

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 know as the VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #1 ANNEXATION #1 located in UTAH COUNTY, dated JUNE 20, 2024, complying with §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 VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT #1 ANNEXATION #1 located in UTAH COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 10th day of July, 2024 at Salt Lake City, Utah.

A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation No. 1

by

Viridian Farm Public Infrastructure District No. 1

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Viridian Farm Public Infrastructure District No. 1 (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3)(a) and other applicable provisions of Utah law, effective June 14, 2024, adopted a *Resolution to Annex Approximately 57.19 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat – Annexation No. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Utah County Surveyor, is attached along with the legal description of the affected property, as EXHIBIT "B", hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

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

DATED this 20th day of June, 2024.

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1

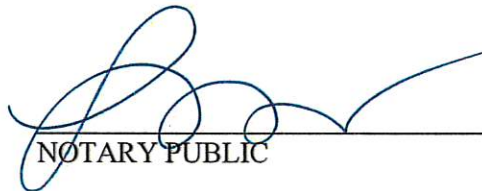


Adam Loser, Chair

STATE OF UTAH)
)
) :ss.
COUNTY OF salt lake)

On the 20th day of June, 2024, personally appeared before me Adam Loser, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of Viridian Farm Public Infrastructure District No. 1 pursuant to his authority by law as its duly appointed chair.





NOTARY PUBLIC

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

Copy of the Annexation Resolution

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

(Annexation No. 1)

Legal Description

Parcel A

A parcel of land located in the Northeast Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 1262.59 feet and WEST 529.17 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence S89°38'32"W 113.91 feet; thence N00°35'14"W 106.71 feet; thence S89°08'50"W 63.00 feet; thence S89°25'01"W 418.00 feet; thence S89°24'46"W 129.62 feet; thence S00°35'14"E 107.00 feet; thence S89°24'46"W 378.00 feet; thence N00°35'14"W 44.87 feet; thence S89°24'46"W 58.00 feet; thence S89°23'48"W 280.01 feet; thence N00°33'37"W 695.82 feet; thence N00°54'23"W 285.40 feet; thence N89°24'46"E 360.97 feet; thence S00°30'39"E 273.00 feet; thence N89°06'34"E 298.48 feet; thence N00°39'04"W 605.35 feet; thence N89°14'02"E 691.22 feet; thence S00°35'14"E 193.77 feet; thence N89°24'46"E 25.07 feet; thence S00°35'14"E 58.00 feet; thence S00°39'04"E 312.89 feet; thence S05°36'11"E 215.26 feet; thence N89°24'46"E 16.29 feet; thence S00°35'14"E 298.31 feet; thence N89°23'48"E 32.80 feet; thence S00°21'28"E 284.60 feet to the point of beginning.

Contains: ±34.77 acres

1,514,536 sq. ft.

Parcel B

A parcel of land located in the Northeast Quarter of Section 6, and the Northwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows: Beginning at the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence S89°11'13"W along the Quarter Section Line 332.27 feet; thence N00°48'47"W 391.09 feet; thence N89°11'13"E 151.18 feet; thence N00°48'47"W 96.08 feet; thence N89°11'13"E 185.55 feet; thence N00°48'47"W 84.61 feet; thence N88°54'25"E 40.16 feet; thence N00°35'32"W 86.40 feet; thence N89°24'43"E 243.27 feet; thence along the arc of a curve to the left 30.59 feet with a radius of 1196.50 feet through a central angle of 01°27'54", chord: N88°40'46"E 30.59 feet; thence N02°03'10"W 48.00 feet; thence N03°03'06"W 101.68 feet; thence along the arc of a non-tangent curve to the left 502.76 feet with a radius of 1047.50 feet through a central angle of 27°29'58", chord: N73°11'55"E 497.94 feet; thence N59°26'56"E 164.47 feet; thence S30°33'04"E 111.00 feet; thence S59°26'56"W 47.05 feet; thence S30°09'46"E 550.16 feet; thence S59°50'14"W 96.48 feet; thence along the arc of a non-tangent curve to the left 49.15 feet with a radius of 271.00 feet through a central angle of 10°23'26", chord: S38°54'24"E 49.08 feet; thence S49°18'07"W 58.08 feet; thence S63°05'56"W 123.49 feet; thence S67°13'09"W 129.23 feet; thence S71°15'01"W 118.02 feet; thence S74°47'41"W 99.39 feet; thence S78°01'47"W 99.05 feet; thence S81°15'33"W 99.05 feet; thence S84°29'19"W 99.05 feet; thence S87°45'20"W 101.35 feet; thence S89°24'28"W 107.29 feet; thence S00°18'48"E 76.93 feet; thence along the arc of a curve to the left 23.63 feet with a radius of 15.00 feet through a central angle of 90°16'44", chord: S45°27'10"E 21.26 feet; thence S00°35'32"E 12.50 feet; thence S89°41'12"W 78.13 feet; thence N00°18'48"W 6.03 feet; thence S89°41'12"W 115.00 feet to the point of beginning.

Contains: ±20.92 acres

911,393 sq. ft.

Parcel C

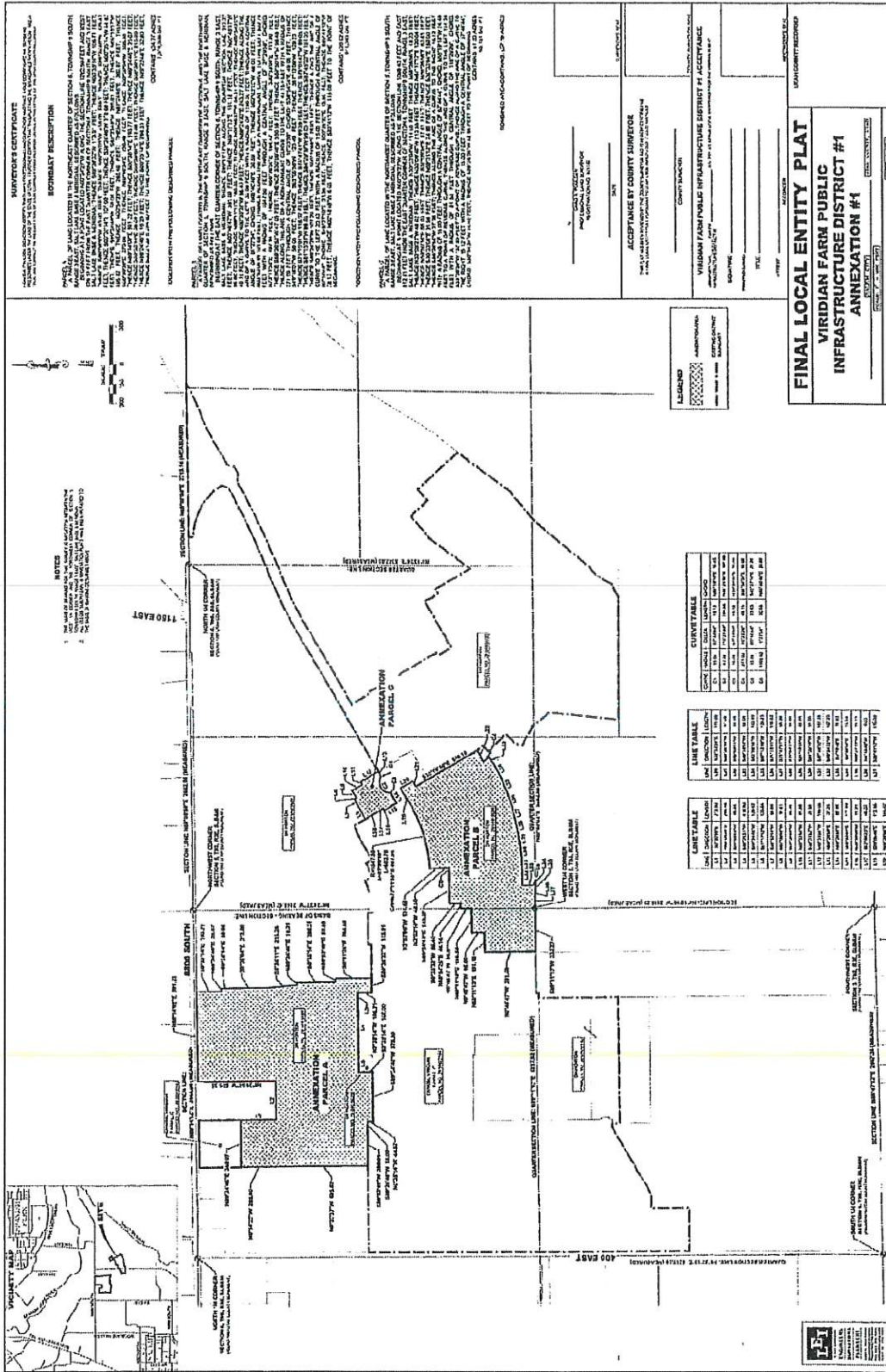
A parcel of land located in the Northwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 1068.63 feet and EAST 812.81 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence N30°33'04"W 111.00 feet; thence N59°26'56"E 18.23 feet; thence N32°08'23"W 48.02 feet; thence N30°09'46"W 113.85 feet; thence N61°17'12"E 120.04 feet; thence N59°50'14"E 58.00 feet; thence S30°09'46"E 17.61 feet; thence N59°26'56"E 63.45 feet; thence S30°33'04"E 91.96 feet; thence N59°31'52"E 24.55 feet; thence S30°33'04"E 159.00 feet; thence S59°26'56"W 37.35 feet; thence along the arc of a curve to the right 15.12 feet with a radius of 15.00 feet through a central angle of 57°44'44", chord: S88°19'18"W 14.49 feet to a point of reverse curve; thence along the arc of a curve to the left 164.28 feet with a radius of 81.50 feet through a central angle of 115°29'29", chord: S59°26'56"W 137.85 feet to a point of reverse curve; thence along the arc of a curve to the right 15.12 feet with a radius of 15.00 feet through a central angle of 57°44'44", chord: S30°34'34"W 14.49 feet; thence S59°26'56"W 82.96 feet to the point of beginning.

Contains: ±1.50 acres

65,191 sq. ft.

Final Local Entity Plat - Annexation No. 1



June 14, 2024

The Board of Trustees (the “Board”) of the Viridian Farm Public Infrastructure District No. 1, held a special meeting on June 14, 2024, at the hour of 9:00 a.m., with the following members of the Board being present:

Adam Loser
Jonathan Thornley

Chair
Vice-chair/Treasurer

Also present:

Matt Ence
Michael Jensen
Aaron Wade

General Counsel
Special District Specialist
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 Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this June 14, 2024, 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 Jonathan Thornley and seconded by Adam Loser, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 57.19 ACRES INTO THE DISTRICT (ANNEXATION NO. 1); AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the District requesting and consenting to the annexation of approximately 57.19 acres pursuant to Utah Code §17D-4-201(3)(a) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act"); and

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

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

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

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

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

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

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Local Entity Plat for Annexation No. 1 (the "Annexation Plat").

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

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution)

by the Board and by officers of the Board directed toward the annexation of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby annexed into the District.

3. Notice of this Resolution may be published in substantially the following form:

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on June 14, 2024, the Board of Trustees (the "Board") of Viridian Farm Public Infrastructure District No. 1 (the "District") adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

Parcel A

A parcel of land located in the Northeast Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 1262.59 feet and WEST 529.17 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence S89°38'32"W 113.91 feet; thence N00°35'14"W 106.71 feet; thence S89°08'50"W 63.00 feet; thence S89°25'01"W 418.00 feet; thence S89°24'46"W 129.62 feet; thence S00°35'14"E 107.00 feet; thence S89°24'46"W 378.00 feet; thence N00°35'14"W 44.87 feet; thence S89°24'46"W 58.00 feet; thence S89°23'48"W 280.01 feet; thence N00°33'37"W 695.82 feet; thence N00°54'23"W 285.40 feet; thence N89°24'46"E 360.97 feet; thence S00°30'39"E 273.00 feet; thence N89°06'34"E 298.48 feet; thence N00°39'04"W 605.35 feet; thence N89°14'02"E 691.22 feet; thence S00°35'14"E 193.77 feet; thence N89°24'46"E 25.07 feet; thence S00°35'14"E 58.00 feet; thence S00°39'04"E 312.89 feet; thence S05°36'11"E 215.26 feet; thence N89°24'46"E 16.29 feet; thence S00°35'14"E 298.31 feet; thence N89°23'48"E 32.80 feet; thence S00°21'28"E 284.60 feet to the point of beginning.
Contains: ±34.77 acres
1,514,536 sq. ft.

Parcel B

A parcel of land located in the Northeast Quarter of Section 6, and the Northwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence S89°11'13"W along the Quarter Section Line 332.27 feet; thence N00°48'47"W 391.09 feet; thence N89°11'13"E 151.18 feet; thence N00°48'47"W 96.08 feet; thence N89°11'13"E 185.55 feet; thence N00°48'47"W 84.61 feet; thence N88°54'25"E 40.16 feet; thence N00°35'32"W 86.40 feet; thence N89°24'43"E 243.27 feet; thence along the arc of a curve to the left 30.59 feet with a radius of 1196.50 feet through a central angle of 01°27'54", chord: N88°40'46"E 30.59 feet; thence N02°03'10"W 48.00 feet; thence N03°03'06"W 101.68 feet; thence along the arc of a non-tangent curve to the left 502.76 feet with a radius of 1047.50 feet through a central angle of 27°29'58", chord: N73°11'55"E 497.94 feet; thence N59°26'56"E 164.47 feet; thence

S30°33'04"E 111.00 feet; thence S59°26'56"W 47.05 feet; thence S30°09'46"E 550.16 feet; thence S59°50'14"W 96.48 feet; thence along the arc of a non-tangent curve to the left 49.15 feet with a radius of 271.00 feet through a central angle of 10°23'26", chord: S38°54'24"E 49.08 feet; thence S49°18'07"W 58.08 feet; thence S63°05'56"W 123.49 feet; thence S67°13'09"W 129.23 feet; thence S71°15'01"W 118.02 feet; thence S74°47'41"W 99.39 feet; thence S78°01'47"W 99.05 feet; thence S81°15'33"W 99.05 feet; thence S84°29'19"W 99.05 feet; thence S87°45'20"W 101.35 feet; thence S89°24'28"W 107.29 feet; thence S00°18'48"E 76.93 feet; thence along the arc of a curve to the left 23.63 feet with a radius of 15.00 feet through a central angle of 90°16'44", chord: S45°27'10"E 21.26 feet; thence S00°35'32"E 12.50 feet; thence S89°41'12"W 78.13 feet; thence N00°18'48"W 6.03 feet; thence S89°41'12"W 115.00 feet to the point of beginning.

Contains: ±20.92 acres
911,393 sq. ft.

Parcel C

A parcel of land located in the Northwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 1068.63 feet and EAST 812.81 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence N30°33'04"W 111.00 feet; thence N59°26'56"E 18.23 feet; thence N32°08'23"W 48.02 feet; thence N30°09'46"W 113.85 feet; thence N61°17'12"E 120.04 feet; thence N59°50'14"E 58.00 feet; thence S30°09'46"E 17.61 feet; thence N59°26'56"E 63.45 feet; thence S30°33'04"E 91.96 feet; thence N59°31'52"E 24.55 feet; thence S30°33'04"E 159.00 feet; thence S59°26'56"W 37.35 feet; thence along the arc of a curve to the right 15.12 feet with a radius of 15.00 feet through a central angle of 57°44'44", chord: S88°19'18"W 14.49 feet to a point of reverse curve; thence along the arc of a curve to the left 164.28 feet with a radius of 81.50 feet through a central angle of 115°29'29", chord: S59°26'56"W 137.85 feet to a point of reverse curve; thence along the arc of a curve to the right 15.12 feet with a radius of 15.00 feet through a central angle of 57°44'44", chord: S30°34'34"W 14.49 feet; thence S59°26'56"W 82.96 feet to the point of beginning.

Contains: ±1.50 acres
65,191 sq. ft.

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

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

5. Prior to certification of the annexation of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District's surveyor, to make any corrections, deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

6. 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.

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

8. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the "Effective Date").

PASSED AND ADOPTED by the Board of Trustees of Viridian Farm Public Infrastructure District No. 1 effective as of the Effective Date set forth above.

VIRDIAN FARM PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By:


_____ Chair

ATTEST:

By: Scott B Bishop
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Scott Bishop, the undersigned clerk (or assistant clerk) of Viridian Farm Public Infrastructure District No. 1 (the “the District”), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the “Board”) on June 14, 2024, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

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

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

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this June 14, 2024.

By: Scott B Bishop

Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Viridian Farm Public Infrastructure District Nos. 1-3
Boards of Trustees
Combined Special Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARDS OF TRUSTEES OF VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3 WILL HOLD A MEETING ON JUNE 14, 2024, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 9:00 A.M.

A. Call to Order

B. Public Comment

C. Consent Items

1. (All Districts) Consider approval of draft minutes from the combined board meeting held January 25, 2024.

D. Action Items

1. (District No. 1 only) Consider approval of Resolution 2024-06: A resolution to annex approximately 57.19 acres into the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

2. (District No. 1 only) Consider approval of Resolution 2024-07: A resolution to withdraw approximately 78.04 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

3. (District No. 1 only) Consider approval of Resolution 2024-08: A RESOLUTION OF THE BOARD OF TRUSTEES OF VIRIDIAN PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2024A AND SUBORDINATE LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2024B IN THE COMBINED AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$12,000,000, 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 ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH THEREIN; 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 INDENTURES, A PRELIMINARY LIMITED OFFERING MEMORANDUM, A LIMITED OFFERING MEMORANDUM, A BOND PURCHASE AGREEMENT, A CONTINUING DISCLOSURE 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.

4. (District No. 2 only) Consider approval of Resolution 2024-06: A resolution to withdraw approximately 55.56 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

5. (District No. 3 only) Consider approval of Resolution 2024-06: A resolution to withdraw approximately 1.63 acres from the District boundaries; authorizing the plat and other documents in connection therewith; authorizing the publication of notice of this resolution; and related matters.

E. Administrative Non-Action Items

F. Other Items From Board Members

G. Adjourn

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Jennifer Gowans at 435-628-3688 at least one full business day before the meeting.

This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically.

Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute.

This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/85203731084?pwd=nsDJbkMfACz154zK8fWa5LM6LVSIAr.1>

Meeting ID: 852 0373 1084

Passcode: 470945

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1**

TO: **VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1**, a Utah public infrastructure district

FROM: **DR Horton, Inc.**, a Delaware corporation (“**Petitioner**”)

DATE: June 14, 2024

This Petition to Annex Property into Viridian Farm Public Infrastructure District No. 1 (the “**District**”) is submitted in accordance with Title 17D, Chapter 4, Section 201(3)(a), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 57.19 acres of property in Salem City, Utah County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The undersigned Petitioner is designated a sponsor, and the contact sponsor, of this Petition.

In support of this Petition, Petitioner affirmatively represents, acknowledges, and certifies the following matters:

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. The Property so described is located within the approved Annexation Area of the District;
7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and

8. Petitioner acknowledges that the District intends to issue bonds and levy property tax and/or make assessments on all property within the District, specifically including the Property.

Each individual who signs on behalf of a trust or business entity represents that he or she has authority to do so and to petition for the annexation on behalf of the trust or business entity, and further represents that there is no legal impediment to the trust or business entity's signing this Petition.

The Petitioner, for itself and for its successors in title and assigns, hereby waives any and all rights for contesting, protesting, or challenging the legality or validity of the creation and establishment of the District and the adoption of any resolutions or ordinances by Salem City in connection therewith. The Petitioner further acknowledges and understands that the District is governed by an appointed board of trustees that is currently constituted with the following members:

Adam Loser
Jonathan Thornley
Scott Bishop

The Petitioner represents and certifies that it does not challenge the right of any board member to hold his or her position or office.


This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)


Made effective as of the date first set forth above.


DR Horton, Inc.
a Delaware corporation
12351 Gateway Park Place, Suite D-100
Draper, UT 84020


By: Jonathan S. Thornley
Its: VP and Division CFO

STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

On this 13 day of June, 2024, personally appeared before me Jonathan S Thornley, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he/she is the VP and Division CFO of DR Horton, Inc., and acknowledged to me that he/she executed the foregoing on behalf of said company.

 **KELLEY ANNE REESE**
Notary Public, State of Utah
Commission # 713713
My Commission Expires On
August 25, 2024



NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

VIRIDIAN PUBLIC INFRASTRUCTURE DISTRICT #1 ADDITION PARCELS

Parcel A

A parcel of land located in the Northeast Quarter of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 1262.59 feet and WEST 529.17 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence S89°38'32"W 113.91 feet; thence N00°35'14"W 106.71 feet; thence S89°08'50"W 63.00 feet; thence S89°25'01"W 418.00 feet; thence S89°24'46"W 129.62 feet; thence S00°35'14"E 107.00 feet; thence S89°24'46"W 378.00 feet; thence N00°35'14"W 44.87 feet; thence S89°24'46"W 58.00 feet; thence S89°23'48"W 280.01 feet; thence N00°33'37"W 695.82 feet; thence N00°54'23"W 285.40 feet; thence N89°24'46"E 360.97 feet; thence S00°30'39"E 273.00 feet; thence N89°06'34"E 298.48 feet; thence N00°39'04"W 605.35 feet; thence N89°14'02"E 691.22 feet; thence S00°35'14"E 193.77 feet; thence N89°24'46"E 25.07 feet; thence S00°35'14"E 58.00 feet; thence S00°39'04"E 312.89 feet; thence S05°36'11"E 215.26 feet; thence N89°24'46"E 16.29 feet; thence S00°35'14"E 298.31 feet; thence N89°23'48"E 32.80 feet; thence S00°21'28"E 284.60 feet to the point of beginning.

Contains: ±34.77 acres

1,514,536 sq. ft.

Parcel B

A parcel of land located in the Northeast Quarter of Section 6, and the Northwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence S89°11'13"W along the Quarter Section Line 332.27 feet; thence N00°48'47"W 391.09 feet; thence N89°11'13"E 151.18 feet; thence N00°48'47"W 96.08 feet; thence N89°11'13"E 185.55 feet; thence N00°48'47"W 84.61 feet; thence N88°54'25"E 40.16 feet; thence N00°35'32"W 86.40 feet; thence N89°24'43"E 243.27 feet; thence along the arc of a curve to the left 30.59 feet with a radius of 1196.50 feet through a central angle of 01°27'54", chord: N88°40'46"E 30.59 feet; thence N02°03'10"W 48.00 feet; thence N03°03'06"W 101.68 feet; thence along the arc of a non-tangent curve to the left 502.76 feet with a radius of 1047.50 feet through a central angle of 27°29'58", chord: N73°11'55"E 497.94 feet; thence N59°26'56"E 164.47 feet; thence S30°33'04"E 111.00 feet; thence S59°26'56"W 47.05 feet; thence S30°09'46"E 550.16 feet; thence S59°50'14"W 96.48 feet; thence along the arc of a non-tangent curve to the left 49.15 feet with a radius of 271.00 feet through a central angle of 10°23'26", chord: S38°54'24"E 49.08 feet; thence S49°18'07"W 58.08 feet; thence S63°05'56"W 123.49 feet; thence S67°13'09"W 129.23 feet; thence S71°15'01"W 118.02 feet; thence S74°47'41"W 99.39 feet; thence S78°01'47"W 99.05 feet; thence S81°15'33"W 99.05 feet; thence S84°29'19"W 99.05 feet; thence S87°45'20"W 101.35 feet; thence S89°24'28"W 107.29 feet; thence S00°18'48"E 76.93 feet; thence along the arc of a curve to the left 23.63 feet with a radius of 15.00 feet through a central

angle of 90°16'44", chord: S45°27'10"E 21.26 feet; thence S00°35'32"E 12.50 feet; thence S89°41'12"W 78.13 feet; thence N00°18'48"W 6.03 feet; thence S89°41'12"W 115.00 feet to the point of beginning.

Contains: ±20.92 acres

911,393 sq. ft.

Parcel C

A parcel of land located in the Northwest Quarter of Section 5, Township 9 South, Range 3 East, Salt Lake Base & Meridian, described as follows:

Beginning at a point located N00°24'27"W along the Section Line 1068.63 feet and EAST 812.81 feet from the East Quarter Corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base & Meridian; thence N30°33'04"W 111.00 feet; thence N59°26'56"E 18.23 feet; thence N32°08'23"W 48.02 feet; thence N30°09'46"W 113.85 feet; thence N61°17'12"E 120.04 feet; thence N59°50'14"E 58.00 feet; thence S30°09'46"E 17.61 feet; thence N59°26'56"E 63.45 feet; thence S30°33'04"E 91.96 feet; thence N59°31'52"E 24.55 feet; thence S30°33'04"E 159.00 feet; thence S59°26'56"W 37.35 feet; thence along the arc of a curve to the right 15.12 feet with a radius of 15.00 feet through a central angle of 57°44'44", chord: S88°19'18"W 14.49 feet to a point of reverse curve; thence along the arc of a curve to the left 164.28 feet with a radius of 81.50 feet through a central angle of 115°29'29", chord: S59°26'56"W 137.85 feet to a point of reverse curve; thence along the arc of a curve to the right 15.12 feet with a radius of 15.00 feet through a central angle of 57°44'44", chord: S30°34'34"W 14.49 feet; thence S59°26'56"W 82.96 feet to the point of beginning.

Contains: ±1.50 acres

65,191 sq. ft.

EXHIBIT B MAP OF ANNEXATION PROPERTY

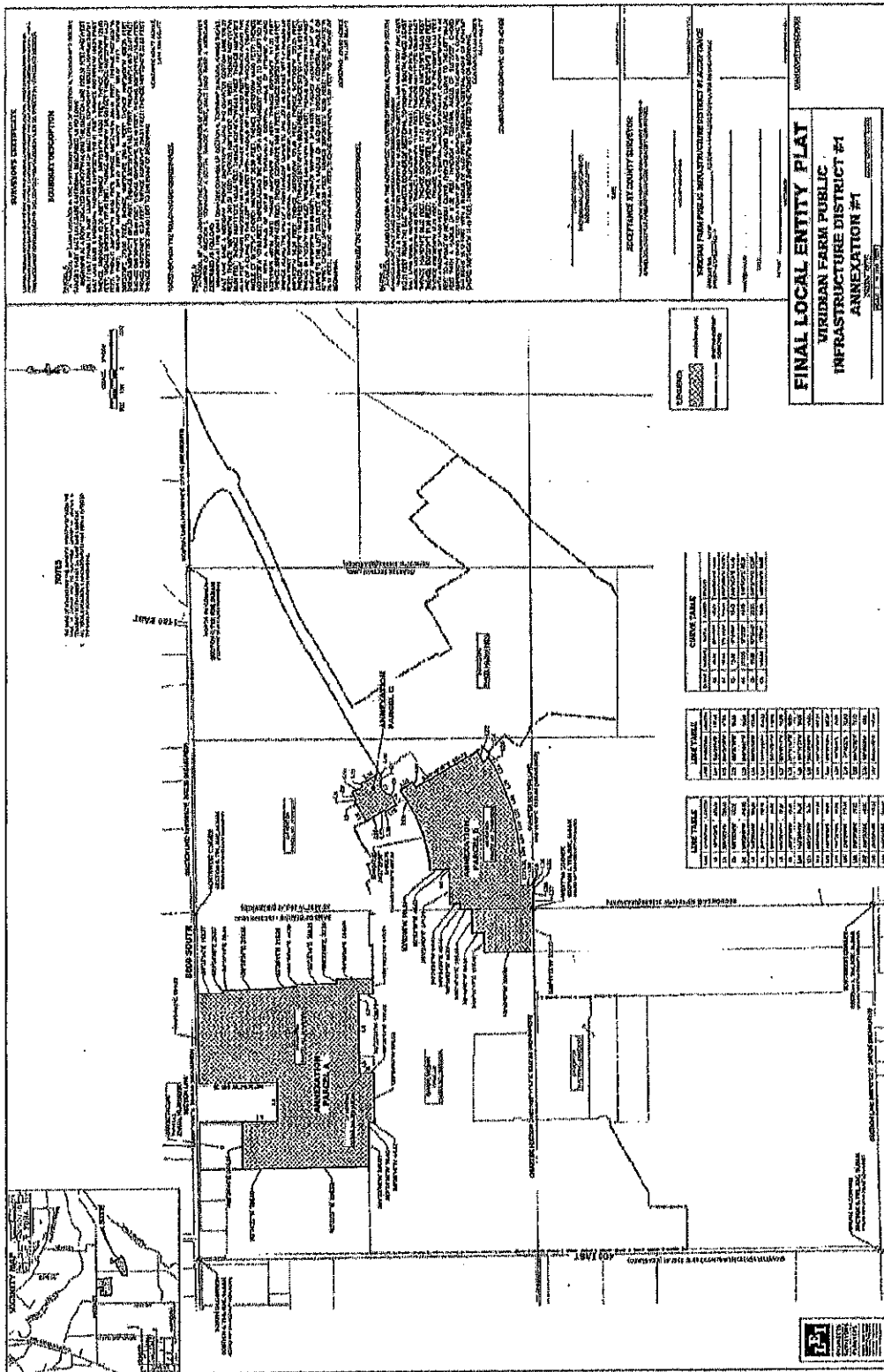



EXHIBIT C

NOTICE OF BOUNDARY ACTION

SIGNATURE CERTIFICATE



REFERENCE NUMBER
FED8B8CF-B5D6-4AA9-8D16-2DDDBD24F1B8

TRANSACTION DETAILS

Reference Number
FED8B8CF-B5D6-4AA9-8D16-2DDDBD24F1B8

Transaction Type
Signature Request

Sent At
06/14/2024 14:39 MST

Executed At
06/19/2024 08:23 MST

Identity Method
email

Distribution Method
email

Signed Checksum
2be4433d0d2cd016cb16cd5b4422490435b2d6214f2b51b53184ac6580abd906

Signer Sequencing
Disabled

Document Passcode
Disabled

DOCUMENT DETAILS

Document Name
VFPID1_Res_2024-06_Annexation_1_061324_mje

Filename
VFPID1_Res_2024-06_Annexation_1_061324_mje.docx

Pages
11 pages

Content Type
application/vnd.openxmlformats-officedocument.wordprocessingml.document

File Size
36.8 KB

Original Checksum
5a592fad0d592a8cc08f8efa924f705271e8cf82606a928c03a3fcb7eb3fe5b

SIGNERS

| SIGNER | E-SIGNATURE | EVENTS |
|--|--|--|
| <p>Name Scott Bishop</p> <p>Email sbbishop@drhorton.com</p> <p>Components 3</p> | <p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 08677850e4e2a3d9c0aa418a8e0be5eca7bd3c1e8aab217613f7d33e69b99612</p> <p>IP Address 165.225.11.71</p> <p>Device Microsoft Edge via Windows</p> <p>Typed Signature <i>Scott B Bishop</i></p> <p>Signature Reference ID C2252C1A</p> | <p>Viewed At 06/19/2024 08:23 MST</p> <p>Identity Authenticated At 06/19/2024 08:23 MST</p> <p>Signed At 06/19/2024 08:23 MST</p> |
| <p>Name Adam Loser</p> <p>Email arloser@drhorton.com</p> <p>Components 1</p> | <p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 4d37a4035307712a0d876ed9f2875b6952e334c3d97c26c0da04be4a87ecbf</p> <p>IP Address 165.225.243.86</p> <p>Device Microsoft Edge via Windows</p> <p>Drawn Signature <i>Adam Loser</i></p> <p>Signature Reference ID 414BE0F6</p> <p>Signature Biometric Count 4</p> | <p>Viewed At 06/14/2024 15:32 MST</p> <p>Identity Authenticated At 06/14/2024 15:33 MST</p> <p>Signed At 06/14/2024 15:33 MST</p> |

AUDITS

| TIMESTAMP | AUDIT |
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| 06/14/2024 14:39 MST | Jennifer Gowans (jgowans@snowjensen.com) created document 'VFPID1_Res_2024-06_Annexation_1_061324_mje.docx' on Chrome via Windows from 208.117.120.90. |
| 06/14/2024 14:39 MST | Scott Bishop (sbbishop@drhorton.com) was emailed a link to sign. |
| 06/14/2024 14:39 MST | Adam Loser (arloser@drhorton.com) was emailed a link to sign. |
| 06/14/2024 15:32 MST | Adam Loser (arloser@drhorton.com) viewed the document on Microsoft Edge via Windows from 52.20.123.240. |

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