WHEN RECORDED, RETURN TO:

Randall M. Larsen
Gilmore & Bell, P.C.
15 West South Temple, Suite 1400
Salt Lake City, Utah 84101

Parcel No(s).: 00-0020-0622, 00-0021-1556, 00-0021-1557, 00-0021-1558, 00-0021-1559, 00-0021-2611, 00-0021-2612, 00-0021-2613, 00-0021-2614, 00-0021-2615, 00-0021-2616, 00-0021-2617, 00-0021-2618, 00-0021-2619, 00-0021-2620

HARVEST VILLAGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
HARVEST VILLAGE ASSESSMENT AREA NO. 1

DESIGNATION RESOLUTION

DATED AS OF AUGUST 20, 2025

WHEREAS, the Board of Trustees (the "Board") of Harvest Village Public Infrastructure District No. 1 (the "District"), adopted Resolution No. 2025-06 on August 20, 2025, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of Harvest Village Public Infrastructure District No. 1, 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 ("Utah Code"), 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 "Harvest Village 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), which was 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 34-acre commercial and residential development (the "Development"). The District plans to issue limited tax general obligation bonds to finance a portion of the improvements within the Development and levy the assessments to finance the remainder of 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 not limited to, storm drain pipes, catch basins, junction boxes, inlets, culverts, cleanouts, trash racks, rip-rap and geotextile fabric.

-Parking improvements, including, but not limited to surface, underground, and structured parking facilities, pavement, flatwork, and lighting.

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 thirty-seven (37) 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 $85,372,840, of which $60,000,000 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 6.43% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not yet 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 the following methodologies: (a) for the commercial properties (the "Commercial Zone"), pursuant to a per square foot of commercial property method of assessment (the "Square Footage Methodology"); and (b) for the residential and related properties (the "Residential Zone" and together with the Commercial Zone, each an "Assessment Zone" and collectively, the "Assessment Zones"), pursuant to an equivalent residential unit ("ERU") methodology (the "ERU Methodology"), each as further described below:

Commercial Zone

Assessment	Assessment Methodology	Anticipated Total SF	Assessment Per SF
$22,000,000	Square Footage	697,701	$31.54

Residential Zone

Assessment	Assessment Methodology	Total ERUs	Assessment Per ERU
$38,000,000	ERU Methodology	140	$271,428.58

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

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 Clerk/Secretary 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 C, 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 fifteen (15) days of the completion of this Resolution, the Clerk/Secretary shall (i) record an original or certified copy of this designation resolution with Wasatch County and (ii) where applicable, file with the Wasatch County Recorder a notice of proposed assessment.

Dated as of August 20, 2025.

HARVEST VILLAGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: Neil Goldman
Neil Goldman (Aug 20, 2025 12:04:19 CDT)
Neil Goldman, Chair

ATTEST:

By: ________________________________
David French, Clerk/Secretary

Dated as of August 20, 2025.

HARVEST VILLAGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: ______________________________
Neil Goldman, Chair

ATTEST:

By: David French (Aug 20, 2025 09:58:03 PDT)
David French, Clerk/Secretary

STATE OF UTAH)
: ss.
COUNTY OF ____________)

The foregoing instrument was acknowledged before me this _________, 2025, by Neil Goldman, the Chair of the Board of Trustees of Harvest Village Public Infrastructure District No. 1 (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 ____________)

The foregoing instrument was acknowledged before me this _________, 2025, by David French, the Clerk/Secretary of Harvest Village Public Infrastructure District No. 1 (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.

____
NOTARY PUBLIC

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this "Agreement") is entered into August 20, 2025, by Angstrom Development Group, LLC, a Utah limited liability company, KLJB, LLC, a Utah limited liability company, and Baibach, LLC, a Utah limited liability company (the "Owners").

R E C I T A L S:

1. As of the date hereof, the Owners own the real property described in Exhibit A attached hereto (the "Subject Property"), which constitutes a portion of the property to be assessed within the Assessment Area described herein.

2. The Owners desire that the Harvest Village Public Infrastructure Distrct No. 1 (the "District") designate an assessment area pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), for purposes of constructing publicly owned infrastructure, facilities or systems along with other necessary miscellaneous improvements (the "Improvements"), as more fully described in the Assessment Ordinance (defined herein).

3. Estimated costs for the Improvements, including estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest and debt issuance costs, is estimated at $85,372,840, of which $60,000,000 shall be assessed against the properties benefited within the Assessment Area. The Owners anticipate using other funding to complete the remainder of the Improvements, including proceeds of limited tax bonds issued by the District. If the Assessments and additional funding are not sufficient to complete the Improvements, the Owners hereby agree to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owners' property without any ability to contest such assessment.

4. Pursuant to the Act, the Board of Trustees of the District (the "Board") has or is expected to approve (i) a Designation Resolution, a copy of which is attached hereto as Exhibit B (the "Designation Resolution") designating an assessment area to be known as the "Harvest Village Assessment Area" (the "Assessment Area") and (ii) an Assessment Ordinance and Notice of Assessment Interest for the Assessment Area (the "Assessment Ordinance"), a copy of which is attached hereto as Exhibit C, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

5. The Owners and the District desire to annex the Subject Property into the District and include the Subject Property in the Assessment Area and to expedite such process by waiving certain statutory procedures as permitted by the Act for the purpose of accelerating the financing of the Improvements.

6. The Owners hereby acknowledge the annexation of the Subject Property into the District (the "Annexation") by means of a petition executed by the Owners and via resolution 2025-05 adopted by the District Board on the date hereof, and the inclusion of the Subject Property in the Assessment Area pursuant to the Designation Resolution and the Assessment Ordinance, and hereby waive any right to contest such Annexation, including, but not limited to, any defects or incomplete administrative steps to complete such Annexation. Furthermore, the Owners hereby

agree to cooperate with any additional consents or documentation reasonably required to affirm the Annexation.

NOW, THEREFORE, in consideration of the premises stated herein, the inclusion of the Subject Property in the Assessment Area, the acquisition, construction and installation of the Improvements and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners hereby agree as follows:

Section 1. Representations and Warranties of the Owners. The Owners hereby represents and warrants that:

(a) the Owners are the owners of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Owners have taken all action necessary to execute and deliver this Agreement;

(c) the execution and delivery of this Agreement by the Owners do not conflict with, violate, or constitute on the part of the Owners a breach or violation of any of the terms and provisions of, or constitute a default under (i) any existing constitution, law, or administrative rule or regulation, decree, order, or judgment; (ii) any corporate restriction or any bond, debenture, note, mortgage, indenture, agreement, or other instrument to which the Owners are a party or by which the Owners are or may be bound or to which any of the property or assets of the Owners are or may be subject; or (iii) the creation and governing instruments of the Owners, if applicable;

(d) there is no action, suit, proceeding, inquiry, or investigation at law or in equity by or before any court or public board or body and to which the Owners are a party, or threatened against the Owners (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Owners or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Owners, including its power to develop the Subject Property, or (iii) wherein an unfavorable decision, ruling, or finding would adversely affect the validity or enforceability or the execution and delivery by the Owners of this Agreement;

(e) the Owners have not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Owners have not indicated their consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee;

(f) the Owners are not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Owners are subject, or by which it or its properties are or may be bound, which would have a material adverse effect on the development of the Subject Property;

(g) the Owners are in compliance and will comply in all material respects with all provisions of applicable law relating to the development of the Subject Property, including applying for all necessary permits;

(h) the Owners hereby consent in all respects to the Improvements and assessment methodology as described in the Designation Resolution and Assessment Ordinance, including as provided in the Act;

(i) the assessment bonds, together with loans and funds of the Owners, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for the District, prepared by Bowery Valuation, dated August 13, 2025;

(j) the Subject Property is located in Heber City, in Wasatch County, Utah, and the legal description of the Subject Property contained in the Designation Resolution, the Assessment Ordinance, and Exhibit A hereto is an accurate and complete description of the real property it is intended to describe; and

(k) the undersigned are authorized to execute and deliver this Agreement for and on behalf of the Owners.

Section 2. Acknowledgment by the Owners. The Owners on behalf of themselves, and their successors in title and assigns, hereby acknowledges and certifies that:

(a) the undersigned, on behalf of the Owners, are duly qualified representatives of the Owners with the power and authority to execute this Agreement for and on behalf of the Owners and have heretofore consulted their own counsel prior to the execution and delivery of this Agreement;

(b) the Owners have received a copy of the Designation Resolution, the Assessment Ordinance and any other information necessary to execute this Agreement;

(c) the consents set forth in Section 3 herein will benefit the Owners by expediting the assessment process and providing for the financing of the Improvements by the issuance of assessment bonds;

(d) the Assessments constitute a legal, valid and binding lien on the Subject Property;

(e) the Assessment Ordinance and the rights of the District thereunder with respect to the enforcement of the lien of the Assessments and all other conditions therein;

(f) the Owners have provided the pertinent information supporting the estimated cost of the Improvements, allocation of square footage and Equivalent Residential Units ("ERUs") in the Assessment Area, the property descriptions and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list attached to the Assessment Ordinance, and the District is relying on this Agreement in order to issue its assessment bonds related to the Improvements;

(g) the levy of the Assessments on the Subject Property will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Owner is a party or to which its property or assets are subject;

(h) the Owners further acknowledge and agree that if for any reason the Assessments are insufficient to complete the Improvements, the property owners within the Assessment Area may be responsible for paying any pro-rata share of additional costs required to complete the Improvements, including, but not limited to, an additional assessment on their property without any ability to contest such assessment;

(i) notwithstanding Section 11-42-206(3)(e) of the Act, the Owners have provided the legal description and tax identification number of each parcel of property within the Assessment Area and shall be responsible for any errors related to such information;

(j) the District cannot guaranty or predict the interest rates of the assessment bonds related to the Assessment Area, which will have a direct impact on the amount of the Assessments;

(k) each parcel of property (including subdivided parcels, if applicable) within the Assessment Area shall initially have an Assessment allocated for (A) the Commercial Zone by the Square Footage Methodology and (B) the Residential Zone by the ERU Methodology, each as defined and further described in the Assessment Ordinance;

(l) the amount of the Assessment on the Subject Property reflects an equitable portion of the benefit the Subject Property will receive from the Improvements, but nevertheless, the Owners hereby consent to such Assessment as provided in Section 11-42-409(5) of the Act and acknowledge that such Assessment will be levied upon completion of the Annexation; and

(m) the annexation of the Subject Property into the District has been authorized and approved by the District, but the certificate of annexation has not been received from the Utah Lieutenant Governor's office; nevertheless, the Owners enter into this Agreement and waive any defects or errors in connection with the annexation process;

(n) the Owners have received consents to the Assessment and issuance of the assessment bonds described herein from all lienholders on the Subject Property whose consent is required.

(o) the Owner is not considered an "End User" (as such term is defined in the District's governing document) and that, if at any time the Owner is considered to be an "End User," the District shall prepay Assessments for all parcels for which the Owner is considered an "End User."

Section 3. Consent by Owners. The Owners, on behalf of themselves, and their successors in title and assigns, hereby consents to:

(a) the inclusion of the Subject Property in the Assessment Area and the designation of the Assessment Area for the purpose of financing the cost of the Improvements with assessments to be levied against properties within said Assessment Area, including the Subject Property, all as described in the Designation Resolution, the estimated costs of the Improvements, the method of assessment, and the Assessment Ordinance;

(b) the District financing the acquisition, construction and installation of the Improvements through the issuance of assessment bonds as provided in the Act;

(c) the allocation of Assessments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the number of square feet and ERUs attributable to each unit type and the levy of the Assessments upon completion of the Annexation;

(d) aggregation of all Assessments of all properties owned by the same owner (including an affiliate of such owner) as a single unified assessment against all properties owned by the same owner, as further described in the Assessment Ordinance;

(e) in accordance with Section 2(f) above the Owners are responsible for providing the legal description and tax identification number of each parcel of property within the Assessment Area, in the event of a shortfall described in Section 11-42-206(3)(e) of the Act, the Owners consent and agree (i) to be held jointly and severally liable for and (ii) to pay such shortfall on behalf of the District;

(f) all foreclosure remedies of the Subject Property in accordance with the Act and the Assessment Ordinance;

(g) not suing or enjoining the levy, collection, or enforcement of the Assessment levied pursuant to the Assessment Ordinance or in any manner attacking or questioning the legality of said Assessment levied within the Assessment Area pursuant to the Assessment Ordinance;

(h) the District imposing assessments to be paid in installments over a period of not to exceed thirty (30) years from the effective date of an assessment resolution; and

(i) the District appointing the Foreclosure Agent, including any successor thereto, to process and carry out, on behalf of the District, any foreclosure of Assessments pursuant to the Assessment Ordinance and the indenture for the assessment bonds and the District assigning all rights of collection of delinquent Assessments to the Foreclosure Agent, as collection agent for the District; and

(j) the payment of Assessments which are not in substantially equal installments of principal or substantially equal amounts of principal and interest, and consents to the payment of Assessments in accordance with the debt service on the assessment bonds as shall be established in the indenture(s) relating to such assessment bonds.

Section 4. Waiver. The Owners, on behalf of themselves and their successors in title and assigns, hereby waives:

(a) any and all notice and hearing requirements set forth in the Act;

(b) their rights for contesting, protesting, or challenging the legality or validity of the equitability or fairness of the Assessments, or the creation and establishing of the Assessment Area, the adopting of the Assessment Ordinance or the levy and collection of Assessments pursuant to the Assessment Ordinance, whether by notice to the District or by judicial proceedings, or by any other means, or the annexation of the Subject Property into the District;

(c) the right to have appointed by the District a board of equalization and review which would hear aggrieved property owners and recommend adjustments in assessments, if deemed appropriate, the right to a hearing before a board of equalization and review and the right to appeal from any determination of a board of equalization and review as provided in the Act;

(d) the right to pay cash for their assessment during a cash prepayment period which would otherwise extend for twenty-five (25) days after the adoption and publication of the Assessment Ordinance as provided in the Act;

(e) any right to contest its assessment, including but not limited to the 30-day contestability period provided in Section 11-42-106 of the Act;

(f) any right to contest that the Improvements qualify as a publicly owned infrastructure, system or other facility 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 and the Owners further acknowledges that they have consulted with counsel regarding the same; and

(g) any other procedures that the District may be required to follow in order to designate an assessment area or to levy an assessment as described in the Designation Resolution and the Assessment Ordinance.

Section 5. Additional Certification. The Owners hereby agree, without qualification, to execute an additional Acknowledgement, Waiver and Consent Agreement, in substantially the same form as this Agreement, upon completion of the annexation of the Subject Property into the District, if requested by the District in writing.

Section 6. Amendment. The Owners hereby acknowledge that bond counsel will rely on the representations, warranties, acknowledgments, consents, and agreements herein contained in issuing opinions relating to the levy of the assessments and the issuance of assessment bonds and consequently agrees that this Agreement may not be amended, modified, or changed without the prior written consent of the District and such bond counsel.

Section 7. Severability. The invalidity or unenforceability in particular circumstances of any provision of this Agreement shall not extend beyond such provision or circumstances and no other provision hereof shall be affected by such invalidity or unenforceability.

Section 8. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 9. Successors and Assigns. This Agreement shall be binding upon the Owners and their successors and assigns.

Section 10. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 11. Counterparts. This Agreement may be executed in several counterparts, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

Section 12. Defined Terms. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Assessment Ordinance.

IN WITNESS WHEREOF, the undersigned, on behalf of the Owners, have hereunto executed this Agreement as of the date first hereinabove set forth.

OWNERS:

ANGSTROM DEVELOPMENT GROUP, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Neil Goldman
Neil Goldman (Aug 20, 2025 11:43:48 CDT)

Name: NEIL GOLDMAN

Its: Partner

KLJB, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ____________________

Name: ____________________

Its: ____________________

BAIBACH, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ____________________

Name: ____________________

Its: ____________________

IN WITNESS WHEREOF, the undersigned, on behalf of the Owners, have hereunto executed this Agreement as of the date first hereinabove set forth.

OWNERS:

ANGSTROM DEVELOPMENT GROUP, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ______________________________

Name: ______________________________

Its: ______________________________

KLJB, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Alex Norr
Alex Norr (Aug 20, 2025 16:36:23 MDT)

Name: ALEX NORR

Its: Authorized Representative

BAIBACH, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ______________________________

Name: ______________________________

Its: ______________________________

IN WITNESS WHEREOF, the undersigned, on behalf of the Owners, have hereunto executed this Agreement as of the date first hereinabove set forth.

OWNERS:

ANGSTROM DEVELOPMENT GROUP, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ______________________________

Name: ______________________________

Its: ______________________________

KLJB, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: ______________________________

Name: ______________________________

Its: ______________________________

BAIBACH, LLC, a Utah limited liability company as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: Ryan Bailey
Ryan Bailey (Aug 20, 2025 17:06:32 MDT)

Name: Ryan Bailey

Its: Manager

EXHIBIT A

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Assessment Method and Amount*

Residential Zone

Total Assessment	$38,000,000
Total ERUs	140
Assessment Per ERU	$271,428.58

Type	**Quantity**	**ERUs Per Unit**	**Total Assessment**
Townhomes	140	$271,428.58	$38,000,000

Commercial Zone

Total Assessment	$22,000,000
Total Square Feet	697,701
Assessment Per Square Feet	$31.54

Type	**Total SF**	**Lien/SF**	**Total Assessment**
Commercial	697,701	$31.54	$22,000,000

Parcel ID**	**Classification**	**Total Assessment**
00-0020-0622, 00-0021-1556, 00-0021-1557, 00-0021-1558, 00-0021-1559, 00-0021-2611, 00-0021-2612, 00-0021-2613, 00-0021-2614, 00-0021-2615, 00-0021-2616, 00-0021-2617, 00-0021-2618, 00-0021-2619, 00-0021-2620	Residential; Commercial	$60,000,000

*Figures have been rounded
** Initially, the Assessments are allocated in aggregate to the entirety of such legal descriptions for each Assessment Zone. Includes parcels which may be entirely or partially within such Assessment Zone.

<u>Legal Description</u>

The Assessment Area is more particularly described as follows:

A part of the South Half of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at a point 1609.47 feet North 89°17’02” West along the Section Line; and 875.65 feet (875.66 feet record) North from an Aluminum Cap Monument found marking the South Quarter Corner of said Section 18; and running thence South 89°33’11” West 286.70 feet; thence North 4°56’20” West 89.42 feet to and along the Easterly Line of the U.S.A 2000 Warranty Deed recorded in Book 00470 at Page 00515 of Official Records as it exists on the ground; thence continuing along said Deed Line the following five courses: North 18°14’15” East 78.00 feet; North 50°01’50” East 71.10 feet; North 17°05’43” East 89.90 feet; North 31°02’10” East 139.90 feet; and North 7°53’45” East 642.10 feet to the apparent Southerly Line of River Road as it exists on the ground; thence along said Southerly Line the following five courses: South 89°29’11” East 254.03 feet; South 78°47’34” East 81.83 feet; thence Northeasterly along the arc of a 1014.93 foot curve to the left a distance of 190.27 feet (Center bears North 0°29’00” East, Central Angle equals 10°44’28” and Long Chord bears North 85°06’46” East 189.99 feet); North 70°58’52” East 53.39 feet; and South 89°48’50” East 60.09 feet; thence South 89°37’48” East 642.24 feet to the Westerly Line of U.S. Highway 40 as it exists on the ground at 100.0 foot half-width; thence South 24°22’00” East 514.99 feet along said Westerly Line; thence North 89°59’59” West 337.14 feet; thence South 0°00’01” West 524.20 feet; thence South 89°59’59” East 456.64 feet; thence North 23°10’45” West 81.39 feet; thence North 66°49’15” East to said Westerly Line of U.S. Highway 40; thence South 23°10’45” East 178.46 feet along said Westerly Line; thence South 89°18’16” West 300.68 feet (300.75 feet record) to an existing rebar with cap marked GBN found marking an angle point in the South boundary of the property; thence South 89°57’53” West 185.35 feet; thence South 89°19’16” West 734.23 feet; thence South 89°33’11” West 489.58 feet to the point of beginning.

Contains 1,464,959 sq ft or 33.631 acres.

<u>EXHIBIT B</u>

DESIGNATION RESOLUTION

[Excluded from Recordation]

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

[Excluded from Recordation]

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF PROPERTIES TO BE ASSESSED

Parcel ID	**Property Owner**
00-0020-0622	Angstrom Development Group, LLC
00-0021-1556	Angstrom Development Group, LLC
00-0021-1557	Angstrom Development Group, LLC
00-0021-1558	Angstrom Development Group, LLC
00-0021-1559	Angstrom Development Group, LLC
00-0021-2611	Angstrom Development Group, LLC
00-0021-2612	Angstrom Development Group, LLC
00-0021-2613	Angstrom Development Group, LLC
00-0021-2614	Angstrom Development Group, LLC
00-0021-2615	Angstrom Development Group, LLC
00-0021-2616	Angstrom Development Group, LLC
00-0021-2617	Angstrom Development Group, LLC
00-0021-2618	Angstrom Development Group, LLC
00-0021-2619	Angstrom Development Group, LLC
00-0021-2620	Angstrom Development Group, LLC
00-0021-1555	KLJB, LLC
00-0021-2479	Baibach, LLC
00-0021-2480	Baibach, LLC
00-0021-2481	Baibach, LLC

<u>Legal Description</u>

The Assessment Area is more particularly described as follows:

A part of the South Half of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey in Wasatch County, Utah:

Beginning at a point 1609.47 feet North 89°17’02” West along the Section Line; and 875.65 feet (875.66 feet record) North from an Aluminum Cap Monument found marking the South Quarter Corner of said Section 18; and running thence South 89°33’11” West 286.70 feet; thence North 4°56’20” West 89.42 feet to and along the Easterly Line of the U.S.A 2000 Warranty Deed recorded in Book 00470 at Page 00515 of Official Records as it exists on the ground; thence continuing along said Deed Line the following five courses: North 18°14’15” East 78.00 feet; North 50°01’50” East 71.10 feet; North 17°05’43” East 89.90 feet; North 31°02’10” East 139.90 feet; and North 7°53’45” East 642.10 feet to the apparent Southerly Line of River Road as it exists on the ground; thence along said Southerly Line the following five courses: South 89°29’11” East 254.03 feet; South 78°47’34” East 81.83 feet; thence Northeasterly along the arc of a 1014.93 foot curve to the left a distance of 190.27 feet (Center bears North 0°29’00” East, Central Angle equals 10°44’28” and Long Chord bears North 85°06’46” East 189.99 feet); North 70°58’52” East 53.39 feet; and South 89°48’50” East 60.09 feet; thence South 89°37’48” East 642.24 feet to the Westerly Line of U.S. Highway 40 as it exists on the ground at 100.0 foot half-width; thence South 24°22’00” East 514.99 feet along said Westerly Line; thence North 89°59’59” West 337.14 feet; thence South 0°00’01” West 524.20 feet; thence South 89°59’59” East 456.64 feet; thence North 23°10’45” West 81.39 feet; thence North 66°49’15” East to said Westerly Line of U.S. Highway 40; thence South 23°10’45” East 178.46 feet along said Westerly Line; thence South 89°18’16” West 300.68 feet (300.75 feet record) to an existing rebar with cap marked GBN found marking an angle point in the South boundary of the property; thence South 89°57’53” West 185.35 feet; thence South 89°19’16” West 734.23 feet; thence South 89°33’11” West 489.58 feet to the point of beginning.

Contains 1,464,959 sq ft or 33.631 acres.

EXHIBIT C

CERTIFICATE OF PROJECT ENGINEER INCLUDING MAP AND DEPICTION OF BOUNDARY OF THE ASSESSMENT AREA AND LOCATION OF IMPROVEMENTS

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the benefit of the Harvest Village Public Infrastructure District No. 1 and No. 2 (the “District”) hereby certifies as follows:

1. I am a professional engineer engaged on behalf of the District to perform the necessary engineering services to determine the estimated costs of the proposed infrastructure improvements benefiting property within the Harvest Village Development (the “Project”).

2. The estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Project are set forth in the attachment hereto. Said estimated costs are based on a review of preliminary concept plans, contractor submitted budgets, preliminary engineering estimates, or developer budgets for the type and location of said proposed improvements as of the date hereof. The proposed improvements have a weighted average useful life of not less than 37 years.

The Connextion Group – Civil, LLC

Chase Hanusa
____

By: Chase Hanusa
Title: Principal

Date: August 15, 2025

ATTACHMENT

Attachment A: Engineer's Estimate for Harvest Village PID District Eligible Cost

Item	QTY	UNIT	UNIT COST	Total Cost: Improvements Benefiting the Property	Cost Allocation			Useful Life (Years)	Useful Life Weighted Average (Years)
					Assessment Bond	GO Limit Tax Bond	Private (Not Eligible)		
Horizontal Civil Infrastructure Improvements (Concept Drawings Provided)									
Townhomes Civil Improvements (Budget - No Plans Provided)									
General									
mobilization	1.00	LS	$50,000.00	$50,000.00	$50,000.00	$0.00	$0.00	30	0.03
SWPPP	19.00	AC	$2,500.00	$47,500.00	$47,500.00	$0.00	$0.00	30	0.03
Site Demo	19.00	AC	$2,000.00	$38,000.00	$38,000.00	$0.00	$0.00	30	0.03
survey monuments	5.00	EA	$1,100.00	$5,500.00	$5,500.00	$0.00	$0.00	40	0.01
Street Signs	12.00	EA	$750.00	$9,000.00	$9,000.00	$0.00	$0.00	10	0.00
Pedestrian Bridge Across Ponds	2.00	EA	$200,000.00	$400,000.00	$400,000.00	$0.00	$0.00	15	0.14
Dry Utilities									
Electrical Backbone	1.00	LS	$1,700,000.00	$1,700,000.00	$0.00	$1,700,000.00	$0.00	40	1.56
Street lights	10.00	EA	$9,000.00	$90,000.00	$90,000.00	$0.00	$0.00	15	0.03
Bollard Trail Lights	60.00	EA	$3,600.00	$216,000.00	$216,000.00	$0.00	$0.00	15	0.07
Gas Backbone	3,500.00	LF	$30.00	$105,000.00	$0.00	$105,000.00	$0.00	40	0.10
Earthwork									
Clear/Grub Site	800,000.00	SF	$0.33	$264,000.00	$184,800.00	$0.00	$79,200.00	75	0.32
Strip Stockpile & Replace Topsoil (12")	29,629.63	CY	$6.75	$200,000.00	$140,000.00	$0.00	$60,000.00	75	0.24
Cut/Fill Native	70,000.00	CY	$3.50	$245,000.00	$171,500.00	$0.00	$73,500.00	75	0.29
Overlot Finish Grading	800,000.00	SF	$0.05	$40,000.00	$28,000.00	$0.00	$12,000.00	75	0.05
Road Work [See Note 7]									
Subgrade Prep	108,450.00	SF	$0.35	$37,957.50	$37,957.50	$0.00	$0.00	30	0.03
24" Scarify & Recompact	95,000.00	SF	$1.50	$142,500.00	$142,500.00	$0.00	$0.00	30	0.10
8" Road base	108,450.00	SF	$1.75	$189,787.50	$189,787.50	$0.00	$0.00	30	0.13
3" Asphalt Roadway	95,000.00	SF	$3.00	$285,000.00	$285,000.00	$0.00	$0.00	15	0.10
3" Asphalt Interior Trail	13,450.00	SF	$3.00	$40,350.00	$40,350.00	$0.00	$0.00	15	0.01
24" C&G	6,400.00	LF	$27.00	$172,800.00	$172,800.00	$0.00	$0.00	30	0.12
ADA Ramps	15.00	EA	$2,100.00	$31,500.00	$31,500.00	$0.00	$0.00	30	0.02
5' Sidewalk (6" thick)	1,000.00	LF	$60.00	$60,000.00	$60,000.00	$0.00	$0.00	30	0.04
5' Interior Asphalt Trail	3,900.00	LF	$32.00	$124,800.00	$124,800.00	$0.00	$0.00	20	0.06
Sewer									
SS - Connect to Existing	1.00	EA	$2,500.00	$2,500.00	$2,500.00	$0.00	$0.00	40	0.00
SS - 8" PVC Main	3,000.00	LF	$70.00	$210,000.00	$210,000.00	$0.00	$0.00	40	0.19
SS - Manhole w/Collars	11.00	EA	$8,500.00	$93,500.00	$93,500.00	$0.00	$0.00	40	0.09
SS - 4" Laterals	140.00	EA	$2,600.00	$364,000.00	$0.00	$0.00	$364,000.00	40	0.00
SS - Trench Backfill Material	10,500.00	TN	$15.00	$157,500.00	$157,500.00	$0.00	$0.00	40	0.14
SS - Testing	3,000.00	LF	$3.00	$9,000.00	$9,000.00	$0.00	$0.00	40	0.01
Storm Drain [See Note 7]									
24" RCP Storm Drain	2,200.00	LF	$90.00	$198,000.00	$198,000.00	$0.00	$0.00	40	0.18
36" RCP Storm Drain (Drainage swale Crossings)	250.00	LF	$190.00	$47,500.00	$47,500.00	$0.00	$0.00	40	0.04
36" FES	14.00	EA	$3,500.00	$49,000.00	$49,000.00	$0.00	$0.00	40	0.04
60" SD Manhole	7.00	EA	$6,000.00	$42,000.00	$42,000.00	$0.00	$0.00	40	0.04
Storm Drain Inlet	25.00	EA	$4,000.00	$100,000.00	$100,000.00	$0.00	$0.00	40	0.09
Storm Drain Combo Inlet	2.00	EA	$15,000.00	$30,000.00	$30,000.00	$0.00	$0.00	40	0.03
Temp Drainage Swale to Facilitate Construction	2,000.00	LF	$15.00	$30,000.00	$30,000.00	$0.00	$0.00	40	0.03
Drainage Swale	1,500.00	LF	$15.00	$22,500.00	$22,500.00	$0.00	$0.00	40	0.02
Rip Rap for Swale	1.00	LS	$30,000.00	$30,000.00	$30,000.00	$0.00	$0.00	40	0.03
Storm Chambers	1.00	LS	$500,000.00	$500,000.00	$500,000.00	$0.00	$0.00	40	0.46
Culinary Water									
CW - 8" Connect To Existing	2.00	EA	$3,500.00	$7,000.00	$7,000.00	$0.00	$0.00	40	0.01
CW - 8" PVC Main	3,200.00	LF	$75.00	$240,000.00	$240,000.00	$0.00	$0.00	40	0.22
CW - 8" Gate Valve	13.00	EA	$3,700.00	$48,100.00	$48,100.00	$0.00	$0.00	40	0.04
CW - 8" Tee	3.00	EA	$2,500.00	$7,500.00	$7,500.00	$0.00	$0.00	40	0.01
CW - 8" Bend	3.00	EA	$1,200.00	$3,600.00	$3,600.00	$0.00	$0.00	40	0.00
CW - Fire Hydrants	8.00	EA	$10,250.00	$82,000.00	$82,000.00	$0.00	$0.00	40	0.08
CW - Plug & Blow Off	3.00	EA	$8,000.00	$24,000.00	$24,000.00	$0.00	$0.00	40	0.02
CW - 3/4" Water Service	140.00	EA	$2,600.00	$364,000.00	$0.00	$0.00	$364,000.00	40	0.00
CW - Testing	3,200.00	LF	$3.00	$9,600.00	$9,600.00	$0.00	$0.00	40	0.01
Subtotal Townhomes Civil Improvements (Budget - No Plans Provided):				$7,165,995.00	$4,408,295.00	$1,805,000.00	$952,700.00		
Mixed Use Site Civil Infrastructure (Budget - No Plans Provided)									
General									
mobilization	1.00	LS	$40,000.00	$40,000.00	$40,000.00	$0.00	$0.00	30	0.03
SWPPP	15.00	AC	$2,500.00	$37,500.00	$37,500.00	$0.00	$0.00	30	0.03
Site Demo	15.00	AC	$2,000.00	$30,000.00	$30,000.00	$0.00	$0.00	30	0.02
survey monuments	4.00	EA	$1,100.00	$4,400.00	$4,400.00	$0.00	$0.00	40	0.00
Street Signs	25.00	EA	$750.00	$18,750.00	$18,750.00	$0.00	$0.00	10	0.00
Secondary Emergency Access Road	1.00	LS	$12,000.00	$12,000.00	$12,000.00	$0.00	$0.00	10	0.00
Dry Utilities									
Electrical Backbone	1.00	LS	$1,000,000.00	$1,000,000.00	$0.00	$1,000,000.00	$0.00	40	0.91
Street lights	7.00	EA	$9,000.00	$63,000.00	$63,000.00	$0.00	$0.00	15	0.02
Bollard Trail Lights	25.00	EA	$3,600.00	$90,000.00	$90,000.00	$0.00	$0.00	15	0.03
Gas Backbone	2,600.00	LF	$30.00	$78,000.00	$0.00	$78,000.00	$0.00	40	0.07
Earthwork									
Clear/Grub Site	700,000.00	SF	$0.33	$231,000.00	$161,700.00	$0.00	$69,300.00	75	0.28
Strip Stockpile & Replace Topsoil (12")	25,925.93	CY	$6.75	$175,000.00	$122,500.00	$0.00	$52,500.00	75	0.21
Cut/Fill Native	50,000.00	CY	$3.50	$175,000.00	$122,500.00	$0.00	$52,500.00	75	0.21
Overlot Finish Grading	700,000.00	SF	$0.05	$35,000.00	$24,500.00	$0.00	$10,500.00	75	0.04
Pond Excavation	1.00	LS	$65,000.00	$65,000.00	$65,000.00	$0.00	$0.00	75	0.11
Road Work [See Note 7]									
Subgrade Prep	169,000.00	SF	$0.35	$59,150.00	$59,150.00	$0.00	$0.00	30	0.04
24" Scarify & Recompact	169,000.00	SF	$1.50	$253,500.00	$253,500.00	$0.00	$0.00	30	0.17
8" Road base	169,000.00	SF	$1.75	$295,750.00	$295,750.00	$0.00	$0.00	30	0.20
3" Asphalt Roadway	84,000.00	SF	$3.00	$252,000.00	$252,000.00	$0.00	$0.00	15	0.09
3" Asphalt Surface Parking	85,000.00	SF	$3.00	$255,000.00	$255,000.00	$0.00	$0.00	15	0.09
6" Concrete Roundabout	15,000.00	SF	$15.00	$225,000.00	$225,000.00	$0.00	$0.00	15	0.08
24" C&G - Roadway	4,600.00	LF	$27.00	$124,200.00	$124,200.00	$0.00	$0.00	30	0.09
24" C&G - Parking Lot	3,000.00	LF	$27.00	$81,000.00	$81,000.00	$0.00	$0.00	30	0.06
ADA Ramps	10.00	EA	$2,100.00	$21,000.00	$21,000.00	$0.00	$0.00	30	0.01
5' Sidewalk (6" thick)	300.00	LF	$60.00	$18,000.00	$18,000.00	$0.00	$0.00	30	0.01
Sewer									
SS - Connect to Existing	2.00	EA	$2,500.00	$5,000.00	$5,000.00	$0.00	$0.00	40	0.00
SS - 8" PVC Main	1,000.00	LF	$70.00	$70,000.00	$70,000.00	$0.00	$0.00	40	0.06
SS - 10" PVC Main	700.00	LF	$120.00	$84,000.00	$84,000.00	$0.00	$0.00	40	0.08
SS - Manhole w/Collars	9.00	EA	$8,500.00	$76,500.00	$76,500.00	$0.00	$0.00	40	0.07
SS - 6" Laterals	7.00	EA	$2,600.00	$18,200.00	$0.00	$0.00	$18,200.00	40	0.00
SS - Trench Backfill Material	5,950.00	TN	$15.00	$89,250.00	$89,250.00	$0.00	$0.00	40	0.08
SS - Testing	1,700.00	LF	$3.00	$5,100.00	$5,100.00	$0.00	$0.00	40	0.00
Storm Drain [See Note 7]									
24" RCP Storm Drain	2,250.00	LF	$90.00	$202,500.00	$202,500.00	$0.00	$0.00	40	0.19
60" SD Manhole	6.00	EA	$6,000.00	$36,000.00	$36,000.00	$0.00	$0.00	40	0.03
Storm Drain Inlet	20.00	EA	$4,000.00	$80,000.00	$80,000.00	$0.00	$0.00	40	0.07
Storm Drain Combo Inlet	3.00	EA	$15,000.00	$45,000.00	$45,000.00	$0.00	$0.00	40	0.04

Pond Retaining Walls	1.00	LS	$250,000.00	$250,000.00	$250,000.00	$0.00	$0.00	40	0.23
Storm Chambers	1.00	LS	$500,000.00	$500,000.00	$500,000.00	$0.00	$0.00	40	0.46
Rip Rap for Pond	1.00	LS	$55,000.00	$55,000.00	$55,000.00	$0.00	$0.00	40	0.05
Culinary Water									
CW - 8" Connect To Existing water in River Road and US40	2.00	EA	$18,000.00	$36,000.00	$36,000.00	$0.00	$0.00	40	0.03
CW - 8" PVC Main	2,400.00	LF	$75.00	$180,000.00	$180,000.00	$0.00	$0.00	40	0.16
CW - 8" Gate Valve	13.00	EA	$3,700.00	$48,100.00	$48,100.00	$0.00	$0.00	40	0.04
CW - 8" Tee	2.00	EA	$2,500.00	$5,000.00	$5,000.00	$0.00	$0.00	40	0.00
CW - 8" Bend	15.00	EA	$1,200.00	$18,000.00	$18,000.00	$0.00	$0.00	40	0.02
CW - 6" PVC Main	450.00	LF	$61.00	$27,450.00	$27,450.00	$0.00	$0.00	40	0.03
CW - 6" Gate Valve	4.00	EA	$2,900.00	$11,600.00	$11,600.00	$0.00	$0.00	40	0.01
CW - 8"x6" Tee	2.00	EA	$1,200.00	$2,400.00	$2,400.00	$0.00	$0.00	40	0.00
CW - Fire Hydrants	5.00	EA	$10,250.00	$51,250.00	$51,250.00	$0.00	$0.00	40	0.05
CW - Plug & Blow Off	4.00	EA	$8,000.00	$32,000.00	$32,000.00	$0.00	$0.00	40	0.03
CW - 2" Water Service	8.00	EA	$8,500.00	$68,000.00	$0.00	$0.00	$68,000.00	40	0.00
CW - Testing	2,850.00	LF	$3.00	$8,550.00	$8,550.00	$0.00	$0.00	40	0.01
Subtotal Mixed Use Site Civil Infrastructure (Budget - No Plans Provided):				$5,644,150.00	$4,295,150.00	$1,078,000.00	$271,000.00		
River Road Expansion (Budget - No Plans Provided)									
General									
mobilization	1.00	LS	$8,000.00	$8,000.00	$8,000.00	$0.00	$0.00	30	0.01
SWPPP	1.00	LS	$4,000.00	$4,000.00	$4,000.00	$0.00	$0.00	30	0.00
Traffic Control	1.00	LS	$25,000.00	$25,000.00	$25,000.00	$0.00	$0.00	30	0.02
survey monuments	2.00	EA	$1,100.00	$2,200.00	$2,200.00	$0.00	$0.00	40	0.00
Street Signs/Striping	1.00	LS	$22,000.00	$22,000.00	$22,000.00	$0.00	$0.00	10	0.01
Landscaping Restoration and Median (Budget)	1.00	LS	$50,000.00	$50,000.00	$50,000.00	$0.00	$0.00	50	0.06
Dry Utilities									
Traffic Signal Modifications (Budget)	1.00	LS	$1,500,000.00	$1,500,000.00	$1,500,000.00	$0.00	$0.00	20	0.69
Earthwork									
Cut/Fill Native	6,000.00	CY	$6.00	$36,000.00	$36,000.00	$0.00	$0.00	75	0.06
Demo/Remove Existing Pavement	39,000.00	SF	$4.00	$156,000.00	$156,000.00	$0.00	$0.00	75	0.27
Road Work									
Subgrade Prep	100,800.00	SF	$0.35	$35,280.00	$35,280.00	$0.00	$0.00	30	0.02
8" Road base	100,800.00	SF	$1.75	$176,400.00	$176,400.00	$0.00	$0.00	30	0.12
3" Asphalt	100,800.00	SF	$3.00	$302,400.00	$302,400.00	$0.00	$0.00	15	0.10
Median Curb and Gutter	750.00	LF	$35.00	$26,250.00	$26,250.00	$0.00	$0.00	30	0.02
Median Splash Block	750.00	LF	$12.00	$9,000.00	$9,000.00	$0.00	$0.00	30	0.01
Decretive Median Concrete	1,000.00	SF	$13.00	$13,000.00	$13,000.00	$0.00	$0.00	30	0.01
Roadway Shoulder	2,600.00	LF	$15.00	$39,000.00	$39,000.00	$0.00	$0.00	20	0.02
Storm Drain									
Remove Existing Storm Sewer	1.00	LS	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00	40	0.02
36" RCP Culvert	100.00	LF	$190.00	$19,000.00	$19,000.00	$0.00	$0.00	40	0.02
36"Culvert Headwalls	2.00	EA	$30,000.00	$60,000.00	$60,000.00	$0.00	$0.00	40	0.05
Rip Rap	1.00	LS	$5,000.00	$5,000.00	$5,000.00	$0.00	$0.00	40	0.00
Subtotal River Road Expansion (Budget - No Plans Provided):				$2,508,530.00	$2,508,530.00	$0.00	$0.00		
Off-Site Wet Utility Improvements (Developer Budget - Unknown Scope, No Plans Provided)									
General									
Development Sewer Lift Station (No drawings - Contractor Estimate)	1.00	LS	$1,500,000.00	$1,500,000.00	$1,500,000.00	$0.00	$0.00	40	1.37
Sewer Lift Station Force Main	1.00	LS	$250,000.00	$250,000.00	$250,000.00	$0.00	$0.00	40	0.23
Offsite Lift Station Improvements	1.00	LS	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	40	1.83
Offsite Sanitary Sewer Main Improvments	1.00	LS	$1,000,000.00	$1,000,000.00	$1,000,000.00	$0.00	$0.00	40	0.91
Offsite Watermain Upsizing/Extension	1.00	LS	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	40	1.83
Subtotal Off-Site Wet Utility Improvements (Developer Budget - Unknown Scope, No Plans Provided)				$6,750,000.00	$6,750,000.00	$0.00	$0.00		
Exterior Multi-Use Trail Around Site Perimeter (Budget - No Plans Provided)									
General									
10' Asphalt Trail	52,000.00	SF	$6.00	$312,000.00	$312,000.00	$0.00	$0.00	15	0.11
3-Rail Trail Fencing	10,400.00	LF	$20.00	$208,000.00	$208,000.00	$0.00	$0.00	20	0.10
Subtotal Exterior Multi-Use Trail Around Site Perimeter (Budget - No Plans Provided)				$520,000.00	$520,000.00	$0.00	$0.00		
Mixed Use Site Parking Garage and Surface Parking (Budget - No Plans Provided)									
General									
Public Parking Garage (No drawings - assumed 75% open for public use)	1	LS	$9,200,000.00	$9,200,000.00	$6,900,000.00	$2,300,000.00	$0.00	40	8.42
Sub-Terrain Parking Garage at Hotel (No Drawings - Contractor Budget)	1	LS	$12,500,000.00	$12,500,000.00	$0.00	$12,500,000.00	$0.00	40	11.44
Mixed Use Area Parking Lot Base, Pavement, & Flatwork	85,000.00	SF	$7.15	$607,750.00	$607,750.00	$0.00	$0.00	25	0.35
Mixed Use Area Parking Lot Lighting	7.00	EA	$6,500.00	$45,500.00	$45,500.00	$0.00	$0.00	15	0.02
Subtotal Mixed Use Site Parking Garage and Surface Parking (Budget - No Plans Provided)				$22,353,250.00	$7,553,250.00	$14,800,000.00	$0.00		
Estimated Harvest Village Civil Infrastructure Costs				$44,941,925.00	$26,035,225.00	$17,683,000.00	$1,223,700.00	**Weighted Average Eligible Improvement Useful Life Estimate Assuming Typical Maintenance is Completed:**	**37.9**
Construction Contingency			15%	$6,741,288.75	$3,905,283.75	$2,652,450.00	$183,555.00		
Project Management			4%	$1,797,677.00	$1,041,409.00	$707,320.00	$48,948.00		
Fees & Permitting			3%	$1,348,257.75	$781,056.75	$530,490.00	$36,711.00		
Survey and Staking			3%	$1,348,257.75	$781,056.75	$530,490.00	$36,711.00		
Planning, Engineering & Design			5%	$2,247,096.25	$1,301,761.25	$884,150.00	$61,185.00		
Parking Garage Land Dedication	1.00	LS	$1,000,000.00	$1,000,000.00	$300,000.00	$700,000.00	$0.00		
Mixed Use Site ROW Land Dedication	1.00	LS	$250,000.00	$250,000.00	$250,000.00	$0.00	$0.00		
Townhome Site ROW Land Dedication	1.00	LS	$350,000.00	$350,000.00	$350,000.00	$0.00	$0.00		
Engineer's Horizontal Civil Infrastructure Cost Estimate (Excluding Vertical Construction):				**$60,024,502.50**	**$34,745,792.50**	**$23,687,900.00**	**$1,590,810.00**		

Other Site Improvements (No Drawings Provided - Scope Unknown)								
Item	**QTY**	**UNIT**	**UNIT COST**	**Total Cost: Improvements Benefiting the Property**	**Assessment Bond**	**GO Limit Tax Bond**	**Private (Not Eligible)**	**Notes:**
Site Earthwork								
Import Dirt for Mixed Use & Townhome Site	35,000.00	CY	$21.00	$735,000.00	$514,500.00	$0.00	$220,500.00	Budget - Unknown quantity and import location
Dewatering								
Site dewatering (Budget)	1.00	LS	$1,000,000.00	$1,000,000.00	$1,000,000.00	$0.00	$0.00	Budget - exact scope of work unknow at this time
Horizontal Site Amenities								
Townhome Area Landscaping (Budget)	250,000.00	SF	$15.00	$3,750,000.00	$3,750,000.00	$0.00	$0.00	Assumed dedicated to PID
Townhome Area Site Furnishings (Budget)	1.00	LS	$250,000.00	$250,000.00	$250,000.00	$0.00	$0.00	Assumed dedicated to PID
Mixed Use Area Landscaping (Budget)	160,000.00	SF	$15.00	$2,400,000.00	$2,400,000.00	$0.00	$0.00	Assumed dedicated to PID
Mixed Use Area Site Furnishings (Budget)	1.00	LS	$35,000.00	$35,000.00	$35,000.00	$0.00	$0.00	Assumed dedicated to PID
Plaza Landscaping (Budget)	30,000.00	SF	$7.00	$210,000.00	$210,000.00	$0.00	$0.00	Assumed dedicated to PID
Plaza Site Furnishings (Budget)	1.00	LS	$500,000.00	$500,000.00	$500,000.00	$0.00	$0.00	Assumed dedicated to PID
Plaza Brick Pavers	65,000.00	SF	$20.00	$1,300,000.00	$1,300,000.00	$0.00	$0.00	Assumed dedicated to PID
Plaza Snow Melt System	1.00	LS	$1,125,000.00	$1,125,000.00	$1,125,000.00	$0.00	$0.00	Assumed dedicated to PID
Subtotal Other Site Improvements (No Drawings Provided - Scope Unknown):				$11,305,000.00	$11,084,500.00	$0.00	$220,500.00	
Construction Contingency			15%	$1,695,750.00	$1,662,675.00	$0.00	$33,075.00	
Project Management			4%	$452,200.00	$443,380.00	$0.00	$8,820.00	
Fees & Permitting			3%	$339,150.00	$332,535.00	$0.00	$6,615.00	
Survey and Staking			1%	$113,050.00	$110,845.00	$0.00	$2,205.00	
Planning, Engineering & Design			5%	$565,250.00	$554,225.00	$0.00	$11,025.00	
Engineer's Other Site Improvements Cost Estimate:				**$14,470,400.00**	**$14,188,160.00**	**$0.00**	**$282,240.00**	

Site Improvement Cost Estimate Summary With Select Amenities					
Cost Group:	Total Cost: Improvements Benefiting the Property	Assessment Bond	GO Limit Tax Bond	Private (Not Eligible)	Notes:
Engineer's Horizontal Civil Infrastructure Cost Estimate (Excluding Vertical Construction):	$44,941,925.00	$26,035,225.00	$17,683,000.00	$1,223,700.00	
Engineer's Other Site Improvements Cost Estimate:	$11,305,000.00	$11,084,500.00	$0.00	$220,500.00	
Construction Contingency	$8,437,038.75	$5,567,958.75	$2,652,450.00	$216,630.00	
Project Management	$2,249,877.00	$1,484,789.00	$707,320.00	$57,768.00	
Fees & Permitting	$1,687,407.75	$1,113,591.75	$530,490.00	$43,326.00	
Survey and Staking	$1,461,307.75	$891,901.75	$530,490.00	$38,916.00	
Planning, Engineering & Design	$2,812,346.25	$1,855,986.25	$884,150.00	$72,210.00	
Land Dedication	$1,600,000.00	$900,000.00	$700,000.00	$0.00	
Site Improvement Cost Estimate Summary With Select Amenities Total:	**$74,494,902.50**	**$48,933,952.50**	**$23,687,900.00**	**$1,873,050.00**	

Prepared By: The Connextion Group - Civil, LLC

Notes:

1/ Costs presented are an estimate based on preliminary concept plans and developer stated budgets. Scope is subject to change and actual costs may vary. Value engineering options may be available to reduce the total costs.

2/ Any significant changes in labor rates, material costs, or supply chain issues may result in a final cost that differs from this estimate.

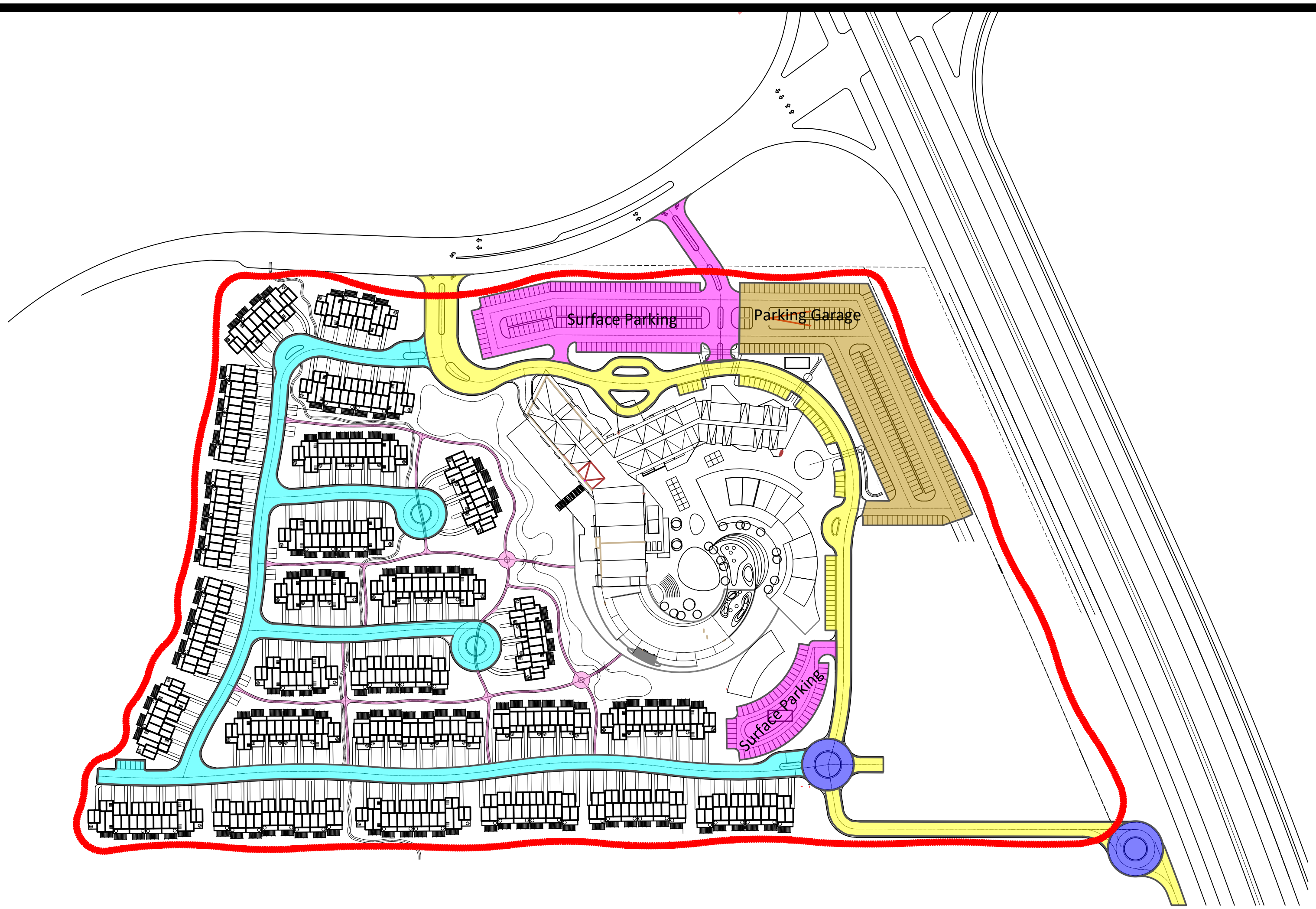
3/ Contractor profit and overhead was assumed to be evenly distributed across line items.

4/ Assumed private parking garages are eligible for District payment through GO Limit Tax Bond proceeds.

5/ Estimate is for civil infrastructure only.

6/ Public allocation assumes no other entity will reimburse the developer for the included improvements.

7/ Roadway and storm sewer improvements not dedicated to the city were assumed to be dedicated to the District for ownership.



LEGEND

- Town Home Roadway Improvements
- Mixed Use Roadway Improvements
- Town Home Interior Trail Improvements
- Mixed Use Surface Parking Improvements
- Exterior Trail Improvements
- Parking Garage
- Concrete Roundabout Improvements

General Notes

1/ This map is intended to serve as an aid in graphic representation only. The lines shown on this map should only be used for general reference purposes.

2/ Map is not to scale.

3/ This report was prepared for a specific purpose. Users of the report for purposes other than those outlined are advised to seek professional guidance tailored to their specific circumstances.

4/ All required development utilities may not be depicted.

5/ Utilities are preliminary assumptions and subject to change. Final scope of work to be determined at a later date.

Firm Name and Address

THE CONNEXTION GROUP

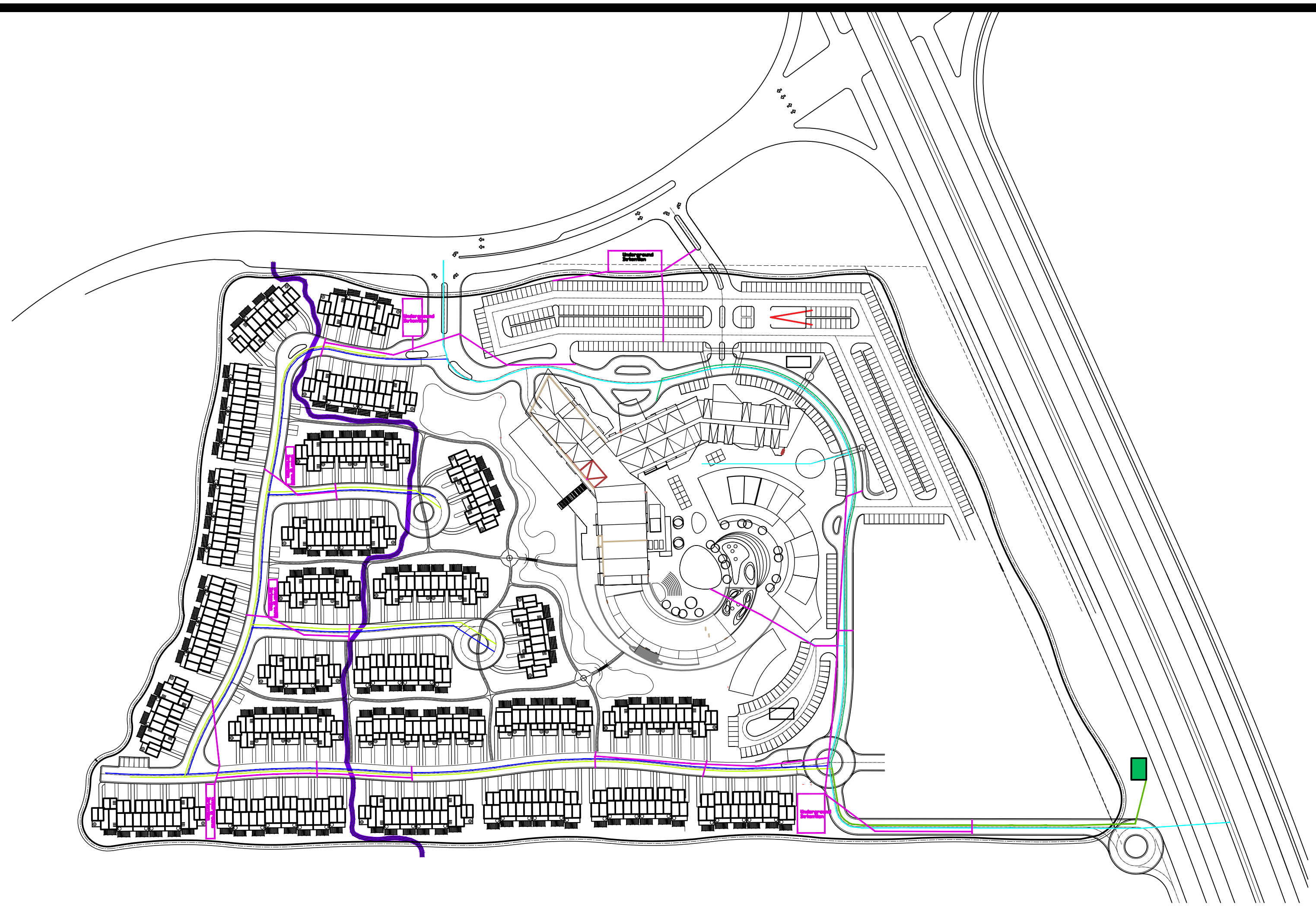
4785 Tejon Street, Suite 101
Denver, CO 80211

Harvest Village PID

Road and Trail Improvement Assumptions

Date
June 13, 2025

Scale
1 Inch = 300 Feet



LEGEND

- Town Home Sanitary Sewer Improvements
- Mixed Use Sanitary Sewer Improvements
- Town Home Water Main Improvements
- Mixed Use Water Main Improvements
- Storm Sewer Improvements
- Drainage Swales Improvments

General Notes

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Firm Name and Address

THE CONNEXTION GROUP

4785 Tejon Street, Suite 101
Denver, CO 80211

Harvest Village PID

Wet Utility Improvement Assumptions

Date
June 13, 2025

Scale
1 Inch = 300 Feet