6 WEST, SALT LAKE BASIN AND MERIDIAN,
GRANTVILLE, TOBBLE COUNTY, UTAH

TOBBLE COUNTY RECORDER

RECORD NO. _____

FILED IN _____

DATE _____

BY _____

TOBBLE COUNTY RECORDER

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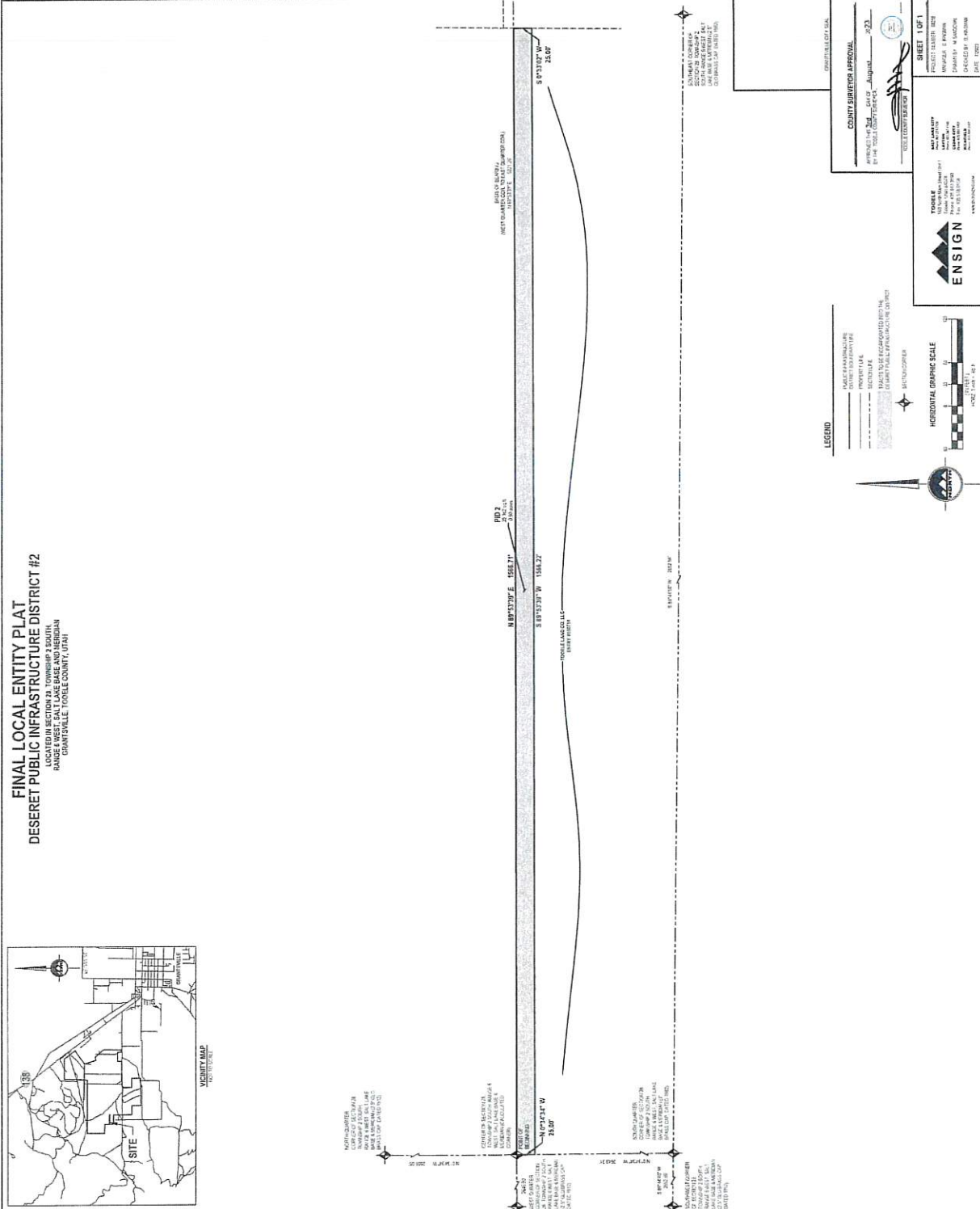
TOBBLE COUNTY RECORDER

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TOBBLE COUNTY RECORDER



LEGEND

- PROPERTY LINE
- BOUNDARY
- EXISTING PUBLIC INFRASTRUCTURE
- PROPOSED PUBLIC INFRASTRUCTURE

COUNTY SURVEYOR'S APPROVAL

APPROVED BY: Justin L. Anderson
DATE: August 23, 2023

**FINAL LOCAL ENTITY PLAT
DESERET PUBLIC INFRASTRUCTURE
DISTRICT #2**

LOCATED IN SECTION 24, TOWNSHIP 2 SOUTH,
RANGE 6 WEST, SALT LAKE BASIN AND MERIDIAN,
GRANTVILLE, TOBBLE COUNTY, UTAH

TOBBLE COUNTY RECORDER

RECORD NO. _____
FILED IN _____
DATE _____
BY _____

