

STATE OF UTAH

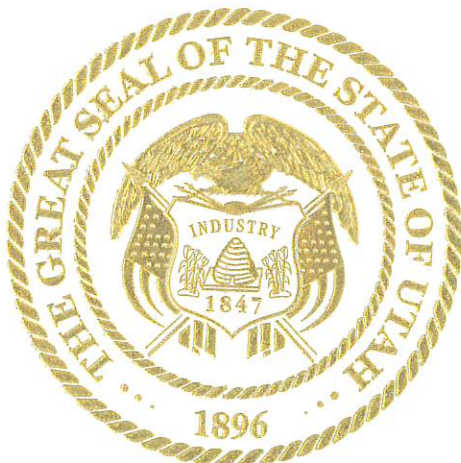


OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the WILDWOOD RESERVE INFRASTRUCTURE FINANCING DISTRICT located in WASATCH COUNTY, dated JANUARY 31, 2025, complying with §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 incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the WILDWOOD RESERVE INFRASTRUCTURE FINANCING DISTRICT, located in WASATCH COUNTY, State of Utah.



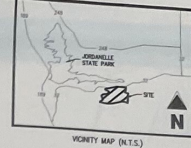
IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 7th day of February, 2025 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

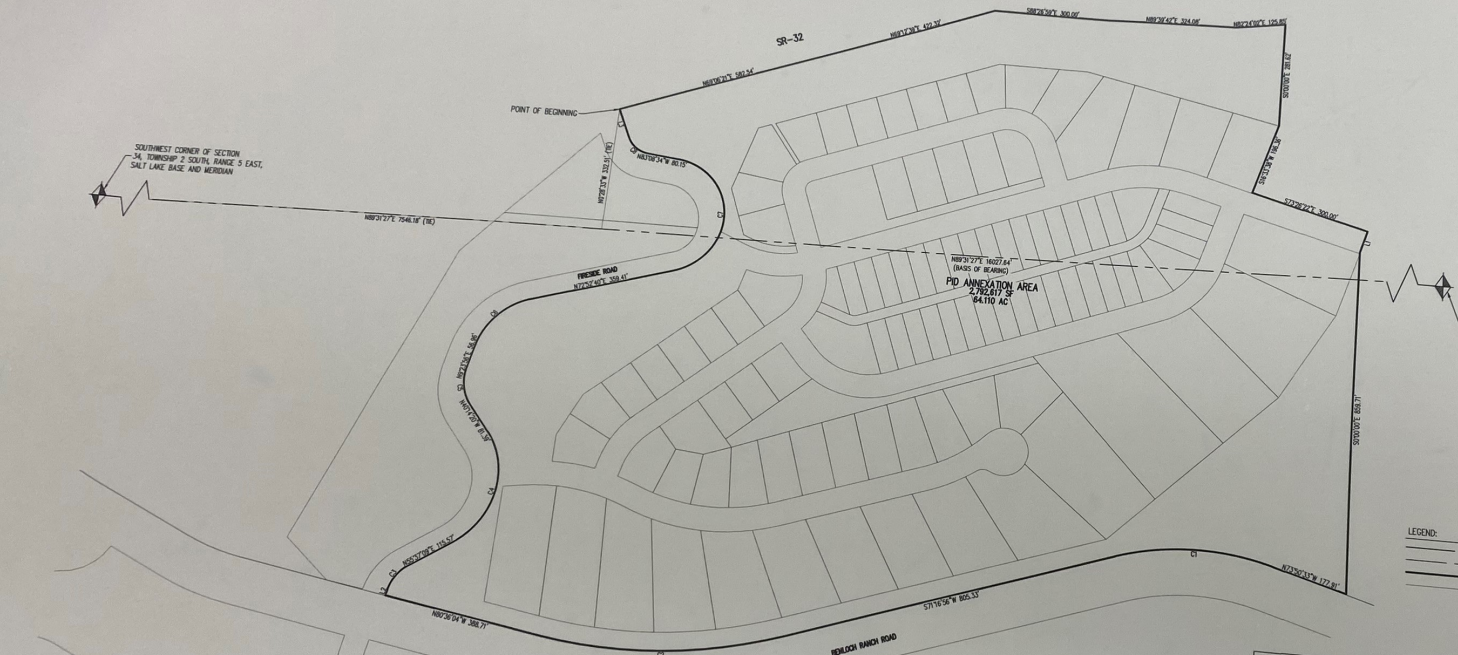
FINAL LOCAL ENTITY PLAT OF THE WILDWOOD RESERVE INFRASTRUCTURE FINANCE DISTRICT

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH
HALF OF SECTION 35 TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, STATE OF UTAH
JUNE 2024



SURVEYOR'S CERTIFICATE
I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4938746 IN ACCORDANCE WITH TITLE 48, CHAPTER 102, AND THAT I HOLD LICENSE NO. 4938746 AS A PROFESSIONAL LAND SURVEYOR. THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED INFRASTRUCTURE FINANCE DISTRICT AS SHOWN AND DESCRIBED HEREIN.
Todd W. Osborn
TODD W. OSBORN
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4938746
DATE OF PLAT: OCTOBER 14, 2024

BOUNDARY DESCRIPTION
BENLOCH RANCH PHASE 1C PLUD AND SUBDIVISION
BEING PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A FOUND BRASS BEARING $N89^{\circ}31'37''E$ 7546.18 FEET AND $N00^{\circ}28'33''W$ 332.51 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (AND SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST) BEING $S89^{\circ}31'27''W$ 18027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECTS, THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32 THE FOLLOWING FIVE (5) COURSES: (1) $N59^{\circ}51'21''E$ 502.54 FEET, (2) $N89^{\circ}27''E$ 422.32 FEET, (3) $S89^{\circ}28'59''E$ 300.00 FEET, (4) $N89^{\circ}39'42''E$ 324.00 FEET, (5) $N82^{\circ}24'02''E$ 120.85 FEET, THENCE SOUTH 281.82 FEET, THENCE $S53^{\circ}35'36''W$ 186.63 FEET, THENCE $S72^{\circ}26'22''E$ 300.00 FEET, THENCE $S53^{\circ}35'36''W$ 60.00 FEET, THENCE SOUTH 858.71 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BENLOCH RANCH ROAD, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) $N70^{\circ}50'33''W$ 177.91 FEET, (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF $34^{\circ}52'31''$, A CHORD BEARING OF $S88^{\circ}43'12''W$ AND A CHORD LENGTH OF 371.59 FEET, (3) $S77^{\circ}16'56''W$ 805.33 FEET, AN ARC LENGTH OF 581.33 FEET, A DELTA ANGLE OF $28^{\circ}07'00''$, A CHORD BEARING OF $S89^{\circ}20'28''W$ AND A CHORD LENGTH OF 585.41 FEET, AND (5) $N80^{\circ}38'04''W$ 308.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIRESIDE DRIVE, THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) $N09^{\circ}23'56''E$ 13.88 FEET, (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 76.84 FEET, A DELTA ANGLE OF $46^{\circ}13'13''$, A CHORD BEARING OF $N53^{\circ}37'33''E$ AND A CHORD LENGTH OF 74.57 FEET, (3) $N53^{\circ}37'09''E$ 115.57 FEET, (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 317.88 FEET, A DELTA ANGLE OF $95^{\circ}51'29''$, A CHORD BEARING OF $N07^{\circ}41'25''E$ AND A CHORD LENGTH OF 282.08 FEET, (5) $N40^{\circ}42'04''W$ 81.39 FEET, (6) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 103.96 FEET, A DELTA ANGLE OF $49^{\circ}38'16''$, A CHORD BEARING OF $N15^{\circ}25'12''W$ AND A CHORD LENGTH OF 100.74 FEET, (7) $N09^{\circ}23'56''E$ 66.96 FEET, AN ARC LENGTH OF 102.74 FEET, (8) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 188.66 FEET, A DELTA ANGLE OF $63^{\circ}35'09''$, A CHORD BEARING OF $N41^{\circ}13'13''E$ AND A CHORD LENGTH OF 79.13 FEET, (9) $N17^{\circ}52'40''E$ OF 152.00 FEET, AN ARC LENGTH OF 422.46 FEET, A DELTA ANGLE OF $156^{\circ}08'47''$, A CHORD BEARING OF $N25^{\circ}03'41''W$ AND A CHORD LENGTH OF 303.32 FEET, (10) $N83^{\circ}08'34''W$ 80.15 FEET, (11) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 71.15 FEET, A DELTA ANGLE OF $58^{\circ}14'16''$, A CHORD BEARING OF $N54^{\circ}01'27''W$ AND A CHORD LENGTH OF 68.13 FEET, AND (13) $N24^{\circ}41'19''W$ 84.47 FEET TO THE POINT OF BEGINNING.
CONTAINING 84.109 ACRES MORE OR LESS



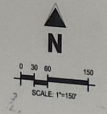
LEGEND:
--- SECTION LINE
--- RIGHT-OF-WAY
--- BOUNDARY LINE
--- ADJOINERS
--- MONUMENT (AS DESCRIBED)

PARCEL LINE SEGMENT TABLE

LINE TAG #	BEARING	LENGTH (FT)
L1	$S18^{\circ}33'38''W$	60.00
L2	$N9^{\circ}23'56''E$	13.88
L3	$N24^{\circ}54'23''W$	84.47

PARCEL CURVE SEGMENT TABLE

CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	$34^{\circ}52'31''$	377.39	620.00	$S88^{\circ}43'12''W$	371.59
C2	$28^{\circ}07'00''$	581.33	1200.00	$S89^{\circ}20'28''W$	585.41
C3	$46^{\circ}13'13''$	76.84	85.00	$N53^{\circ}37'33''E$	74.57
C4	$95^{\circ}51'29''$	317.88	190.00	$N07^{\circ}41'25''E$	282.08
C5	$49^{\circ}38'16''$	103.96	120.00	$N15^{\circ}25'12''W$	100.74
C6	$63^{\circ}35'09''$	188.66	170.00	$N41^{\circ}13'13''E$	79.13
C7	$156^{\circ}08'47''$	422.46	150.00	$N25^{\circ}03'41''W$	303.32
C8	$58^{\circ}14'16''$	71.15	70.00	$N54^{\circ}01'27''W$	68.13



PREPARED BY
Galloway
1221 S. Valley Green Way, Suite 140
Preston, Utah, UT 84302
801.260.8600
galloway@utah.com

WASATCH COUNTY CLERK
AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-23-201(1)(A), BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LT. GOVERNOR UNDER 17B-1-200(3)(b)(iv), HEREBY APPROVE THIS PLAT FINAL LOCAL ENTITY PLAT.
APPROVED AND ACCEPTED ON THIS 13 DAY OF October 20 24
Michelle W. Probst
COUNTY MANAGER
WASATCH COUNTY CLERK

INFRASTRUCTURE FINANCING DISTRICT BOARD MEMBER
APPROVED AND ACCEPTED ON THIS 7 DAY OF November 20 24
Jeremy Beck
IFD BOARD MEMBER

WASATCH COUNTY SURVEYOR
I, THE WASATCH COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23-201(4), AND I APPROVE THIS PLAT.
SIGNED THIS 13th DAY OF October 20 24
Todd W. Osborn
WASATCH COUNTY SURVEYOR

WASATCH COUNTY RECORDER
ENTRY NO. _____ AND RECORDED THIS _____ DAY OF _____ 20 ____ AT _____ IN BOOK _____ OF _____ OF OFFICIAL RECORDS PAGE _____
WASATCH COUNTY RECORDER
BY _____ DEPUTY RECORDER



Utah Retirement Systems

Retirement Office

560 East 200 South | Salt Lake City, UT 84102-2021
801-366-7700 | 800-365-8772 | Fax: 801-366-7734
www.urs.org

Daniel D. Andersen
Executive Director

PEHP Health & Benefits

560 East 200 South | Salt Lake City, UT 84102-2004
801-366-7500 | 800-365-8772 | Fax: 801-366-7596
www.pehp.org

R. Chet Loftis
Managing Director

December 19, 2024

Sent Via Email to: zach@fierlawgroup.com

Wildwood Reserve Infrastructure Financing District
Zach Harding
1148 W. Legacy Crossing Blvd., Suite 350
Centerville, UT 84014

RE: Eligibility for Participation of a Newly Created Entity in the Utah State Retirement Systems

Dear Mr. Harding:

When a governmental entity is being incorporated or created, Utah law requires the Utah State Retirement Office ("Office") to provide a letter to that entity identifying the potential provisions under Utah Code Title 49, Utah State Retirement and Insurance Benefit Act ("Retirement Act"), with which it shall comply. See Utah Code Ann. § 67-1a-6.5(3)(d). This letter serves as the official notice for Wildwood Reserve Infrastructure Financing District, a newly created special service district.

Based upon the information provided, the Office has determined that Wildwood Reserve Infrastructure Financing District is an "employer" under the Retirement Act as a political subdivision of the state by virtue of its status as a special service district. Accordingly, Wildwood Reserve Infrastructure Financing District must comply with the participation requirements of the Retirement Act.

This does not mean that Wildwood Reserve Infrastructure Financing District must provide retirement benefits to its employees. However, at the present time and throughout the future, Wildwood Reserve Infrastructure Financing District is required by law to participate with URS if and when it offers any type of retirement benefit to its employees.

Wildwood Reserve Infrastructure Financing District may not currently have employees or may have not yet elected to provide a retirement benefit to its employees. Please be aware, it is not the obligation of the Office to monitor the activities of Wildwood Reserve Infrastructure Financing District. By law, it is Wildwood Reserve Infrastructure Financing District's obligation to apply for membership with URS if and when it chooses to provide a retirement benefit to its employees.

Once Wildwood Reserve Infrastructure Financing District begins participation with URS, its public employees will be covered under either the Tier 1 or Tier 2 public employee retirement systems, as described in the Retirement Act. If Wildwood Reserve Infrastructure Financing District employs public safety or firefighter service employees, those employees will be covered

under the separate Tier 1 or Tier 2 systems for public safety and/or firefighter service employees described in the Retirement Act.

In addition, Participating Employers of URS are required by Utah Code Ann. § 49-11-606 to “cover all employees eligible for service credit under this title.” As such, once admitted as a participating employer, Wildwood Reserve Infrastructure Financing District will be required to cover all eligible employees, pursuant to the eligibility rules found in the Retirement Act.

Please note that the above-referenced laws are those used to determine eligibility for participation and are not the only laws with which a participating employer must comply. Participating employers are required to “inform themselves of their rights and obligations” under Title 49 and should become familiar with all provisions of the Retirement Act. Once Wildwood Reserve Infrastructure Financing District is admitted into the system, URS provides education about the requirements with which Wildwood Reserve Infrastructure Financing District must comply as a participating employer.

Additionally, please be aware that should Wildwood Reserve Infrastructure Financing District fail to participate with URS while offering another retirement benefit to its employees, Wildwood Reserve Infrastructure Financing District’s employees may have a claim against it for service credit under the Retirement Act, which the Office is required to enforce. Under the Retirement Act, such a claim would include all past employer contributions, interest, and in some cases, penalties. See Utah Code Ann. § 49-11-601(3).

Please do not hesitate to contact me if you have any questions.

Sincerely,

/s/ Daniel D. Andersen

Daniel D. Andersen
Executive Director
Utah State Retirement Office

cc: Dee Larsen, URS General Counsel
James D. Hammer, URS Employer Services Director

EXHIBIT D
NOTICE OF IMPENDING BOUNDARY ACTION

(Wildwood Reserve Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN THAT a petition proposing the creation of the Wildwood Reserve Infrastructure Financing District has been certified by the County Clerk of Wasatch County, Utah. 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 Wasatch County, Utah, is attached hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Petitioner 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.

DATED this 31st day of January, 2025.

By: Gregory D. Gentry



January 31, 2025

Deidre Henderson
Utah Lieutenant Governor
350 North State Street, Suite 220
Salt Lake City, Utah 84114-2325
annexations@utah.gov

RE: Certification of the Petition for the Wildwood Reserve Infrastructure Financing District

Dear Lt. Governor,

On June 20, 2024 a petition was filed with the Wasatch County Clerk for the creation of the Wildwood Reserve Infrastructure Financing District. We have reviewed the petition and its accompanying documents, and we have concluded that it complies with Utah Code Sections 17B-1-203(1), 17B-1-205(1) and 17B-1-208. This letter will serve as the certification of the petition pursuant to UCA 17B-1-209.

Upon receipt of the certificate of incorporation from your office, original copies of the foregoing documents and the certificate will be recorded with the Wasatch County Recorder.

Sincerely,



Joey Granger

Wasatch County Clerk/Auditor



**PETITION REQUESTING THE CREATION OF
WILDWOOD RESERVE INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN WASATCH COUNTY, UTAH**

June 20, 2024

Wasatch County Clerk
25 N. Main Street
Heber City, UT 84032
(435) 657-3190

The undersigned (the "Petitioner") hereby requests that the Clerk of Wasatch County, Utah (the "County Clerk") certify this Petition for the Wildwood Reserve Infrastructure Financing District (the "District") pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 (the "Act"). The Petitioner requests the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District.

I. Petitioner

Petitioner / Owner:

Wildwood Reserve Development LLC
[formerly known as R&D Benloch Ranch LLC]
7533 S Center View Ct, Suite R
West Jordan, UT 84084

Contact Sponsor:

Jeremy Ricks
J & B Western States Development Group, Inc.
3140 De la Cruz Boulevard, Suite 200
Santa Clara, CA 95054
T (858) 752-3375
E jeremy@inspirebuild.net

Tax ID(s): Parcel Nos. 00-0021-5554; 00-0021-5555; 00-0021-6891; 00-0021-6892; 00-0020-9372 and 00-0020-9572; approximately 34 acres at Benloch Ranch, Hwy 32, Heber City, UT

The Petitioner represents 100% of the surface property owners within the proposed District's boundaries.

II. Proposed District Boundaries

The Petitioners request that the initial District's boundaries include the real property described in **Exhibit A** (the "Original District Boundaries"). The Original District Boundaries are further described and depicted in the final local entity plat, as shown in **Exhibit B** (the "Final

Local Entity Plat”). The 2023 Wasatch County Tax Notices for the real property described in Exhibit A, confirm Petitioner Wildwood Reserve Development LLC, *formerly known as R&D Benloch Ranch LLC*] as the owner of the Exhibit A real property.

III. Requested Service

The Petitioner requests the District be created for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act; to service and benefit the District area.

IV. Engineer’s Certificate

In accordance with the requirements of the Act, attached hereto as **Exhibit C** and incorporated by reference is certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

V. Board of Trustees

- a) The Petitioners hereby waive the residency requirement of Section 17B-1-302 of the Act.
- b) The Petitioners propose that the Boards of Trustees for the District be initially composed of three (3) members who are agents, or officers of the property owner, as follows:

Trustee 1: Jeremy Ricks, as Chair and Treasurer, for an initial term of four years

3140 De la Cruz Boulevard, Suite 200, Santa Clara, CA 95054

Trustee 2: Christopher Durkin, as Vice-Chair, for an initial term of four years

1055 Ashbury Street, San Francisco, CA 94117

Trustee 3: Susan J. Cofano, Esq., as Secretary, for an initial term of four years

574 Cobble Drive, Montrose, CO 81403

VI. Petitioner Consent and Acknowledgement

- c) The Petitioner hereby consents to:
 - i) The creation of the District within the Original District Boundaries;
 - ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Act;
 - iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act;
 - iv) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Original District Boundaries.
- d) The Petitioner hereby acknowledges and certifies that the foregoing Trustees are either

owners of property within the District or agents or officers of owners of property within the District.

VII. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

VIII. Instructions for Clerk

a) In accordance with the requirements of Section 17B-1-209 of the Act, the County Clerk has 45 days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1).

b) If the County Clerk determines that the petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

c) If the County Clerk certifies this Petition, the County Clerk shall, within the 45 days specified above and within 10 days of certification, file with the lieutenant governor, in addition to a copy of the certified Petition (including the exhibits hereto):

- i) a copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit D**; and
- ii) a copy of the Final Local Entity Plat.

d) Documents may be filed with the Lieutenant Governor's Office at annexations@utah.gov with the Contact Sponsor cc'd on such email.

e) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

f) In the event the County Clerk fails to certify this Petition within 45 days, this Petition will be deemed certified and the Petitioners may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

**EXHIBIT A
LEGAL DESCRIPTION**

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32, SAID POINT BEING NORTH 89°31'27" EAST 7546.18 FEET AND NORTH 00°28'33" WEST 332.51 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING SOUTH 89°31'27" WEST 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 32 THE FOLLOWING FIVE (5) COURSES: (1) NORTH 69°06'21" EAST 582.54 FEET; (2) NORTH 69°12'39" EAST 422.32 FEET; (3) SOUTH 88°26'59" EAST 300.00 FEET; (4) NORTH 89°39'42" EAST 324.08 FEET; (5) NORTH 82°24'02" EAST 125.85 FEET; THENCE SOUTH 281.62 FEET; THENCE SOUTH 16°33'38" WEST 196.36 FEET; THENCE SOUTH 73°26'22" EAST 300.00 FEET; THENCE SOUTH 16°33'38" WEST 60.00 FEET; THENCE SOUTH 859.71 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BENLOCH RANCH ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) NORTH 73°50'33" WEST 177.91 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING OF SOUTH 88°43'12" WEST, AND A CHORD LENGTH OF 371.59 FEET; (3) SOUTH 71°16'56" WEST 805.33 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1205.00 FEET, AN ARC LENGTH OF 591.33 FEET, A DELTA ANGLE OF 28°07'00", A CHORD BEARING OF SOUTH 85°20'26" WEST, AND A CHORD LENGTH OF 585.41 FEET; AND (5) NORTH 80°36'04" WEST 388.71 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIRESIDE DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: (1) NORTH 09°23'56" EAST 13.88 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 95.00 FEET, AN ARC LENGTH OF 76.64 FEET, A DELTA ANGLE OF 46°13'13", A CHORD BEARING OF NORTH 32°30'33" EAST, AND A CHORD LENGTH OF 74.57 FEET; (3) NORTH 55°37'09" EAST 115.57 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 190.00 FEET, AN ARC LENGTH OF 317.88 FEET, A DELTA ANGLE OF 95°51'29", A CHORD BEARING OF NORTH 07°41'25" EAST, AND A CHORD LENGTH OF 282.08 FEET; (5) NORTH 40°14'20" WEST 81.39 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A

RADIUS OF 120.00 FEET, AN ARC LENGTH OF 103.96 FEET, A DELTA ANGLE OF 49°38'16", A CHORD BEARING OF NORTH 15°25'12" WEST, AND A CHORD LENGTH OF 100.74 FEET; (7) NORTH 09°23'56" EAST 56.96 FEET; (8) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 188.66 FEET, A DELTA ANGLE OF 63°35'09", A CHORD BEARING OF NORTH 41°11'31" EAST, AND A CHORD LENGTH OF 179.13 FEET; (9) NORTH 72°52'40" EAST 359.41 FEET; (10) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 422.46 FEET,

A DELTA ANGLE OF 156°09'47", A CHORD BEARING OF NORTH 05°03'41" WEST, AND A CHORD LENGTH OF 303.32 FEET; (11) NORTH 83°08'34" WEST 80.15 FEET; (12) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 71.15 FEET, A DELTA ANGLE OF 58°14'16", A CHORD BEARING OF NORTH 54°01'27" WEST, AND A CHORD LENGTH OF 68.13 FEET; AND (13) NORTH 24°54'19" WEST 84.46 FEET TO THE POINT OF BEGINNING.

The following is for informational purposes only:

Tax ID No. 00-0021-5554

Tax ID No. 00-0021-5555

Tax ID No. 00-0021-6891

Tax ID No. 00-0021-6892

Tax ID No. 00-0020-9372

Tax ID No. 00-0020-9572

EXHIBIT B
FINAL LOCAL ENTITY PLAT

CERTIFICATE OF ENGINEER

The undersigned project engineer for the proposed Wildwood Reserve Infrastructure Financing District (the "District") hereby certifies as follows:

1. I am a professional engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the District.

2. The estimated costs of the public infrastructure and improvements to be acquired, constructed and/or installed benefitting property within the District exceeds \$1,000,000. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

By: Barrett Marrocco

License No.: 12341218-2202

Date: June 7, 2024

EXHIBIT D
NOTICE OF IMPENDING BOUNDARY ACTION

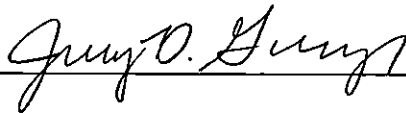
(Wildwood Reserve Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN THAT a petition proposing the creation of the Wildwood Reserve Infrastructure Financing District has been certified by the County Clerk of Wasatch County, Utah. 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 Wasatch County, Utah, is attached hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Petitioner 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.

DATED this 31st day of January, 2025.

By: 

**EXHIBIT D
NOTICE OF IMPENDING BOUNDARY ACTION**

(Wildwood Reserve Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

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WHEREFORE, the Petitioner 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.

DATED this 20th day of June, 2024

By: 
CONTACT SPONSOR

VERIFICATION

STATE OF COLORADO)
) ss:
COUNTY MONTROSE)

SUBSCRIBED AND SWORN to before me this 20th day of June, 2024.


NOTARY PUBLIC

