

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): 08-09-476-033, 08-09-276-026, 08-10-100-003, 08-09-276-020, 08-09-276-021

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
NORTHPOINT ASSESSMENT AREA

DESIGNATION RESOLUTION

DATED AS OF OCTOBER 16, 2025

WHEREAS, the Board of Trustees (the “Board”) of the Northpoint Infrastructure Financing District (the “District”), adopted a Resolution on October 16, 2025, pursuant to which the Board authorized and approved the form of this Designation Resolution and the form of the related assessment ordinance and notice of assessment interest (the “Assessment Ordinance”); and

BE IT RESOLVED by the Board of Trustees of the Northpoint 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 (“Utah Code”), and the Special District Act, Title 17B, including Chapter 2a, Part 13 of the Utah Code (together, the “Act”), the owner(s) (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 “Northpoint 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 71.26-acre industrial 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, treatment facilities, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).

- Water improvements, including, but not limited to, water tanks, wells, pumps, water treatment facilities, meters, 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, drain pipes, wetlands, junction boxes, inlets, culverts, 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 thirty (30) years and that it is in the District’s and the Owners’ best interest for certain property owner installments to be paid for up to thirty (30) years.

Section 6. The total acquisition and/or construction cost of the Improvements, including related land acquisition costs, estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest and debt issuance costs, is estimated at \$25,954,104, of which \$25,463,000 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 a portion of 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 6.69% 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 will initially be assessed using a per developable acre methodology (the “Developable Acreage Methodology”), as further described below:

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total Developable Acres</u>	<u>Assessment Per Developable Acre</u>
\$25,463,000.00	Developable Acreage Methodology	71.26	\$357,325.29

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 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 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 Salt Lake County and (ii) where applicable, file with the Salt Lake County Recorder a notice of proposed assessment.

Dated as of October 16, 2025.

NORTHPOINT INFRASTRUCTURE
FINANCING DISTRICT

By: *Megan O'Brien*
Megan O'Brien, Chair, Board of Trustees

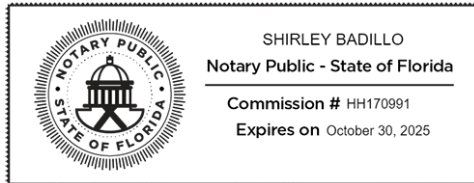
ATTEST:

By: *William Channell*
Will Channell, Clerk/Secretary

STATE OF Florida)
 : ss.
Palm Beach COUNTY)

The foregoing instrument was acknowledged before me this October 21st, 2025, by Megan O'Brien, the Chair of the Board of Trustees of the Northpoint Infrastructure Financing District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.

Signer Megan Ann O'Brien provided a Hawaii driver's license as identification.



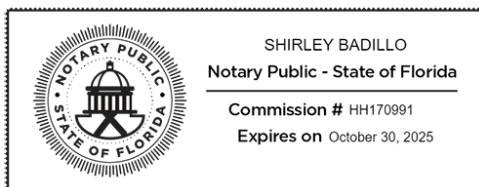
Shirley Badillo
NOTARY PUBLIC Shirley Badillo

This notarial act was an online notarization

STATE OF Florida)
 : ss.
Palm Beach COUNTY)

The foregoing instrument was acknowledged before me this October 21st, 2025, by Will Channell, the Clerk/Secretary of the Northpoint Infrastructure Financing District (the "District"), who represented and acknowledged that he signed the same for and on behalf of the District.

Signer William Morris Channell provided a Colorado driver's license as identification.



Shirley Badillo
NOTARY PUBLIC Shirley Badillo

This notarial act was an online notarization

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into October 16, 2025, by Northpoint Innovation, LLC, a Utah limited liability company, (the “Owner”).

R E C I T A L S:

1. As of the date hereof, the Owner owns 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 Owner desires that the Northpoint Infrastructure Financing District (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 related land acquisition costs, estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest and debt issuance costs, is estimated at \$25,954,104, of which \$25,463,000 shall be assessed against the properties benefited within the Assessment Area. The Owner anticipates using other funding to complete the remainder of the Improvements. If the Assessments and additional funding are not sufficient to complete the Improvements, the Owner hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owner’s 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 “Northpoint 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 Owner and the District desire to 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.

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 Owner hereby agrees as follows:

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

(a) the Owner is the owner of the Subject Property identified as such in Exhibit A attached hereto;

(b) the Owner has taken all action necessary to execute and deliver this Agreement;

(c) the execution and delivery of this Agreement by the Owner does not conflict with, violate, or constitute on the part of the Owner 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 Owner is a party or by which the Owner is or may be bound or to which any of the property or assets of the Owner is or may be subject; or (iii) the creation and governing instruments of the Owner, 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 Owner is a party, or threatened against the Owner (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence, of the Owner 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 Owner, 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 Owner of this Agreement;

(e) the Owner has 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 Owner has 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 Owner is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Owner is 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 Owner is 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 Owner hereby consents 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 Owner, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for the District, prepared by BBG, Inc. dated August 26, 2025;

(j) the Subject Property is located in Salt Lake City, Salt Lake 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 Owner. The Owner on behalf of itself, and its successors in title and assigns, hereby acknowledges and certifies that:

(a) the undersigned, on behalf of the Owner, is a duly qualified representative of the Owner with the power and authority to execute this Agreement for and on behalf of the Owner and has heretofore consulted its own counsel prior to the execution and delivery of this Agreement;

(b) the Owner has 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 Owner 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 Owner has provided the pertinent information supporting the estimated cost of the Improvements, the developable acreage for 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 Owner further acknowledges and agrees that if for any reason the Assessments are insufficient to complete the Improvements, the property owner 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) 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;

(j) each parcel of property (including subdivided parcels, if applicable) within the Assessment Area shall initially have an Assessment allocated by the Developable Acreage Methodology, as defined and further described in the Assessment Ordinance;

(k) 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

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

Section 3. Consent by Owner. The Owner, on behalf of itself and its 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 developable acreage for the Assessment Area;

(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 Owner is 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 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 5. Waiver. The Owner, on behalf of itself and its 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;

(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;

(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; and

(h) The right to determine that any developable acreage within the Assessment Area, as identified in the Assessment Ordinance, shall be deemed non-developable for assessment purposes, notwithstanding any subsequent determination or entitlement to the contrary.

Section 6. Amendment. The Owner hereby acknowledges 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 un-enforceability 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 un-enforceability.

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 Owner and its 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 Owner, have hereunto executed this Agreement as of the date first hereinabove set forth.

OWNER:

NORTHPOINT INNOVATION, LLC, a Utah limited liability company, by OCC Pursuits, LLC a Delaware limited liability company, its Manager, as a property owner with respect to the real property attributed to such entity in Exhibit A hereto

By: *Megan O'Brien*

Name: Megan O'Brien

Its: Chief Executive Officer

EXHIBIT A

LEGAL DESCRIPTION AND TAX ID NUMBERS OF
PROPERTIES TO BE ASSESSED

Assessment Method and Amount*

Methodology	Total Developable Acres	Assessment Per Developable Acre	Total Assessment
Per Developable Acre	71.26	\$357,325.29	\$25,463,000.00

Parcels to be Assessed*

Parcel ID Number	Owner Entity	Acreage	Developable Acreage	Total Assessment
08-09-476-033-0000	NORTHPOINT INNOVATION, LLC	39.36	28.40	\$10,148,038.17
08-09-276-026-0000	NORTHPOINT INNOVATION, LLC	30.84	29.83	10,659,013.33
08-10-100-003-0000	NORTHPOINT INNOVATION, LLC	17.62	7.38	2,637,060.62
08-09-276-020-0000	NORTHPOINT INNOVATION, LLC	4.98	3.60	1,286,371.04
08-09-276-021-0000	NORTHPOINT INNOVATION, LLC	2.33	2.05	732,516.84
Total		95.13	71.26	\$25,463,000.00

* Figures have been rounded.

Legal Description

The Assessment Area is more particularly described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, AND THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SECTION LINE AND AN OLD EXISTING FENCE DESCRIBED IN THAT BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085325 IN BOOK 8538, AT PAGE 5535 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, WHICH IS 923.76 FEET N. 00°35'43" E. ALONG A MONUMENT LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N. 89°36'36" W. 123.29 FEET ALONG SAID OLD EXISTING FENCE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT TO A FOUND RED REBAR AND CAP STAMPED "LS 4265, R.S. INC." MARKING AN EXISTING BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085326 IN BOOK 8538, AT PAGE 5539 IN THE OFFICE OF SAID RECORDER AND SHOWN ON THAT SURVEY PLAT FILED AS S2012-

04-0126 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR; THENCE N. 89°26'53" W. 85.98 FEET ALONG SAID OLD EXISTING FENCE; THENCE NORTH 455.43 FEET; THENCE N. 10°24'59" E. 258.08 FEET TO A POINT OF NON-TANGENCY WITH A 2,271.85 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY (RADIUS POINT BEARS S. 68°03'56" E.): THENCE NORTHEASTERLY 341.38 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'34" (CHORD BEARS N. 26°14'21" E. 341.06 FEET); THENCE N. 30°32'38" E. 146.03 FEET; THENCE N. 61°58'50" W. 74.03 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY 146.43 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'02" (CHORD BEARS N. 75°57'51" W. 144.98 FEET); THENCE N. 89°56'51" W. 267.15 FEET; THENCE N. 00°03'09" E. 33.00 FEET; THENCE N. 89°56'51" W. 201.08 FEET; THENCE S. 88°58'08" W. 657.75 FEET; THENCE S. 00°17'45" W. 47.01 FEET; THENCE S. 88°56'56" W. 45.02 FEET; THENCE N. 00°06'21" W. 80.02 FEET; THENCE N. 88°58'08" E. 702.88 FEET; THENCE S. 89°56'51" E. 468.54 FEET TO A POINT OF TANGENCY WITH A 366.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY 178.65 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'01" (CHORD BEARS S. 75°57'51" E. 176.88 FEET); THENCE S. 61°58'50" E. 175.56 FEET TO THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES: 1) N. 31°13'03" E. 114.35 FEET; 2) N. 29°49'14" E. 411.22 FEET TO A POINT OF TANGENCY WITH A 400.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE WESTERLY; 3) NORTHERLY 363.80 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°06'36" (CHORD BEARS N. 03°45'56" E. 351.39 FEET); 4) N. 22°17'21" W. 37.53 FEET; 5) S. 42°57'07" E. 34.29 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHEASTERLY; 6) SOUTHEASTERLY 120.77 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°03'58" (CHORD BEARS S. 54°29'06" E. 119.96 FEET); 7) S. 66°01'05" E. 152.52 FEET TO A POINT OF TANGENCY WITH A 1,400 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHERLY; 8) EASTERLY 431.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'27" (CHORD BEARS S. 74°51'18" E. 430.15 FEET); 9) S. 83°41'32" E. 76.89 FEET TO THE WESTERLY TOP BANK OF THE JORDAN RIVER; THENCE ALONG SAID WESTERLY TOP BANK OF JORDAN RIVER THE FOLLOWING EIGHT (8) COURSES: 1) S. 31°16'24" E. (R=SOUTH 31°32'22" EAST) 110.71 FEET; 2) S. 03°54'16" W. (R=SOUTH 03°38'50" WEST) 107.46 FEET; 3) S. 50°02'42" W. (R=SOUTH 49°54'48" WEST) 148.31 FEET; 4) S. 31°42'55" W. 42.40 FEET (R=SOUTH 31°07'24" WEST 41.87 FEET); 5) S. 26°02'20" W. 54.47 FEET (R=SOUTH 25°47'40" WEST 55.13 FEET); 6) S. 12°16'48" W. 101.95 FEET; 7) S. 04°08'36" W. (R=SOUTH 03°53'10" WEST) 92.25 FEET; 8) S. 01°43'25" E. (R=SOUTH 01°58'35" EAST) 181.01 FEET; THENCE S. 86°54'02" W. (R=SOUTH 86°38'36" WEST) 9.00 FEET TO A WESTERLY LINE OF A JORDAN RIVER RELOCATION EASEMENT RECORDED AS ENTRY NO. 1969716 IN THE OFFICE OF SAID RECORDER; THENCE S. 09°56'43" E. 63.32 FEET ALONG SAID

EASEMENT TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY - 215 (UDOT PROJECT NO. SP-0067 (1)-0); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES: 1) S. 45°15'55" W. (R=S 44°59'20" W) 190.77 FEET TO AN EXISTING IRON PIPE MISSING UDOT RIGHT-OF-WAY MARKER; 2) S. 30°50'52" W. (R=S 30°35'01" W) 764.62 FEET TO AN EXISTING UDOT RIGHT-OF-WAY MARKER; 3) S. 20°31'43" W. (R=S 20°31'43" W.) 118.24 FEET TO A FOUND ORANGE REBAR AND CAP STAMPED "RICHARDSON SURVEYING INC PLS 152050" MARKING THE END OF SAID BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085325 IN THE OFFICE OF SAID RECORDER AND SHOWN ON THAT SURVEY PLAT FILED AS S2009-08-0363 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR; THENCE N. 89°36'36" W. 507.90 FEET ALONG SAID OLD EXISTING FENCE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 9, AND THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWESTERLY CORNER OF SAID ENTIRE TRACT, WHICH IS 2202.81 FEET N. 00°35'43" E. ALONG A MONUMENT LINE AND 625.38 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N. 00°16'28" W. 609.34 FEET (R=NORTH 00°31'54" WEST) TO THE SOUTH BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED FEBRUARY 3, 1982 AS ENTRY NO. 3645004 IN THE OFFICE OF SAID RECORDER; THENCE S. 89°44'31" E. (R=EAST) 45.06 FEET ALONG SAID SOUTH BOUNDARY LINE; THENCE N. 00°14'43" E. (R=NORTH) 950.98 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL AND EXTENSION THEREOF TO AN INTERIOR CORNER OF SAID ENTIRE TRACT; THENCE S. 89°44'34" E. (R=EAST) 377.87 FEET ALONG A NORTH BOUNDARY LINE OF SAID ENTIRE TRACT TO THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; ALONG SAID CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL THE FOLLOWING SIX (6) COURSES: 1) S. 36°37'07" E. (R=SOUTH 36°52'34" EAST) 825.44 FEET; 2) S. 39°46'12" E. 236.48 FEET; 3) S. 22°17'21" E. 37.53 FEET TO A POINT OF TANGENCY WITH A 400.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WESTERLY; 4) SOUTHERLY 363.80 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°06'36" (CHORD BEARS S. 03°45'56" W. 351.39 FEET); 5) S. 29°49'14" W. 411.22 FEET; 6) S. 31°13'03" W. 114.35 FEET; THENCE N. 61°58'50" W. 175.56 FEET TO A POINT OF TANGENCY WITH A 366.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY 178.65 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'01" (CHORD BEARS N. 75°57'51" W. 176.88 FEET); THENCE N. 89°56'51" W. 468.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, AND THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEASTERLY CORNER OF SAID ENTIRE TRACT MARKED BY A YELLOW REBAR AND CAP STAMPED "R.S. INC. L.S. 4265", WHICH IS 4,058.68 FEET N. $00^{\circ}35'43''$ E. ALONG A MONUMENT LINE AND 18.22 FEET S. $89^{\circ}53'58''$ E. FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE WESTERLY TOP BANK OF JORDAN RIVER THE FOLLOWING FIFTEEN (15) COURSES: 1) S. $48^{\circ}37'42''$ E. 59.23 FEET (R=SOUTH $48^{\circ}43'40''$ EAST 59.16 FEET); 2) S. $64^{\circ}32'57''$ E. (R=SOUTH $64^{\circ}48'23''$ EAST) 95.88 FEET; 3) S. $72^{\circ}21'58''$ E. (R=SOUTH $72^{\circ}37'24''$ EAST) 246.84 FEET; 4) S. $49^{\circ}47'11''$ E. 84.18 FEET (R=SOUTH $50^{\circ}03'26''$ EAST 84.02 FEET); 5) S. $20^{\circ}19'02''$ E. (R=SOUTH $20^{\circ}33'11''$ EAST) 87.06 FEET; 6) S. $12^{\circ}36'24''$ E. SOUTH $12^{\circ}51'50''$ EAST) 174.97 FEET; 7) S. $22^{\circ}32'11''$ E. (R=SOUTH $22^{\circ}47'37''$ EAST) 127.61 FEET; 8) S. $29^{\circ}57'36''$ E. (R=SOUTH $30^{\circ}15'51''$ EAST) 137.25 FEET; 9) S. $31^{\circ}45'40''$ E. 130.69 FEET (R=SOUTH $31^{\circ}54'01''$ EAST 130.80 FEET); 10) S. $29^{\circ}32'12''$ E. 251.17 FEET (R=SOUTH $29^{\circ}47'30''$ EAST 251.13 FEET); 11) S. $33^{\circ}43'45''$ E. 151.74 FEET (R=SOUTH $34^{\circ}08'23''$ EAST 151.81 FEET); 12) S. $48^{\circ}18'43''$ E. (R=SOUTH $48^{\circ}34'09''$ EAST) 121.95 FEET; 13) S. $86^{\circ}49'29''$ E. (R=SOUTH $87^{\circ}04'55''$ EAST) 11.15 FEET; 14) S. $41^{\circ}57'34''$ E. 231.38 FEET (R=SOUTH $42^{\circ}13'22''$ EAST 231.15 FEET); 15) S. $31^{\circ}16'24''$ E. (R=SOUTH $42^{\circ}13'22''$ EAST) 12.80 FEET TO A SOUTHEASTERLY EXTENSION OF THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; THENCE ALONG SAID CENTERLINE OF EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL THE FOLLOWING SEVEN (7) COURSES: 1) N. $83^{\circ}41'32''$ W. 76.89 FEET TO A POINT OF TANGENCY WITH A 1400.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHERLY; 2) WESTERLY 431.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $17^{\circ}40'27''$ (CHORD BEARS N. $74^{\circ}51'18''$ W. 430.15 FEET); 3) N. $66^{\circ}01'05''$ W. 152.52 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY; 4) NORTHWESTERLY 120.77 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $23^{\circ}03'58''$ (CHORD BEARS N. $54^{\circ}29'06''$ W. 119.96 FEET); 5) N. $42^{\circ}57'07''$ W. 34.29 FEET; 6) N. $39^{\circ}46'12''$ W. 236.48 FEET; 7) N. $36^{\circ}37'07''$ W. (R=NORTH $36^{\circ}52'34''$ W.) 1196.89 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S. $89^{\circ}53'58''$ E. (R=NORTH $89^{\circ}50'36''$ EAST) 460.37 FEET TO AND ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A COUNTY ROAD, SAID POINT BEING EAST 1344.75 FEET AND NORTHWESTERLY ALONG EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 456.78 FEET FROM THE CENTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 855.67 FEET; THENCE NORTH 245.0 FEET; THENCE WEST 930.23 FEET, MORE OR LESS, TO THE EAST LINE OF A COUNTY ROAD, AFORESAID;

THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 256.09 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 5:

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 379.700 FEET; THENCE NORTH 268 FEET; THENCE EAST 379.700 FEET; THENCE SOUTH 268 FEET TO THE POINT OF BEGINNING.

Parcels: 08-09-476-033, 08-09-276-026, 08-10-100-003, 08-09-276-020, 08-09-276-021

EXHIBIT B

DESIGNATION RESOLUTION

(Excluded From Recorded Copy)

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

(Excluded From Recorded Copy)

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF PROPERTIES TO BE ASSESSED

Parcels to be Assessed

Parcel Identification Number	Owner Entity
08-09-476-033-0000	NORTHPOINT INNOVATION, LLC
08-09-276-026-0000	NORTHPOINT INNOVATION, LLC
08-10-100-003-0000	NORTHPOINT INNOVATION, LLC
08-09-276-020-0000	NORTHPOINT INNOVATION, LLC
08-09-276-021-0000	NORTHPOINT INNOVATION, LLC

Legal Description

The Assessment Area is more particularly described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, AND THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SECTION LINE AND AN OLD EXISTING FENCE DESCRIBED IN THAT BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085325 IN BOOK 8538, AT PAGE 5535 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, WHICH IS 923.76 FEET N. 00°35'43" E. ALONG A MONUMENT LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N. 89°36'36" W. 123.29 FEET ALONG SAID OLD EXISTING FENCE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT TO A FOUND RED REBAR AND CAP STAMPED "LS 4265, R.S. INC." MARKING AN EXISTING BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085326 IN BOOK 8538, AT PAGE 5539 IN THE OFFICE OF SAID RECORDER AND SHOWN ON THAT SURVEY PLAT FILED AS S2012-04-0126 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR; THENCE N. 89°26'53" W. 85.98 FEET ALONG SAID OLD EXISTING FENCE; THENCE NORTH 455.43 FEET; THENCE N. 10°24'59" E. 258.08 FEET TO A POINT OF NON-TANGENCY WITH A 2,271.85 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY (RADIUS POINT BEARS S. 68°03'56" E.): THENCE NORTHEASTERLY 341.38 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'34" (CHORD BEARS N. 26°14'21" E. 341.06 FEET); THENCE N. 30°32'38" E. 146.03 FEET; THENCE N. 61°58'50" W. 74.03 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY; THENCE

NORTHWESTERLY 146.43 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'02" (CHORD BEARS N. 75°57'51" W. 144.98 FEET); THENCE N. 89°56'51" W. 267.15 FEET; THENCE N. 00°03'09" E. 33.00 FEET; THENCE N. 89°56'51" W. 201.08 FEET; THENCE S. 88°58'08" W. 657.75 FEET; THENCE S. 00°17'45" W. 47.01 FEET; THENCE S. 88°56'56" W. 45.02 FEET; THENCE N. 00°06'21" W. 80.02 FEET; THENCE N. 88°58'08" E. 702.88 FEET; THENCE S. 89°56'51" E. 468.54 FEET TO A POINT OF TANGENCY WITH A 366.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY 178.65 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'01" (CHORD BEARS S. 75°57'51" E. 176.88 FEET); THENCE S. 61°58'50" E. 175.56 FEET TO THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES: 1) N. 31°13'03" E. 114.35 FEET; 2) N. 29°49'14" E. 411.22 FEET TO A POINT OF TANGENCY WITH A 400.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE WESTERLY; 3) NORTHERLY 363.80 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°06'36" (CHORD BEARS N. 03°45'56" E. 351.39 FEET); 4) N. 22°17'21" W. 37.53 FEET; 5) S. 42°57'07" E. 34.29 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHEASTERLY; 6) SOUTHEASTERLY 120.77 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°03'58" (CHORD BEARS S. 54°29'06" E. 119.96 FEET); 7) S. 66°01'05" E. 152.52 FEET TO A POINT OF TANGENCY WITH A 1,400 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHERLY; 8) EASTERLY 431.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'27" (CHORD BEARS S. 74°51'18" E. 430.15 FEET); 9) S. 83°41'32" E. 76.89 FEET TO THE WESTERLY TOP BANK OF THE JORDAN RIVER; THENCE ALONG SAID WESTERLY TOP BANK OF JORDAN RIVER THE FOLLOWING EIGHT (8) COURSES: 1) S. 31°16'24" E. (R=SOUTH 31°32'22" EAST) 110.71 FEET; 2) S. 03°54'16" W. (R=SOUTH 03°38'50" WEST) 107.46 FEET; 3) S. 50°02'42" W. (R=SOUTH 49°54'48" WEST) 148.31 FEET; 4) S. 31°42'55" W. 42.40 FEET (R=SOUTH 31°07'24" WEST 41.87 FEET); 5) S. 26°02'20" W. 54.47 FEET (R=SOUTH 25°47'40" WEST 55.13 FEET); 6) S. 12°16'48" W. 101.95 FEET; 7) S. 04°08'36" W. (R=SOUTH 03°53'10" WEST) 92.25 FEET; 8) S. 01°43'25" E. (R=SOUTH 01°58'35" EAST) 181.01 FEET; THENCE S. 86°54'02" W. (R=SOUTH 86°38'36" WEST) 9.00 FEET TO A WESTERLY LINE OF A JORDAN RIVER RELOCATION EASEMENT RECORDED AS ENTRY NO. 1969716 IN THE OFFICE OF SAID RECORDER; THENCE S. 09°56'43" E. 63.32 FEET ALONG SAID EASEMENT TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY - 215 (UDOT PROJECT NO. SP-0067 (1)-0); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES: 1) S. 45°15'55" W. (R=S 44°59'20" W) 190.77 FEET TO AN EXISTING IRON PIPE MISSING UDOT RIGHT-OF-WAY MARKER; 2) S. 30°50'52" W. (R=S 30°35'01" W) 764.62 FEET TO AN EXISTING UDOT RIGHT-OF-WAY MARKER; 3) S. 20°31'43" W. (R=S 20°31'43" W.) 118.24 FEET TO A FOUND ORANGE REBAR AND CAP STAMPED "RICHARDSON SURVEYING INC PLS 152050" MARKING THE END OF SAID BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085325 IN THE OFFICE OF SAID RECORDER AND SHOWN ON THAT

SURVEY PLAT FILED AS S2009-08-0363 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR; THENCE N. 89°36'36" W. 507.90 FEET ALONG SAID OLD EXISTING FENCE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 9, AND THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWESTERLY CORNER OF SAID ENTIRE TRACT, WHICH IS 2202.81 FEET N. 00°35'43" E. ALONG A MONUMENT LINE AND 625.38 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N. 00°16'28" W. 609.34 FEET (R=NORTH 00°31'54" WEST) TO THE SOUTH BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED FEBRUARY 3, 1982 AS ENTRY NO. 3645004 IN THE OFFICE OF SAID RECORDER; THENCE S. 89°44'31" E. (R=EAST) 45.06 FEET ALONG SAID SOUTH BOUNDARY LINE; THENCE N. 00°14'43" E. (R=NORTH) 950.98 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL AND EXTENSION THEREOF TO AN INTERIOR CORNER OF SAID ENTIRE TRACT; THENCE S. 89°44'34" E. (R=EAST) 377.87 FEET ALONG A NORTH BOUNDARY LINE OF SAID ENTIRE TRACT TO THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; ALONG SAID CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL THE FOLLOWING SIX (6) COURSES: 1) S. 36°37'07" E. (R=SOUTH 36°52'34" EAST) 825.44 FEET; 2) S. 39°46'12" E. 236.48 FEET; 3) S. 22°17'21" E. 37.53 FEET TO A POINT OF TANGENCY WITH A 400.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WESTERLY; 4) SOUTHERLY 363.80 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°06'36" (CHORD BEARS S. 03°45'56" W. 351.39 FEET); 5) S. 29°49'14" W. 411.22 FEET; 6) S. 31°13'03" W. 114.35 FEET; THENCE N. 61°58'50" W. 175.56 FEET TO A POINT OF TANGENCY WITH A 366.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY 178.65 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'01" (CHORD BEARS N. 75°57'51" W. 176.88 FEET); THENCE N. 89°56'51" W. 468.54 FEET TO THE POINT OF BEGINNING.

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A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, AND THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEASTERLY CORNER OF SAID ENTIRE TRACT MARKED BY A YELLOW REBAR AND CAP STAMPED "R.S. INC. L.S. 4265", WHICH IS 4,058.68 FEET N. 00°35'43" E. ALONG A MONUMENT LINE AND 18.22 FEET S. 89°53'58" E. FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE WESTERLY TOP BANK OF JORDAN RIVER THE FOLLOWING FIFTEEN (15) COURSES: 1) S. 48°37'42" E. 59.23 FEET (R=SOUTH 48°43'40" EAST 59.16 FEET); 2) S. 64°32'57" E. (R=SOUTH 64°48'23"

EAST) 95.88 FEET; 3) S. 72°21'58" E. (R=SOUTH 72°37'24" EAST) 246.84 FEET; 4) S. 49°47'11" E. 84.18 FEET (R=SOUTH 50°03'26" EAST 84.02 FEET); 5) S. 20°19'02" E. (R=SOUTH 20°33'11" EAST) 87.06 FEET; 6) S. 12°36'24" E. SOUTH 12°51'50" EAST) 174.97 FEET; 7) S. 22°32'11" E. (R=SOUTH 22°47'37" EAST) 127.61 FEET; 8) S. 29°57'36" E. (R=SOUTH 30°15'51" EAST) 137.25 FEET; 9) S. 31°45'40" E. 130.69 FEET (R=SOUTH 31°54'01" EAST 130.80 FEET); 10) S. 29°32'12" E. 251.17 FEET (R=SOUTH 29°47'30" EAST 251.13 FEET); 11) S. 33°43'45" E. 151.74 FEET (R=SOUTH 34°08'23" EAST 151.81 FEET); 12) S. 48°18'43" E. (R=SOUTH 48°34'09" EAST) 121.95 FEET; 13) S. 86°49'29" E. (R=SOUTH 87°04'55" EAST) 11.15 FEET; 14) S. 41°57'34" E. 231.38 FEET (R=SOUTH 42°13'22" EAST 231.15 FEET); 15) S. 31°16'24" E. (R=SOUTH 42°13'22" EAST) 12.80 FEET TO A SOUTHEASTERLY EXTENSION OF THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; THENCE ALONG SAID CENTERLINE OF EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL THE FOLLOWING SEVEN (7) COURSES: 1) N. 83°41'32" W. 76.89 FEET TO A POINT OF TANGENCY WITH A 1400.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHERLY; 2) WESTERLY 431.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'27" (CHORD BEARS N. 74°51'18" W. 430.15 FEET); 3) N. 66°01'05" W. 152.52 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY; 4) NORTHWESTERLY 120.77 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°03'58" (CHORD BEARS N. 54°29'06" W. 119.96 FEET); 5) N. 42°57'07" W. 34.29 FEET; 6) N. 39°46'12" W. 236.48 FEET; 7) N. 36°37'07" W. (R=NORTH 36°52'34" W.) 1196.89 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S. 89°53'58" E. (R=NORTH 89°50'36" EAST) 460.37 FEET TO AND ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A COUNTY ROAD, SAID POINT BEING EAST 1344.75 FEET AND NORTHWESTERLY ALONG EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 456.78 FEET FROM THE CENTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 855.67 FEET; THENCE NORTH 245.0 FEET; THENCE WEST 930.23 FEET, MORE OR LESS, TO THE EAST LINE OF A COUNTY ROAD, AFORESAID; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 256.09 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 5:

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 379.700 FEET; THENCE NORTH 268 FEET;

THENCE EAST 379.700 FEET; THENCE SOUTH 268 FEET TO THE POINT OF BEGINNING.

Parcels: 08-09-476-033, 08-09-276-026, 08-10-100-003, 08-09-276-020, 08-09-276-021

EXHIBIT C

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

VICINITY MAP



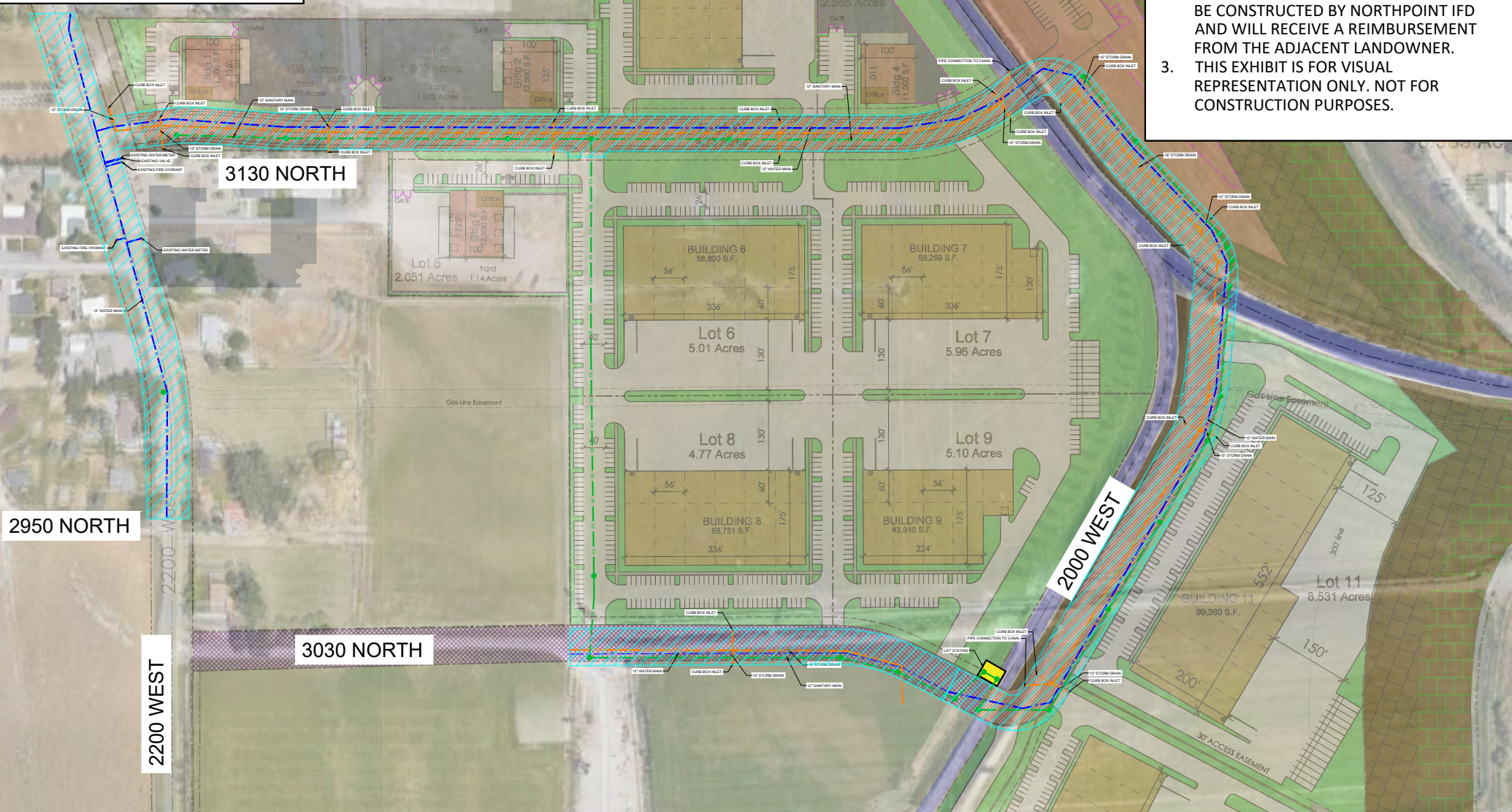
LEGEND

- SANITARY SYSTEM IMPROVEMENTS
- STORM SYSTEM IMPROVEMENTS
- WATER SYSTEM IMPROVEMENTS
- ▨ ROADS
- LIFT STATION



NOTES:

1. WESTERN PORTION OF 3030 NORTH TO BE CONSTRUCTED BY OTHERS AND PARTIALLY REIMBURSED BY NORTHPOINT IFD.
2. EASTERN PORTION OF 3030 NORTH WILL BE CONSTRUCTED BY NORTHPOINT IFD AND WILL RECEIVE A REIMBURSEMENT FROM THE ADJACENT LANDOWNER.
3. THIS EXHIBIT IS FOR VISUAL REPRESENTATION ONLY. NOT FOR CONSTRUCTION PURPOSES.



LEGEND

- OFF-SITE SANITARY SYSTEM IMPROVEMENTS
- STORM SYSTEM IMPROVEMENTS
- WATER SYSTEM IMPROVEMENTS
- ▨ ROADS
- OFF-SITE LIFT STATION LOCATION

NOTE:

1. FOR VISUAL REPRESENTATION ONLY. NOT FOR CONSTRUCTION PURPOSES.
2. NORTHPOINT IFD IS RESPONSIBLE FOR FUNDING A PORTION OF THESE PROPOSED OFF-SITE IMPROVEMENTS, IN AN AMOUNT THAT IS YET TO BE DETERMINED.

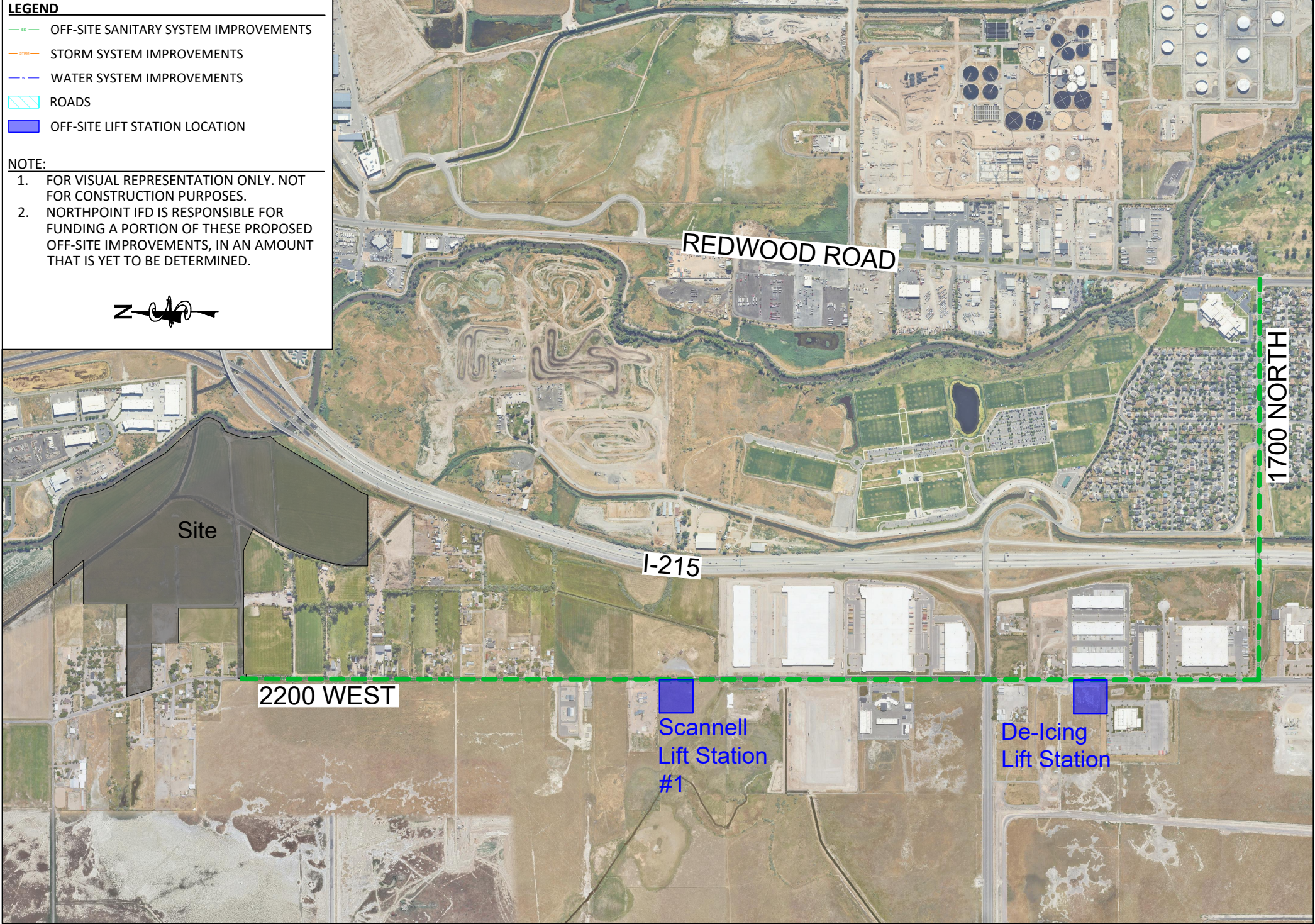


EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for [Northpoint Assessment Area] (the "Assessment Area") hereby certifies as follows:

1. I am a professional engineer engaged by the Northpoint Infrastructure Financing District to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements benefitting property within the Assessment Area.

2. The estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Assessment Area are set forth in the attachment hereto. 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. The proposed improvements have a weighted average useful life of not less than 41.76 years.

By:



Brandon Collins, PE
License #14117993-2202

Date: October 13, 2025

ATTACHMENT

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)	Notes:
Hard Costs									
PHASE 1									
3110 North									
Water									
12" Mainline - 3110 North	1,663	LF	\$ 75.00	\$ 124,725.00	\$ 124,725.00	\$ 0.00	40	0.33	
12" Mainline - 2200 West	927	LF	\$ 75.00	\$ 69,525.00	\$ 69,525.00	\$ 0.00	40	0.19	
Tie into Existing	2	EA	\$ 3,250.00	\$ 6,500.00	\$ 6,500.00	\$ 0.00	40	0.02	
Fire Hydrant Assembly	7	EA	\$ 9,000.00	\$ 63,000.00	\$ 63,000.00	\$ 0.00	40	0.17	
1.5" Water Meter (Priced at 1.5" Water Service)	6	EA	\$ 10,000.00	\$ 60,000.00	\$ 60,000.00	\$ 0.00	40	0.16	
1.5" Water Meter (Priced at 1.5" Water Service) - Landscape	6	EA	\$ 10,000.00	\$ 60,000.00	\$ 60,000.00	\$ 0.00	40	0.16	
2" Water Meter (Priced at 2" Water Service)	1	EA	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 0.00	40	0.03	
8" DCV (Detector Check Valve)	7	EA	\$ 25,700.00	\$ 179,900.00	\$ 179,900.00	\$ 0.00	40	0.48	
12" Tee	1	EA	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 0.00	40	0.01	
12" Bend	8	EA	\$ 1,500.00	\$ 12,000.00	\$ 12,000.00	\$ 0.00	40	0.03	
12" Butterfly Valve	4	EA	\$ 5,200.00	\$ 20,800.00	\$ 20,800.00	\$ 0.00	40	0.06	
Valve Lowerings	4	EA	\$ 170.00	\$ 680.00	\$ 680.00	\$ 0.00	N/A	N/A	
Fill, Flush, and Pressure Test	1	EA	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 0.00	N/A	N/A	
Road Cut and Patch	927	LF	\$ 150.00	\$ 139,050.00	\$ 139,050.00	\$ 0.00	25	0.23	
Subtotal Water				\$ 763,180.00	\$ 763,180.00	\$ 0.00		1.87	
Sanitary Sewer									
12" Mainline	1,253	LF	\$ 70.00	\$ 87,710.00	\$ 87,710.00	\$ 0.00	40	0.24	
5" Manhole	5	EA	\$ 6,500.00	\$ 32,500.00	\$ 32,500.00	\$ 0.00	40	0.09	
6" Sanitary Lateral	5	EA	\$ 2,650.00	\$ 13,250.00	\$ 13,250.00	\$ 0.00	40	0.04	
CCTV & Jet	1,253	LF	\$ 3.00	\$ 3,759.00	\$ 3,759.00	\$ 0.00	N/A	N/A	
Subtotal Sanitary Sewer				\$ 137,219.00	\$ 137,219.00	\$ 0.00		0.36	
Storm Sewer									
Curb Inlet Box (Catch Basin)	11	EA	\$ 3,520.00	\$ 38,720.00	\$ 38,720.00	\$ 0.00	40	0.10	
15" Mainline	244	LF	\$ 69.00	\$ 16,836.00	\$ 16,836.00	\$ 0.00	40	0.05	
18" Mainline	783	LF	\$ 73.00	\$ 57,159.00	\$ 57,159.00	\$ 0.00	40	0.15	
24" Mainline	811	LF	\$ 98.00	\$ 79,478.00	\$ 79,478.00	\$ 0.00	40	0.21	
30" Mainline	62	LF	\$ 110.00	\$ 6,820.00	\$ 6,820.00	\$ 0.00	40	0.02	
5" Manhole	9	EA	\$ 6,600.00	\$ 59,400.00	\$ 59,400.00	\$ 0.00	40	0.16	
30" FES (Pipe Connection to Canal per SLCO requirements)	1	EA	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 0.00	40	0.01	
CCTV & Jet	1,900	LF	\$ 3.00	\$ 5,700.00	\$ 5,700.00	\$ 0.00	N/A	N/A	
Subtotal Storm Sewer				\$ 267,613.00	\$ 267,613.00	\$ 0.00		0.70	
Roadway									
14" Subbase Course (Under Asphalt only)	57,694	SF	\$ 1.70	\$ 98,079.80	\$ 98,079.80	\$ 0.00	25	0.16	Includes 2200 West Road Widening Section
10" Base Course (Under Asphalt/Curb & Gutter/Sidewalk)	77,226	SF	\$ 1.70	\$ 131,284.20	\$ 131,284.20	\$ 0.00	25	0.22	Assumed 14" Subbase is part of over earthwork required for 3110 North
5.5" Asphalt	57,694	SF	\$ 3.70	\$ 213,467.80	\$ 213,467.80	\$ 0.00	25	0.36	Pricing based off 5.5" Asphalt requirement listed in Geotechnical Report.
30" Curb & Gutter	3,440	LF	\$ 32.00	\$ 110,080.00	\$ 110,080.00	\$ 0.00	30	0.22	
Subgrade Prep	77,226	SF	\$ 0.15	\$ 11,583.90	\$ 11,583.90	\$ 0.00	30	0.02	
Fine Grading (Under Asphalt/Curb & Gutter/Sidewalk)	77,226	SF	\$ 0.25	\$ 19,306.50	\$ 19,306.50	\$ 0.00	30	0.04	
6" Sidewalk (6" Depth) (Single side of Roadway)	10,932	SF	\$ 9.00	\$ 98,388.00	\$ 98,388.00	\$ 0.00	30	0.20	
Pedestrian Ramps	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00	\$ 0.00	30	0.01	QTY assumed
Street Light (Every 250' LF Alternating Sides of Street)	7	EA	\$ 8,500.00	\$ 59,500.00	\$ 59,500.00	\$ 0.00	20	0.08	Unit Price from OCC, but not in Tycron's Bid
Geotextile Fabric	6,410	SY	\$ 2.00	\$ 12,820.00	\$ 12,820.00	\$ 0.00	25	0.02	
Adjust Manholes	14	EA	\$ 1,100.00	\$ 15,400.00	\$ 15,400.00	\$ 0.00	N/A	N/A	
Adjust Valves	4	EA	\$ 600.00	\$ 2,400.00	\$ 2,400.00	\$ 0.00	N/A	N/A	
Signage (Assumed) - Stop Sign	1	EA	\$ 800.00	\$ 800.00	\$ 800.00	\$ 0.00	10	0.00	
Signage (Assumed) - Street Sign (Per Blade)	2	EA	\$ 900.00	\$ 1,800.00	\$ 1,800.00	\$ 0.00	10	0.00	
Striping (Assumed) - 4" Yellow Solid and Broken	6,516	LF	\$ 1.00	\$ 6,516.00	\$ 6,516.00	\$ 0.00	10	0.00	
Subtotal Roadway				\$ 785,426.20	\$ 785,426.20	\$ 0.00		1.34	
Landscaping									
Native Seeding (15' Parkstrip)	24,285	SF	\$ 0.15	\$ 3,642.75	\$ 3,642.75	\$ 0.00	50	0.01	
Sod (6' Parkstrip)	9,714	SF	\$ 1.30	\$ 12,628.20	\$ 12,628.20	\$ 0.00	10	0.01	
Trees (within 6' Parkstrip, assumed every 50')	32	EA	\$ 760.00	\$ 24,320.00	\$ 24,320.00	\$ 0.00	30	0.05	
Irrigation (Assumed to be 50' of 6' parkstrip landscaping cost)	1	LS	\$ 18,500.00	\$ 18,500.00	\$ 18,500.00	\$ 0.00	30	0.04	
Subtotal Landscaping				\$ 59,090.95	\$ 59,090.95	\$ 0.00		0.11	
Earthwork & Erosion Control									
Import & Place Site Fill	34,307	CY	\$ 24.00	\$ 823,368.00	\$ 823,368.00	\$ 0.00	75	4.15	Earthwork for Frontage road widening unknown
Clear & Grub and Stockpile (4" depth)	1,327	CY	\$ 5.00	\$ 6,635.00	\$ 6,635.00	\$ 0.00	N/A	N/A	Removed 14" Subbase from 3110 North total earthwork qty to achieve qty provided.
Dewatering	1	LS	\$ 43,000.00	\$ 43,000.00	\$ 43,000.00	\$ 0.00	N/A	N/A	Assumed 10% of Storm, Sanitary, and Water mainline costs
Silt Fence	3,440	LF	\$ 4.00	\$ 13,760.00	\$ 13,760.00	\$ 0.00	N/A	N/A	
Rock Sock	11	EA	\$ 600.00	\$ 6,600.00	\$ 6,600.00	\$ 0.00	N/A	N/A	
Inlet Protection	11	EA	\$ 250.00	\$ 2,750.00	\$ 2,750.00	\$ 0.00	N/A	N/A	
Vehicle Tracking Pad	2	EA	\$ 6,100.00	\$ 12,200.00	\$ 12,200.00	\$ 0.00	N/A	N/A	
Shrub Wall	200	LF	\$ 11.00	\$ 2,200.00	\$ 2,200.00	\$ 0.00	N/A	N/A	
Concrete Washout Area	1	EA	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 0.00	N/A	N/A	
Erosion Control Maintenance	1	LS	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 0.00	N/A	N/A	
Subtotal Earthwork & Erosion Control				\$ 932,513.00	\$ 932,513.00	\$ 0.00		4.15	
Dry Utility									
Dry Utility Trenching - Right of Way - for sleeves	76	LF	\$ 13.00	\$ 988.00	\$ 988.00	\$ 0.00	40	0.00	Assumed 66' ROW + 5' per street side for trenching/conduit
Dry Utility Trenching - Utility Easement	76	LF	\$ 13.00	\$ 988.00	\$ 988.00	\$ 0.00	40	0.00	
DU Power Conduit - 4" SCH40	76	LF	\$ 9.00	\$ 684.00	\$ 684.00	\$ 0.00	40	0.00	
DU Power Conduit - 6" SCH40	76	LF	\$ 11.00	\$ 836.00	\$ 836.00	\$ 0.00	40	0.00	
DU Vault switchgear	1	LS	\$ 45,985.00	\$ 45,985.00	\$ 45,985.00	\$ 0.00	40	0.12	
Subtotal Dry Utilities				\$ 49,481.00	\$ 49,481.00	\$ 0.00		0.13	
3110 North Subtotal				\$ 2,994,523.15	\$ 2,994,523.15	\$ 0.00		8.66	
2100 West									
Sanitary Sewer									
12" Mainline	943	LF	\$ 70.00	\$ 66,010.00	\$ 66,010.00	\$ 0.00	40	0.18	
5" Manhole	2	EA	\$ 6,500.00	\$ 13,000.00	\$ 13,000.00	\$ 0.00	40	0.03	
6" Sanitary Lateral	3	EA	\$ 2,650.00	\$ 7,950.00	\$ 7,950.00	\$ 0.00	40	0.02	
CCTV & Jet	943	LF	\$ 3.00	\$ 2,829.00	\$ 2,829.00	\$ 0.00	N/A	N/A	
Subtotal Sanitary Sewer				\$ 89,789.00	\$ 89,789.00	\$ 0.00		0.23	
Earthwork & Erosion Control									
Import & Place Site Fill	15,766	CY	\$ 24.00	\$ 378,384.00	\$ 378,384.00	\$ 0.00	75	1.90	
Clear & Grub and Stockpile (4" depth)	693	CY	\$ 5.00	\$ 3,465.00	\$ 3,465.00	\$ 0.00	75	0.02	
Adjust Manholes	2	EA	\$ 1,100.00	\$ 2,200.00	\$ 2,200.00	\$ 0.00	N/A	N/A	
Dewatering	1	LS	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 0.00	N/A	N/A	Assumed 10% of Sanitary mainline costs
Silt Fence	1,700	LF	\$ 4.00	\$ 6,800.00	\$ 6,800.00	\$ 0.00	N/A	N/A	
Subtotal Earthwork & Erosion Control				\$ 397,449.00	\$ 397,449.00	\$ 0.00		1.92	
2100 West Subtotal				\$ 487,238.00	\$ 487,238.00	\$ 0.00		2.16	
3030 North (West Side)									
Water									
12" Mainline	767	LF	\$ 75.00	\$ 57,525.00	\$ 57,525.00	\$ 0.00	40	0.15	Removed - To be completed By others
2" Water Meter (Priced at 2" Water Service)	1	EA	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 0.00	40	0.03	
8" DCV (Detector Check Valve)	1	EA	\$ 25,700.00	\$ 25,700.00	\$ 25,700.00	\$ 0.00	40	0.07	
12" Butterfly Valve	1	EA	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 0.00	40	0.01	
Fire Hydrant Assembly	5	EA	\$ 9,000.00	\$ 45,000.00	\$ 45,000.00	\$ 0.00	40	0.12	
Subtotal Water				\$ 143,925.00	\$ 143,925.00	\$ 0.00		0.39	
Sanitary Sewer									
12" Mainline	783	LF	\$ 70.00	\$ 54,810.00	\$ 54,810.00	\$ 0.00	40	0.15	
5" Manhole	3	EA	\$ 6,500.00	\$ 19,500.00	\$ 19,500.00	\$ 0.00	40	0.05	
Tie into Existing	1	EA	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 0.00	40	0.01	
CCTV & Jet	783	LF	\$ 3.00	\$ 2,349.00	\$ 2,349.00	\$ 0.00	N/A	N/A	
Subtotal Sanitary Sewer				\$ 79,909.00	\$ 79,909.00	\$ 0.00		0.21	
Roadway									
14" Subbase Course (Under Asphalt only)	32,650	SF	\$ 1.70	\$ 55,505.00	\$ 55,505.00	\$ 0.00	25	0.09	
10" Base Course (Under Asphalt/Curb & Gutter/Sidewalk)	39,978	SF	\$ 1.70	\$ 67,962.60	\$ 67,962.60	\$ 0.00	25	0.11	
5.5" Asphalt	32,650	SF	\$ 3.70	\$ 120,805.00	\$ 120,805.00	\$ 0.00	25	0.20	
30" Curb & Gutter	1,445	LF	\$ 32.00	\$ 46,240.00	\$ 46,240.00	\$ 0.00	30	0.09	
Subgrade Prep	39,978	SF	\$ 0.15	\$ 5,996.70	\$ 5,996.70	\$ 0.00	30	0.01	
Fine Grading (Under Asphalt/Curb & Gutter/Sidewalk)	39,978	SF	\$ 0.25	\$ 9,994.50	\$ 9,994.50	\$ 0.00	30	0.02	
6" Sidewalk (6" Depth) (Single side of Roadway)	3,715	SF	\$ 9.00	\$ 33,435.00	\$ 33,435.00	\$ 0.00	30	0.07	
Pedestrian Ramps	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00	\$ 0.00	30	0.01	
Street Light (Every 250' LF Alternating on North and South Sides of Street)	3	EA	\$ 8,500.00	\$ 24,750.00	\$ 24,750.00	\$ 0.00	20	0.03	
Geotextile Fabric	3,628	SY	\$ 2.00	\$ 7,256.00	\$ 7,256.00	\$ 0.00	25	0.01	
Adjust Manholes	3	EA	\$ 1,100.00	\$ 3,300.00	\$ 3,300.00	\$ 0.00	N/A	N/A	
Adjust Valves	1	EA	\$ 600.00	\$ 600.00	\$ 600.00	\$ 0.00	N/A	N/A	
Striping (Assumed) - 4" Yellow Solid and Broken	728	LF	\$ 1.00	\$ 728.00	\$ 728.00	\$ 0.00	10	0.00	
Subtotal Roadway				\$ 380,574.80	\$ 380,574.80	\$ 0.0.			

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)	Notes:
Straw Wattle	200	LF	\$ 11.00	\$ 2,200.00	\$ 2,200.00	\$ 0.00	N/A	N/A	
Erosion Control Maintenance	1	LS	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 0.00	N/A	N/A	
Subtotal Earthwork & Erosion Control				\$ 281,828.00	\$ 281,828.00	\$ 0.00		1.18	
3030 North (West Side) Subtotal				\$ 886,236.80	\$ 886,236.80	\$ 0.00		2.43	
3030 North (East Side)									
Water									
12" Mainline	533	LF	\$ 75.00	\$ 39,975.00	\$ 39,975.00	\$ 0.00	40	0.11	
2" Water Meter (Priced at 2" Water Service)	1	EA	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 0.00	40	0.03	
8" DCV (Detector Check Valve)	1	EA	\$ 25,700.00	\$ 25,700.00	\$ 25,700.00	\$ 0.00	40	0.07	
1.5" Water Meter (Priced at 1.5" Water Service) - Landscape	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00	40	0.03	
Fill, Flush, and Pressure Test	1	EA	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 0.00	N/A	N/A	
12" Bend	2	EA	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00	\$ 0.00	40	0.01	
Fire Hydrant Assembly	2	EA	\$ 9,000.00	\$ 18,000.00	\$ 18,000.00	\$ 0.00	40	0.05	
Subtotal Water				\$ 121,175.00	\$ 121,175.00	\$ 0.00		0.29	
Sanitary Sewer									
12" Mainline	728	LF	\$ 70.00	\$ 50,960.00	\$ 50,960.00	\$ 0.00	40	0.14	
5" Manhole	5	EA	\$ 6,500.00	\$ 32,500.00	\$ 32,500.00	\$ 0.00	40	0.09	
6" Sanitary Lateral	1	EA	\$ 2,650.00	\$ 2,650.00	\$ 2,650.00	\$ 0.00	40	0.01	
CCTV & Jet	728	LF	\$ 3.00	\$ 2,184.00	\$ 2,184.00	\$ 0.00	N/A	N/A	
Subtotal Sanitary Sewer				\$ 88,294.00	\$ 88,294.00	\$ 0.00		0.23	
Storm Sewer									
Curb Inlet Box (Catch Basin)	2	EA	\$ 3,520.00	\$ 7,040.00	\$ 7,040.00	\$ 0.00	40	0.02	
15" Mainline	40	LF	\$ 69.00	\$ 2,760.00	\$ 2,760.00	\$ 0.00	40	0.01	
Tie into Existing	1	EA	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 0.00	40	0.01	Required to tie new curb basins into existing storm system
CCTV & Jet	40	LF	\$ 3.00	\$ 120.00	\$ 120.00	\$ 0.00	N/A	N/A	
Subtotal Storm Sewer				\$ 13,170.00	\$ 13,170.00	\$ 0.00		0.04	
Roadway									
14" Subbase Course (Under Asphalt only)	25,085	SF	\$ 1.70	\$ 42,644.50	\$ 42,644.50	\$ 0.00	25	0.07	
10" Base Course (Under Asphalt/Curb & Gutter/Sidewalk)	31,425	SF	\$ 1.70	\$ 53,422.50	\$ 53,422.50	\$ 0.00	25	0.09	
5.5" Asphalt	23,800	SF	\$ 3.70	\$ 88,060.00	\$ 88,060.00	\$ 0.00	25	0.15	Pricing based off 5.5" Asphalt requirement listed in Geotechnical Report.
30" Curb & Gutter	1,401	LF	\$ 32.00	\$ 44,832.00	\$ 44,832.00	\$ 0.00	30	0.09	
Subgrade Prep	31,425	SF	\$ 0.15	\$ 4,713.75	\$ 4,713.75	\$ 0.00	30	0.01	
Fine Grading (Under Asphalt/Curb & Gutter/Sidewalk)	31,425	SF	\$ 0.25	\$ 7,856.25	\$ 7,856.25	\$ 0.00	30	0.02	
6' Sidewalk (6" Depth) (Single side of Roadway)	4,122	SF	\$ 9.00	\$ 37,098.00	\$ 37,098.00	\$ 0.00	30	0.07	
Street Light (Every 250' LF Alternating Sides of Street)	2	EA	\$ 8,500.00	\$ 17,000.00	\$ 17,000.00	\$ 0.00	30	0.02	
Geotextile Fabric	2,644	SY	\$ 2.00	\$ 5,288.00	\$ 5,288.00	\$ 0.00	25	0.01	
Adjust Manholes	7	EA	\$ 1,100.00	\$ 7,700.00	\$ 7,700.00	\$ 0.00	N/A	N/A	Assumed requirement to adjust existing Storm manholes in addition to proposed Sanitary manholes
Striping (Assumed) - (4) 4" Yellow Solid and Broken	2,800	LF	\$ 1.00	\$ 2,800.00	\$ 2,800.00	\$ 0.00	10	0.00	
Subtotal Roadway				\$ 312,367.00	\$ 312,367.00	\$ 0.00		0.53	
Landscaping									
Native Seeding (15' Parkstrip)	10,725	SF	\$ 0.15	\$ 1,608.75	\$ 1,608.75	\$ 0.00	50	0.01	
Sod (6' Parkstrip)	4,290	SF	\$ 1.30	\$ 5,577.00	\$ 5,577.00	\$ 0.00	10	0.00	
Trees (within 6' Parkstrip, assumed every 50')	14	EA	\$ 760.00	\$ 10,640.00	\$ 10,640.00	\$ 0.00	30	0.02	
Irrigation (Assumed to be 50' of 6" parkstrip landscaping cost)	1	LS	\$ 8,100.00	\$ 8,100.00	\$ 8,100.00	\$ 0.00	30	0.02	
Subtotal Landscaping				\$ 25,925.75	\$ 25,925.75	\$ 0.00		0.05	
Earthwork & Erosion Control									
Export Site Cut & Import & Place Site Fill	1,004	CY	\$ 24.00	\$ 24,096.00	\$ 24,096.00	\$ 0.00	75	0.12	
Clear & Grub and Stockpile (4" depth)	570	CY	\$ 4.00	\$ 2,280.00	\$ 2,280.00	\$ 0.00	N/A	N/A	
Dewatering	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00	N/A	N/A	Assumed 10% of Water, Sanitary, and Storm mainline costs.
Silt Fence	1,401	LF	\$ 4.00	\$ 5,604.00	\$ 5,604.00	\$ 0.00	N/A	N/A	
Rock Sock	2	EA	\$ 600.00	\$ 1,200.00	\$ 1,200.00	\$ 0.00	N/A	N/A	
Inlet Protection	2	EA	\$ 250.00	\$ 500.00	\$ 500.00	\$ 0.00	N/A	N/A	
Vehicle Tracking Pad	1	EA	\$ 6,100.00	\$ 6,100.00	\$ 6,100.00	\$ 0.00	N/A	N/A	
Straw Wattle	200	LF	\$ 11.00	\$ 2,200.00	\$ 2,200.00	\$ 0.00	N/A	N/A	
Erosion Control Maintenance	1	LS	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 0.00	N/A	N/A	
Subtotal Earthwork & Erosion Control				\$ 68,780.00	\$ 68,780.00	\$ 0.00		0.12	
3030 North (East Side) Subtotal				\$ 629,711.75	\$ 629,711.75	\$ 0.00		1.26	
PHASE 1 Subtotal				\$ 4,997,709.70	\$ 4,997,709.70	\$ 0.00		14.50	
PHASE 2									
2000 West									
Water									
12" Mainline	1,601	LF	\$ 75.00	\$ 120,075.00	\$ 120,075.00	\$ 0.00	40	0.32	
Mainline Casing (Priced from 16" Steel Casing)	450	LF	\$ 300.00	\$ 135,000.00	\$ 135,000.00	\$ 0.00	40	0.36	
1.5" Water Meter (Priced at 1.5" Water Service)	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 0.00	40	0.03	
1.5" Water Meter (Priced at 1.5" Water Service) - Landscape	4	EA	\$ 10,000.00	\$ 40,000.00	\$ 40,000.00	\$ 0.00	40	0.11	
2" Water Meter (Priced at 2" Water Service)	3	EA	\$ 10,500.00	\$ 31,500.00	\$ 31,500.00	\$ 0.00	40	0.08	
8" DCV (Detector Check Valve)	4	EA	\$ 25,700.00	\$ 102,800.00	\$ 102,800.00	\$ 0.00	40	0.28	
12" Bend	13	EA	\$ 1,500.00	\$ 19,500.00	\$ 19,500.00	\$ 0.00	40	0.05	
12" Butterfly Valve	1	EA	\$ 5,200.00	\$ 5,200.00	\$ 5,200.00	\$ 0.00	40	0.01	
Fill, Flush, and Pressure Test	1	EA	\$ 14,000.00	\$ 14,000.00	\$ 14,000.00	\$ 0.00	N/A	N/A	
Fire Hydrant Assembly	7	EA	\$ 9,000.00	\$ 63,000.00	\$ 63,000.00	\$ 0.00	40	0.17	
Subtotal Water				\$ 541,075.00	\$ 541,075.00	\$ 0.00		1.42	
Sanitary Sewer									
12" Mainline	1,468	LF	\$ 70.00	\$ 102,760.00	\$ 102,760.00	\$ 0.00	40	0.28	
Mainline Casing (Priced from 24" Steel Casing)	100	LF	\$ 550.00	\$ 55,000.00	\$ 55,000.00	\$ 0.00	40	0.15	
5" Manhole	12	EA	\$ 6,500.00	\$ 78,000.00	\$ 78,000.00	\$ 0.00	40	0.21	
6" Sanitary Lateral	4	EA	\$ 2,650.00	\$ 10,600.00	\$ 10,600.00	\$ 0.00	40	0.03	
CCTV & Jet	1,468	LF	\$ 3.00	\$ 4,404.00	\$ 4,404.00	\$ 0.00	N/A	N/A	
Subtotal Sanitary Sewer				\$ 251,364.00	\$ 251,364.00	\$ 0.00		0.66	
Sanitary Lift Station									
Lift Station Estimate from Designer	1	EA	\$ 500,000.00	\$ 500,000.00	\$ 0.00	\$ 500,000.00	50	1.68	
Subtotal Sanitary Lift Station				\$ 500,000.00	\$ 0.00	\$ 500,000.00		1.68	
Storm Sewer									
Curb Inlet Box (Catch Basin)	6	EA	\$ 3,520.00	\$ 21,120.00	\$ 21,120.00	\$ 0.00	40	0.06	
15" Mainline	180	LF	\$ 69.00	\$ 12,420.00	\$ 12,420.00	\$ 0.00	40	0.03	
5" Manhole	3	EA	\$ 3,500.00	\$ 10,500.00	\$ 10,500.00	\$ 0.00	40	0.03	
30" PES (Pipe Connection to Canal per SLCO requirements)	3	EA	\$ 6,800.00	\$ 19,800.00	\$ 19,800.00	\$ 0.00	40	0.05	
CCTV & Jet	180	LF	\$ 3.00	\$ 540.00	\$ 540.00	\$ 0.00	N/A	N/A	
Subtotal Storm Sewer				\$ 64,380.00	\$ 64,380.00	\$ 0.00		0.17	
Roadway									
14" Subbase Course (Under Asphalt only)	49,902	SF	\$ 1.70	\$ 84,833.40	\$ 84,833.40	\$ 0.00	25	0.14	Assumed 14" Subbase is part of over earthwork required for 2000 West
10" Base Course (Under Asphalt/Curb & Gutter/Sidewalk)	65,807	SF	\$ 1.70	\$ 111,871.90	\$ 111,871.90	\$ 0.00	25	0.19	
5.5" Asphalt	49,334	SF	\$ 3.70	\$ 182,535.80	\$ 182,535.80	\$ 0.00	25	0.31	Pricing based off 5.5" Asphalt requirement listed in Geotechnical Report.
30" Curb & Gutter	2,893	LF	\$ 32.00	\$ 92,576.00	\$ 92,576.00	\$ 0.00	30	0.19	
Subgrade Prep	65,807	SF	\$ 0.15	\$ 9,871.05	\$ 9,871.05	\$ 0.00	30	0.02	
Fine Grading (Under Asphalt/Curb & Gutter/Sidewalk)	65,807	SF	\$ 0.25	\$ 16,451.75	\$ 16,451.75	\$ 0.00	30	0.03	
6' Sidewalk (6" Depth) (Single side of Roadway)	9,240	SF	\$ 9.00	\$ 83,160.00	\$ 83,160.00	\$ 0.00	30	0.17	
Street Light (Every 250' LF Alternating Sides of Street)	6	EA	\$ 8,500.00	\$ 51,000.00	\$ 51,000.00	\$ 0.00	20	0.07	
50' Free Span Bridge	3	LS	\$ 1,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ 0.00	45	0.06	Referenced pricing from Tycon Bid with 20% increase, due to Tycon incentive to low bid
Geotextile Fabric	5,482	SY	\$ 2.00	\$ 10,964.00	\$ 10,964.00	\$ 0.00	25	0.02	
Adjust Manholes	103	EA	\$ 113,300.00	\$ 113,300.00	\$ 113,300.00	\$ 0.00	N/A	N/A	
Adjust Valves	3	EA	\$ 600.00	\$ 1,800.00	\$ 1,800.00	\$ 0.00	N/A	N/A	
Guardrail (optional)	1,391	LF	\$ 59.00	\$ 82,069.00	\$ 82,069.00	\$ 0.00	10	0.06	Optional item
Striping (Assumed) - (4) 4" Yellow Solid and Broken	6,020	LF	\$ 1.00	\$ 6,020.00	\$ 6,020.00	\$ 0.00	10	0.00	
Subtotal Roadway				\$ 3,847,608.90	\$ 3,847,608.90	\$ 0.00		10.25	
Landscaping									
Native Seeding (Between ROW and Canal)	18,449	SF	\$ 0.15	\$ 2,767.35	\$ 2,767.35	\$ 0.00	50	0.01	
Native Seeding (15' Parkstrip)	21,750	SF	\$ 0.15	\$ 3,262.50	\$ 3,262.50	\$ 0.00	50	0.01	
Sod (6' Parkstrip)	8,700	SF	\$ 1.30	\$ 11,310.00	\$ 11,310.00	\$ 0.00	10	0.01	
Trees (within 6' Parkstrip, assumed every 50')	29	EA	\$ 760.00	\$ 22,040.00	\$ 22,040.00	\$ 0.00	30	0.04	
Irrigation (Assumed to be 50' of 6" parkstrip landscaping cost)	1	LS	\$ 16,700.00	\$ 16,700.00	\$ 16,700.00	\$ 0.00	30	0.03	
Subtotal Landscaping				\$ 56,079.85	\$ 56,079.85	\$ 0.00		0.11	
Earthwork & Erosion Control									
Import & Place Site Fill	13,609	CY	\$ 24.00	\$ 326,616.00	\$ 326,616.00	\$ 0.00	75	1.64	Removed 14" Subbase from 2000 West total earthwork qty to achieve qty provided.
Clear & Grub and Stockpile (4" depth)	1,224	CY	\$ 5.00	\$ 6,120.00	\$ 6,120.00	\$ 0.00	N/A	N/A	
Dewatering	1	LS	\$ 43,000.00	\$ 43,000.00	\$ 43,000.00	\$ 0.00	N/A	N/A	
Silt Fence	2,893	LF	\$ 4.00	\$ 11,572.00	\$ 11,572.00	\$ 0.00	N/A	N/A	
Rock Sock	6	EA	\$ 600.00	\$ 3,600.00	\$ 3,600.00	\$ 0.00	N/A	N/A	
Inlet Protection	6	EA	\$ 250.00	\$ 1,500.00	\$ 1,500.00	\$ 0.00	N/A	N/A	
Straw Wattle	400	LF	\$ 11.00	\$ 4,400.00	\$ 4,400.00	\$ 0.00	N/A	N/A	
Vehicle Tracking Pad	1	EA	\$ 6,100.00	\$ 6,100.00	\$ 6,100.00	\$ 0.00	N/A	N/A	
Erosion Control Maintenance	1	LS	\$ 16,800.00	\$ 16,800.00	\$ 16,800.00	\$ 0.00	N/A	N/A	
Subtotal Earthwork & Erosion Control				\$ 419,768.90	\$ 419,768.90	\$ 0.00		1.64	
Dry Utility									

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)	Notes:
2000 West Subtotal				\$ 5,699,606.75	\$ 5,199,606.75	\$ 500,000.00		15.98	
PHASE 2 Subtotal				\$ 5,699,606.75	\$ 5,199,606.75	\$ 500,000.00		15.98	
Offsite Sanitary Sewer Improvements									
Offsite Sanitary									
Offsite Sanitary Sewer Required by the City	1	LS	\$ 4,200,000.00	\$ 4,200,000.00	\$ 4,200,000.00	\$ 0.00	40	11.28	
Subtotal Offsite Sanitary				\$ 4,200,000.00	\$ 4,200,000.00	\$ 0.00		11.28	
Offsite Sanitary Sewer Subtotal				\$ 4,200,000.00	\$ 4,200,000.00	\$ 0.00		11.28	
Subtotal Hard Costs				\$ 14,897,316.45	\$ 14,397,316.45	\$ 500,000.00		41.76	
Soft Costs									
General Soft Costs									
Mobilization	1.0	%	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	\$ 0.00	N/A	N/A	
Electric / Power	2.5	%	\$ 360,000.00	\$ 360,000.00	\$ 360,000.00	\$ 0.00	N/A	N/A	
Testing & Observation	2.5	%	\$ 360,000.00	\$ 360,000.00	\$ 360,000.00	\$ 0.00	N/A	N/A	
Water Rights	1.0	%	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	\$ 0.00	N/A	N/A	
Survey	2.5	%	\$ 360,000.00	\$ 360,000.00	\$ 360,000.00	\$ 0.00	N/A	N/A	
Construction Management	2.5	%	\$ 360,000.00	\$ 360,000.00	\$ 360,000.00	\$ 0.00	N/A	N/A	
Contingency	15	%	\$ 2,250,000.00	\$ 2,250,000.00	\$ 2,250,000.00	\$ 0.00	N/A	N/A	
Subtotal General Soft Costs				\$ 3,980,000.00	\$ 3,620,000.00	\$ 360,000.00		N/A	
Subtotal Soft Costs				\$ 3,565,000.00	\$ 3,175,669.43	\$ 360,000.00		N/A	
Total Costs				\$ 18,877,316.45	\$ 18,017,316.45	\$ 860,000.00		41.76	

Notes/Assumptions (Original Scope):

1. Signage throughout roadway
2. Striping throughout roadway
3. Silt Fencing around perimeter of streets
4. Rock socks and inlet protection
5. General Conditions are incidental
6. Water mainline to be C900 DR-18 pipe
7. Pedestrian ramps within sidewalk
8. Unit prices were derived from similar project in the Salt Lake City, Denver, and Fort Collins Metropolitan Areas.
9. Unit prices were collected from projects dated between 2019 and 2024.
10. Unit prices were increased by a factor determined by the ratio of CDOT price escalation factors between the project date the unit price was from and 2025 to account for inflation.
11. 30" FES (Pipe Connection to Canal per SLCO requirements)
12. Guardrail along west side of roadway for 220 West
13. Earthwork import and topsoil placement based off of estimated earthwork calcs and total earthwork ratios
14. Dewatering pricing based on 10% of required water, sanitary, and storm mainline costs
15. Water valve locations
16. 50' Bridge Span pricing includes pricing for drive, bike lanes, and sidewalk
17. Offsite Sanitary Sewer cost assumed at this time to account for all future offsite sanitary sewer improvements.

0.324