

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

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

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



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

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

DEIDRE M. HENDERSON  
Lieutenant Governor



EXHIBIT C

NOTICE OF BOUNDARY ACTION

**NOTICE OF IMPENDING BOUNDARY ACTION**

**TO: The Lieutenant Governor, State of Utah**

**NOTICE IS HEREBY GIVEN** that the Board of Trustees (the "Board") of the Wasatch Peaks Ranch Public Infrastructure District (the "District"), at a special meeting of the Board, duly convened pursuant to notice, on November 1, 2023 adopted a *Resolution Providing for the Annexation of Certain Property*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Annexation 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 the District, is attached as APPENDIX "B" hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation of certain real property in Morgan County (the "Subject Property"), as more particularly described in the Annexation Resolution, have been met. The annexation of the Subject Property into the District is not anticipated to result in the employment of personnel.

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

**DATED** this 29 day of NOVEMBER, 2023.

**WASATCH PEAKS RANCH PUBLIC  
INFRASTRUCTURE DISTRICT**

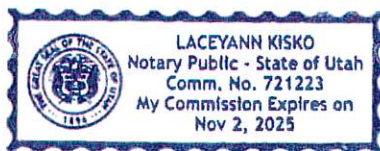
By: [Signature]  
AUTHORIZED REPRESENTATIVE

**VERIFICATION**

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

SUBSCRIBED AND SWORN to before me this 29 day of

NOVEMBER, 2023.



[Signature]  
NOTARY PUBLIC

**APPENDIX "A" TO NOTICE OF BOUNDARY ACTION**

**Copy of the Annexation Resolution**

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Wasatch Peaks Ranch Public Infrastructure District will be held at 2:00 p.m. on November 1, 2023, for the purpose of consideration for adoption of a resolution authorizing the annexation into the District of certain real property in Morgan County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

*Mitchell Lee*

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Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE  
AND CONSENT TO SPECIAL MEETING

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

*[Signature]*

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Chair

*[Signature]*

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Vice Chair

*[Signature]*

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Assistant Secretary/Clerk

November 1, 2023

The Board of Trustees (the "Board") of the Wasatch Peaks Ranch Public Infrastructure District (the "District"), held a special meeting on November 1, 2023, at the hour of 2:00 p.m., with the following members of the Board being present, including by electronic means:

Ed Schultz	Chair
Jenny Robinson	Vice Chair/Treasurer
Vance Bostock	Assistant Secretary/Clerk

Also present:

Mitchell Lee	Secretary/Clerk
Brent Rose	General Counsel
Aaron Wade	Bond Counsel

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this November 1, 2023, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Ed Schultz and seconded by Jenny Robinson, was adopted by the following vote:

AYE: Robinson, Schultz and Bostock

Unanimous

NAY:

The resolution is as follows:



RESOLUTION NO. 2023-5

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT"), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY (THE "SUBJECT PROPERTY") WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT; AUTHORIZING THE RECORDING OF A NOTICE ON THE SUBJECT PROPERTY OF THE DISTRICT'S INTENT TO ISSUE LIMITED TAX BONDS AND IMPOSE AD VALOREM PROPERTY TAXES; DELEGATING TO CERTAIN OFFICERS OF THE DISTRICT THE AUTHORITY TO APPROVE THE PROVISIONS OF THE NOTICE; AND RELATED MATTERS.

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the "State"), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the "PID Act"), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on February 21, 2021, the County Commission of Morgan County, Utah (the "County") did adopt a Creation Resolution (the "Creation Resolution") ratifying the creation of the District, approving a Governing Document for the District (the "Governing Document") and appointing the Board; and

WHEREAS, the Creation Resolution and Governing Document authorizes the District's annexation of any area within the Annexation Area Boundaries into the District without any further action of the Commission or the County, upon the consent of 100% of all surface property owners and registered voters, if any, within the area contemplated to be annexed and compliance with the terms of the PID Act and the Governing Document; and

WHEREAS, certain property owners (the "Petitioners"), representing 100% of the owners of surface property within the Subject Property have petitioned to join the District and have certified that there are no registered voters within the Subject Property; and

WHEREAS, on May 23, 2023, the Board made a finding and adopted a resolution declaring its intent to issue not to exceed \$300,000,000 of limited tax bonds subject to maximum mill levy for repayment of 0.010 per dollar of taxable value and amended such intent on June 30, 2023 to limit the maximum mill levy for repayment to 0.005 per dollar of taxable value (the "Property Owner Consent"); and

WHEREAS, the Petitioners have consented to the same terms as the Property Owner Consent and the Board to record a notice of such finding and the intent of the District to issue Bonds against the Subject Property (the "Notice"), in substantially the form attached hereto as Exhibit D; and

WHEREAS, the Board desires to grant to any member of the Board (the "Designated Officer") the authority to approve the final terms of the Notice; and

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Wasatch Peaks Ranch Public Infrastructure District, as follows:

Section 1. The Board hereby authorizes the annexation of certain real property in Morgan County (the "Subject Property"), as identified in Exhibit B attached hereto, into the District.

Section 2. The Board hereby approves the Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and a final entity annexation plat relating to the Subject Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Morgan County Surveyor, the office of the Lieutenant Governor, or the Morgan County Recorder.

Section 3. The Board finds and confirms that the Petitioners are bound by the terms of the Property Owner Consent and furthermore have consented to the same terms as contained in the Property Owner Consent.

Section 4. The Notice in substantially the form presented to this meeting and attached hereto as Exhibit D, is hereby authorized, approved, and confirmed. The Chair or Vice Chair and the Secretary/Clerk or Assistant Secretary/Clerk are hereby authorized to execute and record the Notice and execute the General Certificate in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the District, with final terms as may be established by the Designated Officer, and with such changes, omissions, insertions and revisions as the appropriate officers of the District or the Morgan County Recorder shall deem advisable. The appropriate officers of the District are hereby further authorized to do or perform all such acts and to execute all such certificates, documents and other instruments as may be necessary or advisable in connection therewith.

Section 5. 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.

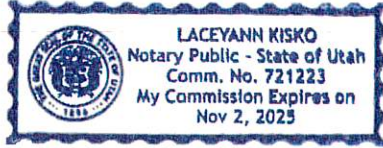
Section 6. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.


Section 7. This resolution shall take effect immediately.



APPROVED AND ADOPTED this November 1, 2023.

(SEAL)



By:   
District Chair

ATTEST:

By: Mitchell Lee  
Secretary/Clerk

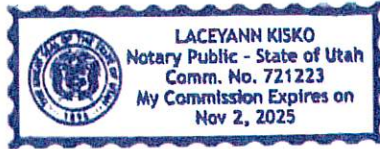


STATE OF UTAH )  
 : ss.  
COUNTY OF MORGAN )

I, Mitchell Lee, the duly appointed and qualified Secretary/Clerk of the Wasatch Peaks Ranch Public Infrastructure District (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on November 1, 2023, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this November 1, 2023.

(SEAL)



By: Mitchell Lee  
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW

I, Mitchell Lee, the undersigned Secretary/Clerk of the Wasatch Peaks Ranch Public Infrastructure District (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the Date, public meeting held by the Board of Trustees of the District (the "Board") as follows:

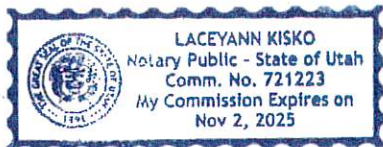
(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

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

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this November 1, 2023.

(SEAL)



By: Mitchell Lee  
Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING



# WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT

## NOTICE OF MEETING

PUBLIC NOTICE is hereby given that the Board of Trustees (the “Board”), of Wasatch Peaks Ranch Public Infrastructure District (the “District”), will hold a meeting of the Board on Wednesday, November 1, 2023, commencing at 2:00 p.m., at the District office located at 36 S State Street, Suite 500, Salt Lake City, Utah, at which time the Board shall proceed according to the following agenda:

1. Call to Order.
2. A resolution of the Board, authorizing the annexation of certain property (the “Subject Property”) within the Annexation Area Boundaries into the District; authorizing the recording of a notice on the Subject Property of the District’s intent to issue limited tax bonds and impose ad valorem property taxes; delegating to certain officers of the District the authority to approve the provisions of the notice; and related matters.
3. A resolution of the Board, authorizing the issuance and sale of Limited Tax General Obligation Bonds, Series 2023 in the aggregate principal amount of not to exceed \$200,000,000, fixing the maximum aggregate principal amount of the Bonds, the maximum number of years over which the Bonds may mature, the maximum interest rate which the Bonds may bear, and the maximum discount from par at which the Bonds may be sold; delegating to certain officers of the District the authority to approve the final terms and provisions of the Bonds within the parameters set forth herein; providing for the posting of a notice of public hearing and Bonds to be issued; providing for the running of a contest period and setting of a public hearing date; authorizing and approving the execution of an indenture, a bond purchase agreement; and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.

Adjourn

*Mitchell Lee*

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District Clerk

[This notice to be posted at the District office, published on the Utah Public Notice Website, and a copy sent to the Ogden Standard Examiner at least 24 hours prior to the meeting.]

**EXHIBIT B**

**SUBJECT PROPERTY**

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

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

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

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

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

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

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

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

Lot C4 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot C5 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot C6 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot C7 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot C8 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

***Lot C9 (Parcel No. 00-0090-3149)***

Lot C9 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.



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

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

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

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

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

Lot C12 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

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

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

Lot C14 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot C15 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot C16 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot C17 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot C18 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

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

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

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

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

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

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

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

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

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

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

Lot E1 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot E2 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

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

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

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

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

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

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

Lot E6 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

**Lot E7** (*Parcel No. 00-0090-3179*)

Lot E7 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

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

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

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

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

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

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

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

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

Lot E12 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

**Lot E13** (*Parcel No. 00-0090-3185*)

Lot E13 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

**Lot E14** (*Parcel No. 00-0090-3186*)

Lot E14 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot E15 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

Lot E16 of Wasatch Peaks Ranch Plat 1, recorded on May 3, 2022 as Entry No. 160852 in Book 391 at Page 382-401 in the office of the Morgan County Recorder.

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

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

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

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

Contains 178.82 Acres.

**APPENDIX "B" TO NOTICE OF BOUNDARY ACTION**

**Annexation Plat**





EXHIBIT D

FORM OF NOTICE

[INTENTIONALLY OMITTED FROM SUBMITTAL]

