

Consent Page 1 of 5

Gary Christensen Washington County Recorder

03/19/2025 03:32:15 PM Fee \$40.00 By

PROSPECT TITLE INSURANCE

UPON RECORDING, RETURN TO:

Gateway at Sand Hollow Public Infrastructure District No. 2

c/o Snow Jensen & Reece

912 W. 1600 S., Suite B-200

St. George, UT 84770

Property Owner Consent to Bonds

Western Mortgage & Realty Company, a Washington corporation (the "**Owner**") hereby consents to Gateway at Sand Hollow Public Infrastructure District No. 2 (the "**District**") issuing Limited Tax Bonds (the "**Bonds**") (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the District) in a principal amount not to exceed the lesser of Eighty Million Dollars (\$80,000,000.00), or an amount which may be supported by a Maximum Debt Mill Levy of 0.0045 per dollar of taxable value of taxable property within the District, for the purpose of paying all or a portion of the costs of public infrastructure, as permitted under Title 17B and Title 17D, Chapter 4 of the Utah Code Annotated 1953, as amended (collectively, the "**Act**"), including funding capitalized interest, reserves, and costs of issuance; and the authorization and issuance of the Bonds due and payable with a term not to exceed forty (40) years from the date of issuance of the Bonds. The Owner hereby waives and releases any and all objections to the prior formation of the District. The Owner acknowledges and consents to the Bonds being repaid from property taxes assessed against properties within the boundaries of the District as set forth above. The Owner further acknowledges that this consent is binding upon successors in interest and valid for 10 years and consent to a notice of this consent being recorded against the Subject Property (defined below).

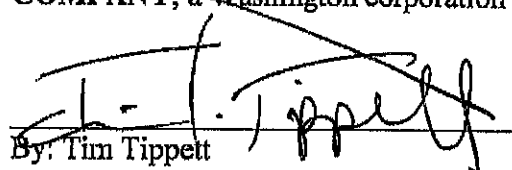
The Owner acknowledges that pursuant to Section 17D-4-301 of the Act, this consent to the issuance of the Bonds is sufficient to meet any statutory or constitutional election requirement necessary for the issuance of the Bonds. The Owner further acknowledges that such Bonds may, without further election or consent of property owners or registered voters, be converted by the District to general obligation bonds, in accordance with the provisions of the Act.

The Owner is the owner of 100% of the parcels listed in Exhibit A (the "**Subject Property**"). The Owner represents that there are no registered voters residing within the boundaries of the Subject Property. The undersigned is authorized to execute this Consent on behalf of the Owner.

(SIGNATURE PAGE FOLLOWS)

(SIGNATURE PAGE TO PROPERTY OWNER CONSENT TO BONDS FOR GATEWAY AT
SAND HOLLOW PUBLIC INFRASTRUCTURE DISTRICT NO. 2)

**WESTERN MORTGAGE & REALTY
COMPANY**, a Washington corporation


By: Tim Tippet
Its: Vice President

STATE OF Arizona

ss:

COUNTY OF Mohave

On the 5 day of March, 2025, personally appeared before me Tim Tippet,
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 is vice president of Western Mortgage & Realty Company, and that he was duly
authorized to sign this Property Owner Consent to Bonds on behalf of said corporation, and acknowledged
to me that said corporation executed the same for the uses and purposes stated therein.

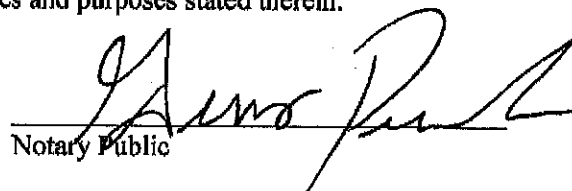

Notary Public



EXHIBIT A

PROPERTY OWNER CONSENT TO BONDS

Consenting Owner's Parcels

Washington County Parcel Nos. comprising the Subject Property:

H-3-2-6-1402-GS2

H-3-2-6-1402

H-3-2-6-340-GS2

H-3-2-6-340

H-3-2-6-33-GS2

H-3-2-6-1408-GS2

H-3-2-7-4402-GS2

H-4-2-1-1109-GS2

H-4-2-1-1103-GS2

H-4-2-12-1102-GS2

Subject Property Legal Description**(Gateway at Sand Hollow Public Infrastructure District No. 2 Boundary)**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°17'53"W ALONG THE SOUTH SECTION LINE OF SECTION 1, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, 35.00 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N01°22'30"E PARALLEL TO THE WEST SECTION LINE OF SAID SECTION 6, 1762.61 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 433.55 FEET AND A RADIAL BEARING OF S89°42'25"W, A DISTANCE OF 399.95 FEET, THROUGH A CENTRAL ANGLE OF 52°51'19" (LONG CHORD BEARS: N26°43'15"W 385.92 FEET); THENCE N54°14'09"W 438.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 442.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 97.15 FEET, THROUGH A CENTRAL ANGLE OF 12°35'34" (LONG CHORD BEARS: N47°56'22"W 96.95 FEET); THENCE N48°21'27"E 90.27 FEET; THENCE N00°00'39"E 153.25 FEET; THENCE N47°01'49"E 315.47 FEET; THENCE S87°40'07"E 427.72 FEET; THENCE N65°45'38"E 251.51 FEET; THENCE S57°24'10"E 39.02 FEET; THENCE N79°20'00"E 158.99 FEET; THENCE S61°08'29"E 141.01 FEET; THENCE S49°23'55"E 225.11 FEET; THENCE N75°48'20"E 350.23 FEET; THENCE N69°07'16"E 172.46 FEET; THENCE N19°58'08"W 55.42 FEET; THENCE S88°56'53"W 154.60 FEET; THENCE N43°06'48"W 193.15 FEET; THENCE N44°24'42"E 185.48 FEET; THENCE N63°52'48"E 234.43 FEET; THENCE N54°55'10"E 219.45 FEET; THENCE N39°38'00"E 186.58 FEET; THENCE N50°56'34"E 264.95 FEET; THENCE N74°47'34"E 72.38 FEET; THENCE EASTERLY ALONG THE ARC OF A 585.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 79.85 FEET, THROUGH A CENTRAL ANGLE OF 07°49'13" (LONG CHORD BEARS: N70°52'58"E 79.79 FEET); THENCE N69°45'42"E 175.59 FEET; THENCE N52°00'52"E 168.01 FEET; THENCE N74°48'51"E 155.34 FEET; THENCE N15°05'37"W 1306.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 9; THENCE N74°48'51"E ALONG SAID LINE, 505.26 FEET; THENCE S16°09'05"E 413.96 FEET; THENCE S47°30'18"E 200.00 FEET; THENCE S80°02'10"E 42.63 FEET; THENCE S15°11'09"E 419.32 FEET; THENCE N66°38'21"E 122.88 FEET; THENCE EASTERLY ALONG THE ARC OF A 775.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 332.95 FEET, THROUGH A CENTRAL ANGLE OF 24°36'54" (LONG CHORD BEARS: N78°56'48"E 330.40 FEET); THENCE S88°42'22"E 203.09 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 119.99 FEET AND A RADIAL BEARING OF N01°15'51"E, A DISTANCE OF 295.46 FEET, THROUGH A CENTRAL ANGLE OF 141°04'50" (LONG CHORD BEARS: N20°43'26"E 226.27 FEET); THENCE N49°48'17"W 118.08 FEET; THENCE NORTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET AND A RADIAL BEARING OF N40°04'14"E, A DISTANCE OF 585.89 FEET, THROUGH A CENTRAL ANGLE OF 117°47'10" (LONG CHORD BEARS: N08°57'49"E 488.04 FEET); THENCE N67°51'24"E 398.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 223.74 FEET AND A RADIAL BEARING OF N20°59'20"W, A DISTANCE OF 287.01 FEET, THROUGH A CENTRAL ANGLE OF 73°29'49" (LONG CHORD BEARS: N32°15'46"E 267.73 FEET); THENCE N03°19'49"W 130.72 FEET; THENCE S69°31'08"E 160.88 FEET; THENCE N83°03'21"E 512.12 FEET; THENCE S00°09'30"W 208.13 FEET; THENCE N88°40'53"E 626.36 FEET; THENCE S00°10'53"W 315.69 FEET; THENCE N88°55'08"W 643.87 FEET TO THE EAST 1/16TH LINE OF SAID SECTION 6; THENCE S01°15'52"W ALONG SAID LINE, 1540.05 FEET; THENCE N79°19'38"W 977.00 FEET; THENCE S31°34'22"W 1417.95 FEET; THENCE S08°25'05"W 830.40 FEET; THENCE N88°50'33"W 252.61 FEET; THENCE S01°09'27"W 310.98 FEET; THENCE S89°59'03"E 213.31 FEET; THENCE S08°25'52"W 1216.40 FEET; THENCE S01°09'27"W 494.15 FEET TO THE SOUTH SECTION LINE OF SAID SECTION 6; THENCE N89°25'51"W ALONG

SAID LINE, 660.28 FEET; THENCE S01°08'12"W 1398.06 FEET; THENCE N88°42'23"W 2138.50 FEET TO THE WEST SECTION LINE OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N01°11'07"E ALONG SAID LINE, 74.16 FEET; THENCE N88°24'20"W 35.00 FEET; THENCE N01°11'07"E PARALLEL TO SAID WEST LINE OF SECTION 7, 1322.26 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 17,522,791 SQUARE FEET OR 402.268 ACRES.