

STATE OF UTAH



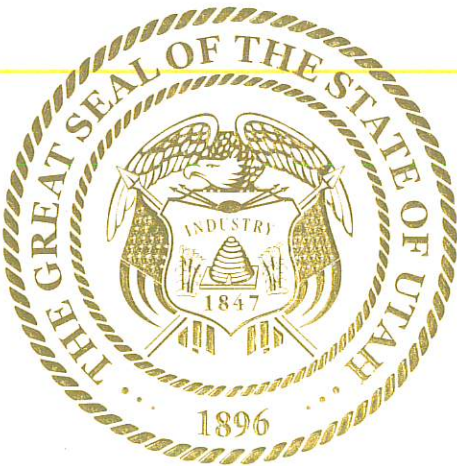
OFFICE OF THE LIEUTENANT GOVERNOR

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 GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 1 located in WASHINGTON COUNTY, dated JULY 5, 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 GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 1 located in WASHINGTON COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 16th day of July, 2024 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

**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

The West 25.00 Acres of the Southeast Quarter of the Northeast Quarter of Section 8, Township 41 South, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that lies South 88°45'29" West along the Quarter Section line 727.52 feet from the East Quarter Corner of Section 8, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 88°45'29" West along said line 802.94 feet to the Center East Sixteenth Corner of said Section; thence North 00°29'55" East along the Sixteenth Section line 1355.78 feet to the Northeast Sixteenth Corner of said Section; thence North 88°37'58" East along the Sixteenth Section line 803.00 feet; thence South 00°29'55" West 1357.54 feet to the point of beginning.

Containing 1,088,819 square feet or 25.00 acres.

Parcel No.: L-3281-A

June 25, 2024

The Board of Trustees (the "Board") of the Grapevine Wash Local District, held a special meeting on June 25, 2024, at the hour of 3:30 p.m., with the following members of the Board being present:

Dick Miller	Chair
Jon Richter	Vice Chair/Treasurer
Tracy Belliston	Trustee

Also present:

Paul Morris	Executive Director
Michael Jensen	Clerk/Secretary
Matt Ence	District Counsel
Aaron Wade	Bond Counsel
Benj Becker	Bond Underwriter

Absent: 0

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 25, 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 Dick Miller and seconded by Jon Richter, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF GRAPEVINE WASH LOCAL DISTRICT (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 25 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 25 acres pursuant to §17B-1-403(2)(c) of the Title 17B, Chapter 1 of the Utah Code, Limited Purpose Local Government Entities - Special Districts (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 a parcel of property located in Leeds Town, 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, without notice to Leeds Town provided that the Town does not provide to the Property the services to be provided by the District; and

WHEREAS, the Town does not provide to the Property the services to be provided by the District, and in fact in creating the District declined to provide said services in the area of the Town where the Property is located; 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 25, 2024, the Board of Trustees (the "Board") of Grapevine Wash Local District (the "District") adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

The West 25.00 Acres of the Southeast Quarter of the Northeast Quarter of Section 8, Township 41 South, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that lies South 88°45'29" West along the Quarter Section line 727.52 feet from the East Quarter Corner of Section 8, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 88°45'29" West along said line 802.94 feet to the Center East Sixteenth Corner of said Section; thence North 00°29'55" East along the Sixteenth Section line 1355.78 feet to the Northeast Sixteenth Corner of said Section; thence North 88°37'58" East along the Sixteenth Section line 803.00 feet; thence South 00°29'55" West 1357.54 feet to the point of beginning.

Containing 1,088,819 square feet or 25.00 acres.

Parcel No.: L-3281-A

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 Executive Director 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 Grapevine Wash Local District effective as of the Effective Date set forth above.

GRAPEVINE WASH LOCAL DISTRICT

Paul Morris

By: _____
Executive Director



ATTEST:

Min H Q

By: _____
Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Michael Jensen, the undersigned clerk (or assistant clerk) of Grapevine Wash Local District (the “the District”), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the “Board”) on June 15, 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 25, 2024.



By: Michael Jensen
Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

**AMENDED
PUBLIC NOTICE AND AGENDA
Grapevine Wash Local District
Board of Trustees
Special Meeting**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF GRAPEVINE WASH LOCAL DISTRICT WILL HOLD A MEETING ON JUNE 25, 2024, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 3:30 P.M.**

A. Call to Order

B. Public Comment

C. Consent Items

1. Consider approval of the draft minutes from the board meeting held June 12, 2024.

D. Action Items

1. Consider approval of Resolution 2024-03, a Resolution to annex approximately 25 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. Consider approval of a Real Estate Purchase and Sale Agreement and a Closing Instructions Agreement with Grapevine Development, LLC, for the purchase of certain real property of approximately 112.5 acres, to be used as a public roadways, utilities, recreational amenities and view protection.
3. (Tabled from prior meeting) Consider approval of Resolution 2024-01, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE GRAPEVINE WASH LOCAL DISTRICT ESTABLISHING THE TERMS AND CONDITIONS OF AN ASSESSMENT ORDINANCE FOR THE GRAPEVINE WASH ASSESSMENT AREA NO. 1 (THE "ASSESSMENT AREA"), AUTHORIZING THE EXECUTION OF A DESIGNATION RESOLUTION AND AN ASSESSMENT ORDINANCE FOR THE ASSESSMENT AREA; APPROVING THE APPRAISAL FOR THE ASSESSMENT AREA; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.
4. Consider approval of Resolution 2024-04, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE GRAPEVINE WASH LOCAL DISTRICT (THE "DISTRICT"),

ESTABLISHING THE TERMS AND CONDITIONS OF THE ISSUANCE OF THE DISTRICT'S NOT TO EXCEED \$55,333,000 SPECIAL ASSESSMENT BONDS, SERIES 2024A-2 (GRAPEVINE WASH ASSESSMENT AREA NO. 1) (THE "SERIES 2024A-2 BONDS"); AUTHORIZING THE EXECUTION BY THE DISTRICT OF AN INDENTURE OF TRUST AND PLEDGE RELATING TO THE SERIES 2024A-2 BONDS; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

5. Consider approval of Resolution 2024-05, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE GRAPEVINE WASH LOCAL DISTRICT (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2024A-1 IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$88,000,000 (THE "SERIES 2024A-1 BONDS"), FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE SERIES 2024A-1 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2024A-1 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2024A-1 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2024A-1 BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2024A-1 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE POSTING OF A NOTICE OF PUBLIC HEARING AND SERIES 2024A-1 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 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.

E. Administrative Non-Action Items

F. Other Items From Board Members

1. Discussion of any other items at request of 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/83654362836?pwd=PzgGS4nI00DAhW24n8QdDMX1JpgOo7.1>

Meeting ID: 836 5436 2836

Passcode: 833555

EXHIBIT B

ANNEXATION PETITION

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION

**Grapevine Wash Local District
Annexation No. 1**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of Grapevine Wash Local District (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17B-1-414(1) and other applicable provisions of Utah law, effective June 25, 2024, adopted a *Resolution to Annex Approximately 25 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 5th day of July, 2024.

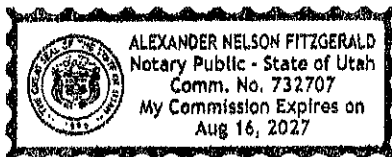
GRAPEVINE WASH LOCAL DISTRICT



Paul Morris, Executive Director

STATE OF UTAH)
)
)ss.
COUNTY OF WASHINGTON)

On the 5th day of ~~June~~ ^{July AF}, 2024, personally appeared before me Paul Morris, 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 Grapevine Wash Local District pursuant to his authority by law as its duly appointed executive director.





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

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Beginning at a point that lies South 88°45'29" West along the Quarter Section line 727.52 feet from the East Quarter Corner of Section 8, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 88°45'29" West along said line 802.94 feet to the Center East Sixteenth Corner of said Section; thence North 00°29'55" East along the Sixteenth Section line 1355.78 feet to the Northeast Sixteenth Corner of said Section; thence North 88°37'58" East along the Sixteenth Section line 803.00 feet; thence South 00°29'55" West 1357.54 feet to the point of beginning.

Containing 1,088,819 square feet or 25.00 acres.

Parcel No.: L-3281-A

SURVEYOR'S CERTIFICATE

I, SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE PERSONALLY EXAMINED THE ORIGINAL RECORDS OF THE SURVEY AND THE ORIGINAL FIELD NOTES AND HAVE FOUND THEM TO BE CORRECT AND ACCURATE. I HAVE ALSO PERSONALLY EXAMINED THE ORIGINAL RECORDS OF THE SURVEY AND THE ORIGINAL FIELD NOTES AND HAVE FOUND THEM TO BE CORRECT AND ACCURATE. I HAVE ALSO PERSONALLY EXAMINED THE ORIGINAL RECORDS OF THE SURVEY AND THE ORIGINAL FIELD NOTES AND HAVE FOUND THEM TO BE CORRECT AND ACCURATE.



JULY 1, 2024
 DATE
 BUSH & GUDGELL, INC.

BOUNDARY DESCRIPTION

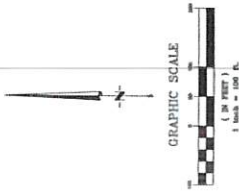
THE WEST 25.00 ACRES OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT THAT LIES SOUTH 88°45'20" WEST ALONG THE QUARTER SECTION LINE 737.55 FEET FROM THE SOUTHWEST CORNER SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 88°45'20" WEST ALONG SAID LINE 803.84 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION, THENCE NORTH 0°29'35" EAST ALONG THE SIXTEENTH SECTION LINE 1350.79 FEET TO THE WEST 1/4 CORNER SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 88°45'20" WEST 1307.54 FEET TO THE POINT OF BEGINNING, CONTAINING 1,088.819 SQUARE FEET OR 25.00 ACRES.

NOTES

1. DIMENSIONS SHOWN HAVE PRECEDENCE OVER SCALE.
2. ALL DISTANCES ARE GIVEN FROM THE BASIS OF BEARING SHOWN HEREIN.
3. ALL DISTANCE LISTED ARE GIVEN BETWEEN AND ARE THE REPRESENTATIONS OF BENCHMARKS AND IMPROVEMENTS PLACED OR TO BE PLACED ON THE GRADING (SUCH AS STORM SEWER).

GRAPEVINE WASH LOCAL DISTRICT ANNEXATION NO. 1 (FINAL LOCAL ENTITY PLAT)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN



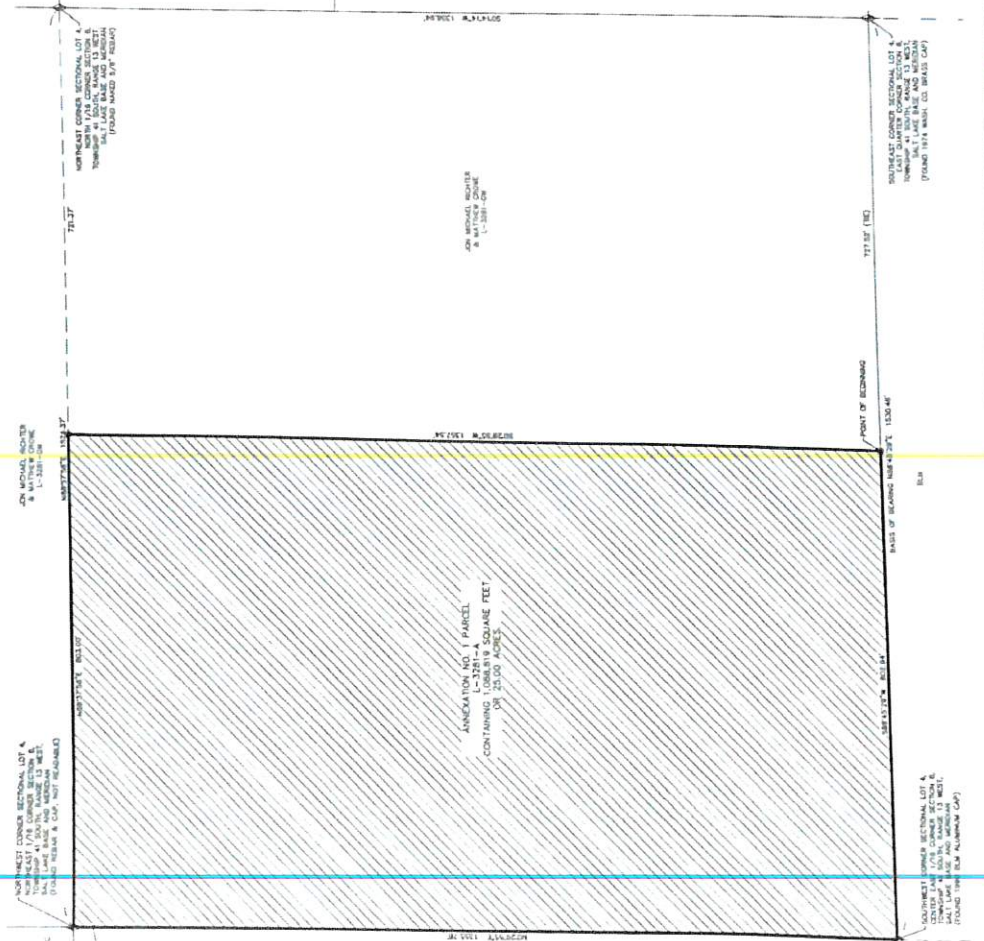
LEGEND

- SECTIONAL MONUMENTATION (ROUND TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- BOUNDARY AND PROPERTY (LOT) CORNER
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- PARCEL LINE
- ANNEXATION BOUNDARY LINE
- ANNEXATION AREA



LEEDS, UTAH

VICINITY MAP NOT TO SCALE



ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL ENTITY PLAT ACT, SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF COUNTY COMMISSIONERS.

ACCEPTED BY COUNTY SURVEYOR: _____

DATE: _____

ACCEPTANCE BY GRAPEVINE WASH LOCAL DISTRICT

THIS PLAT HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL ENTITY PLAT ACT, SUBJECT TO THE RULES AND REGULATIONS OF THE BOARD OF COUNTY COMMISSIONERS.

ACCEPTED BY GRAPEVINE WASH LOCAL DISTRICT: _____

DATE: _____

PRINTED NAME: Paul Mettla
 TITLE: Executive Director
 ADDRESS: _____

RECORDED IN: _____

RECORDING NO.: _____

