

WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1450
Salt Lake City, Utah 84101

THE RANGE INFRASTRUCTURE FINANCING DISTRICT
THE RANGE ASSESSMENT AREA

DESIGNATION RESOLUTION

DATED AS OF AUGUST 30, 2024

DESIGNATION RESOLUTION

WHEREAS, the Board of Trustees (the “Board”) of The Range Infrastructure Financing District (the “District”), adopted Resolution No. 2024-[] on August 30, 2024, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of The Range Infrastructure Financing District, as follows:

Section 1. The Board hereby determines that it will be in the best interest of the District to designate an area to finance the costs of publicly owned infrastructure, facilities or systems more specifically described in Section 4 herein, along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (collectively, the “Improvements”). The Board hereby determines that it is in the best interest of the District to levy assessments against properties benefited by the Improvements to finance the costs of said Improvements. The Board hereby finds that pursuant to the Act, the Improvements constitute a publicly owned infrastructure, facility or system that (i) the District is authorized to provide or (ii) is necessary or convenient to enable the District to provide a service that the District is authorized to provide.

Section 2. Pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended and the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (together, the “Act”), the owners (the “Owners”) of all properties to be assessed within the designated assessment area have voluntarily waived, among other things, all notice and hearing requirements, the right to contest or protest, and the right to have a board of equalization appointed as set forth in the Act, and have consented to (a) the levy of an assessment against their property for the benefits to be received from the Improvements, (b) the designation of the assessment area as herein described, (c) the financing of the Improvements by the District through the issuance of assessment bonds, including the payment of installments over a period of not to exceed 30 years, (d) the acquisition and/or construction of the Improvements, and (e) the method and estimated amount of assessment as set forth herein in accordance with the Acknowledgment, Waiver and Consent Agreement attached hereto as Exhibit A. The properties to be assessed are identified by legal description in Exhibit B attached hereto.

Section 3. The District hereby designates an assessment area which shall be known as “The Range Assessment Area” (the “Assessment Area”). A map and depiction of the Assessment Area is attached hereto as Exhibit C. The District received an appraisal of the unimproved property (from an appraiser who is a member of the Appraisal Institute) and addressed to the District verifying that the market value of the property, after completion of the Improvements, is at least three times the amount of the assessments proposed to be levied against the unimproved property.

Section 4. The Improvements shall be generally located in and around the map and depiction area attached hereto as Exhibit C. The District plans to finance the costs of publicly owned infrastructure, facilities or systems as part of an approximately 35-acre residential development (the “Development”). The District plans to levy the assessments to finance the

Improvements within the Development. The Improvements are more particularly described as follows:

- Sewer improvements, including, but not limited to, mains, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).

- Water improvements, including but not limited to, mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, blow offs and appurtenances (various sizes).

- Roads and roadway improvements including, but not limited to, rights of way, earthwork, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights and mailboxes.

- Storm drain improvements, including but, but not limited to, storm drain pipes, catch basins, junction boxes, inlets, culverts, cleanouts, trash racks, rip-rap and geotextile fabric.

As further engineering, costs, efficiencies, or any other issues present themselves, the District hereby reserves the right to approve reasonable changes to the allocation of expenditures described above and the location and specifications of the Improvements (but not to the Improvements) without obtaining the consent of the property owners within the Assessment Area.

Section 5. Pursuant to the Act, the Board has determined to levy assessments to pay the cost of the Improvements. The assessments are assessed against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act (and in any event the Owners have consented to such manner without reservation) and shall be payable in annual installments as set forth in the Assessment Ordinance. The District has determined that the reasonable useful life of the Improvements is at least [fifty] ([50]) years and that it is in the District and the Owners' best interest for certain property owner installments to be paid for over up to thirty (30) years.

Section 6. The total acquisition and/or construction cost of the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, and debt issuance costs, is estimated at \$11,660,000, of which \$6,515,000 is anticipated to be paid by assessments to be levied against the properties within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance the cost of the Improvements by issuing assessment bonds (the "Bonds"). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 5.9423% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not been issued, the District notes that the interest rate and annual payment are only as estimated and not a cap or maximum amount. It is anticipated that the reserve fund will be initially funded with proceeds of the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area are to be initially assessed using an equivalent residential unit ("ERU") as follows:

Section 7. As set forth in the Assessment Ordinance, the assessment methodology may, under certain circumstances, be altered in the future.

<u>Improvements</u>	<u>Assessment</u>	<u>Assessment Method</u>	<u>Assessment Per ERU</u>
All above-described Improvements	\$6,515,000	ERU	\$151,511.63

Section 8. The Board intends to levy assessments as provided in the Act on all parcels and lots of real property within the Assessment Area to be benefited by the Improvements, and the Owners of which have executed the Acknowledgment, Waiver and Consent Agreement described in Section 2 herein. The purpose of the assessment and levy is to finance the cost of the Improvements, which the District will not assume or pay. The existing planning and zoning conditions of the District shall govern the development in the Assessment Area.

The Owners have waived the right to prepay the assessment without interest within twenty-five (25) days after the ordinance levying the assessments becomes effective. A property owner may prepay the assessment as provided in the Assessment Ordinance. The assessments shall be levied against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act, and in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the Assessment Area and the location of the Improvements and other related information are on file in the office of the Secretary/Clerk who will make such information available to all interested persons.

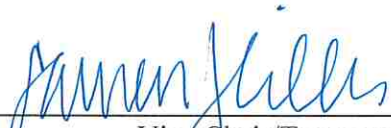
Section 9. The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice.

Section 10. A professional engineer has prepared a "Certificate of Project Engineer," attached hereto as Exhibit D, which, among other things, identifies the Improvements to be constructed and installed and is available upon request from the District. The findings and determinations set forth in this Resolution are based, in part, upon said Certificate of Project Engineer.

Section 11. The provisions of the Assessment Ordinance shall govern the levy, payment and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within 15 days of the completion of this Resolution, the Secretary/Clerk shall (i) record an original or certified copy of this designation resolution with Morgan County and (ii) where applicable, file with the Morgan County Recorder a notice of proposed assessment.

Dated as of August 30, 2024.

THE RANGE INFRASTRUCTURE FINANCING
DISTRICT

By: 
Vice Chair/Treasurer

ATTEST:

By: 
Secretary/Clerk

STATE OF UTAH)
 : SS.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this September 3, 2024, by Lauren Hiller, the Vice Chair/Treasurer of the Board of Trustees of The Range Infrastructure Financing District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.

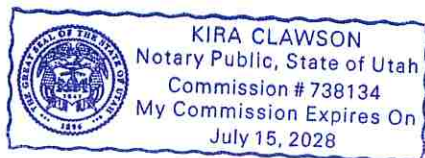




NOTARY PUBLIC

STATE OF UTAH)
 : SS.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this September 3, 2024, by Seth Robertson, the Secretary/Clerk of The Range Infrastructure Financing District (the "District"), who represented and acknowledged that she signed the same for and on behalf of the District.





NOTARY PUBLIC

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Parcel ID Number
00-0090-6450

Property Owner
CW The Range, LLC

Legal Description

The Assessment Area is more particularly described as follows:

That certain real property located in Morgan County, State of Utah and described as follows:

The Assessment Area is more particularly described as follows:

A parcel of land, situated in the East Half of Section 23, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at the Southeast corner of Trappers Pointe P.R.U.D. Plat "B" Subdivision, said point being South 0°22'20" West 1339.81 feet along the section line and North 89°37'40" West 217.08 from the Northeast Corner of said Section 23 and running thence along the westerly right-of-way line of Trapper Loop Road the following four (4) courses and distances:

1. southerly 288.23 feet along the arc of a 7539.44-foot radius non-tangent curve to the right (center bears South 83°38'01" West and the long chord bears South 05°16'16" East 288.21 feet with a central angle 02°11'25");
2. thence South 04°11'11" East 273.58 feet;
3. thence South 20°48'59" West 591.49 feet
4. thence southerly 321.34 feet along the arc of a 3214.79-foot radius non-tangent curve to the left (center bears North 85°48'49" East and the long chord bears South 07°03'00" East 321.20 feet with a central angle of 05°43'37") to the Northeast corner of Warner Subdivision; thence South 85°00'13" West 536.11 feet (541.25 feet by record) along the northerly line of said subdivision to a found Mountain Engineering rebar and cap also being the Northwest corner of the Warner Subdivision; thence South 84°49'32" West 465.68 feet along the northerly line of Parcel E of the Agricultural Subdivision of the Paul and Beverly Warner Property, a record of survey at the Morgan County Surveyor's Office (Record of Survey No. 739) to a found Mountain Engineering rebar and cap being the Northwest Corner of said Parcel E (Parcel No.: 00-0083-9470); thence North 00°54'30" West 397.92 feet to the Southeast corner of Frontier Estates Subdivision and running thence along the easterly line of said subdivision the following six (6) courses and distance:

1. North 02°01'15" East 471.50 feet;
2. thence North 88°31'20" East 38.35 feet;
3. thence North 01°20'18" East 120.86 feet;
4. thence North 05°54'42" East 241.61 feet;
5. thence North 00°58'52" East 121.01 feet;
6. thence North 01°28'36" West 141.00 feet to the southerly line of Trapper's Pointe P.R.U.D. Plat "B" Subdivision;

thence North 88°31'20" E 1,047.73 feet along said southerly line to the Point of Beginning.

Contains 1,527,603 square feet or 35.069 acres.

EXHIBIT C

MAP AND DEPICTION OF BOUNDARY OF THE ASSESSMENT AREA AND LOCATION OF IMPROVEMENTS

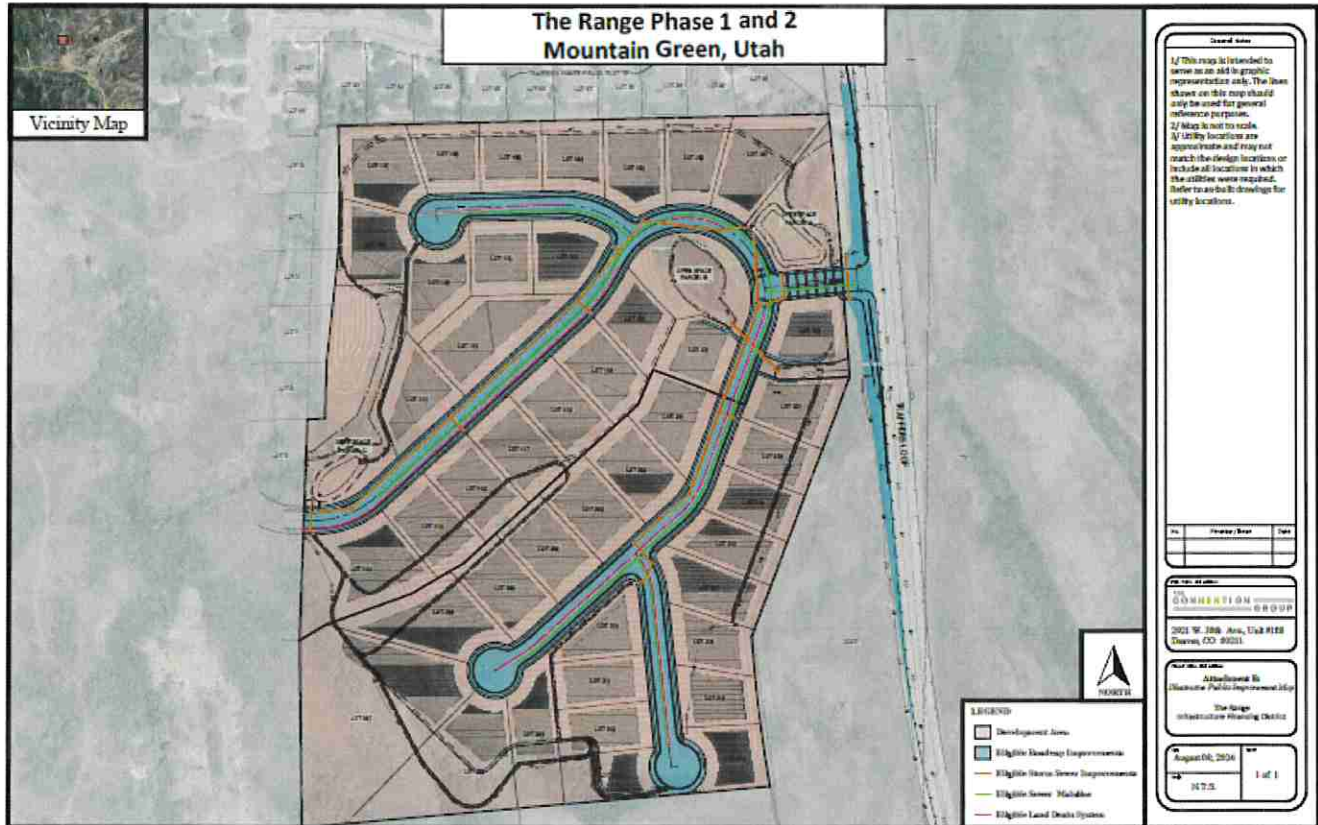


EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER