

NOTICE OF RESOLUTION AND BONDS TO BE ISSUED

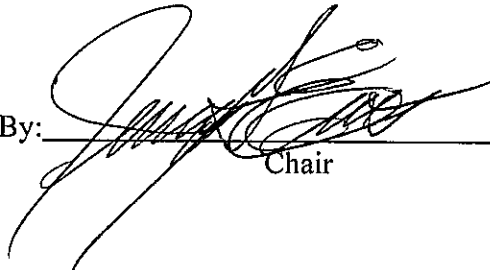
NOTICE IS HEREBY GIVEN that the Board of Trustees (the "Board") of the Boulder Ridge Public Infrastructure District No. 1 (the "District") adopted a Resolution on November 3, 2025 (the "Resolution") in which it made a finding that it had obtained the consent of 100% of the surface property owners within the boundaries of the District (the "Property Owner Consents") to the issuance of not to exceed SEVEN MILLION FIVE HUNDRED THOUSAND DOLLARS (\$7,500,000) of limited tax bonds (the "Bonds") for the purpose of paying all or a portion of the costs of public infrastructure and improvements, as permitted under Title 17B and Title 17D, Chapter 4 of the Utah Code Annotated 1953, as amended ("Utah Code"). Notice is further given that on such date there were no registered voters residing within the boundaries of the District. A copy of the Resolution is attached hereto as Appendix 1.

Within the Resolution, the Board declared its intent to issue Bonds, in one or more series, the debt service upon which is repayable from taxes levied against property within the boundaries of the District, subject to a maximum mill levy for repayment of 0.006 per dollar of taxable value (and subject to adjustment as provided in Section 17D-4-301(13) of the Utah Code) which may be imposed for a period of up to forty (40) years from the first date of imposition thereof with respect to each series of Bonds. The Board further declared its intent to issue such Bonds on or before November 3, 2035.

The Property Owner Consents are binding on the Property Owners and their successors in title and assigns and all future residents, owners, lessors, voters, and taxpayers of the District, and no further consent of property owners within the District will be required by the District to issue the Bonds.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the regularity, formality, or legality of the Resolution, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

BOULDER RIDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By:  _____
Chair

November 3, 2025

The Board of Trustees (the "Board") of the Boulder Ridge Public Infrastructure District No. 1 (the "District") held a special meeting on November 3, 2025 (including by electronic means), at the hour of 9:30 a.m. with the following members of the Board being present:

Jerry Eves	Chair
Stephanie Eves	Vice Chair
Patricia Eves	Clerk/Secretary

Also present:

Dave Eves	Treasurer
Matt Ence	General Counsel
Michael Jensen	District Manager

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk/Secretary presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this November 3, 2025 meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Jerry Eves and seconded by Stephanie Eves was adopted by the following vote:

AYE: Jerry Eves, Patricia Eves, Stephanie Eves

NAY: None.

The resolution was then signed and recorded by the Chair in the official records of the District. The resolution is as follows:

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BOULDER RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "DISTRICT"), MAKING A FINDING THAT THE DISTRICT HAS OBTAINED CONSENT OF 100% OF THE SURFACE PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE DISTRICT TO THE ISSUANCE OF NOT TO EXCEED \$7,500,000 OF LIMITED TAX GENERAL OBLIGATION BONDS; THAT THERE ARE NO REGISTERED VOTERS WITHIN THE BOUNDARIES OF THE DISTRICT; AUTHORIZING THE POSTING OF A NOTICE OF THIS RESOLUTION; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the District is a public infrastructure district, a political subdivision and body corporate and politic, duly organized and existing under the Constitution and laws of the State of Utah (the "State"), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (collectively, the "District Act"); and

WHEREAS, the District is authorized by the District Act to issue limited tax bonds for the purpose of paying all or part of the costs of acquiring, acquiring an interest in, improving, or extending certain improvements, facilities, or property; and

WHEREAS, on August 23, 2024, the District previously authorized the issuance of its Limited Tax General Obligation Bonds, Series 2025 (the "Series 2025 Bonds"); and

WHEREAS, the District Act requires the consent of 100% of the surface property owners and a majority of the registered voters, if any, within the boundaries of the District prior to the issuance of the Bonds; and

WHEREAS, there is before the Board and attached hereto as Exhibit B a list of parcels within the District (the "Property Records") showing that surface property within the District is owned by Desert Sands Development II, LLC, and Toquerville West, LLC, each a Utah limited liability company (the "Property Owners"); and

WHEREAS, there is before the Board and attached hereto as Exhibit C consents constituting 100% of the Property Owners (the "Property Owner Consent") shown on the Property Records; and

WHEREAS, pursuant to the District Act, the Property Owner Consent is valid for a period of ten (10) years from the date on which such consent was obtained; and

WHEREAS, the Property Owners have certified and the Board hereby finds that there are no registered voters within the boundaries of the District; and

WHEREAS, pursuant to the District Act, the Property Owner Consent is sufficient to meet any statutory or constitutional election requirement necessary for the issuance of limited tax bonds; and

WHEREAS, the Board desires to make a finding that it has obtained all consents necessary to issue Bonds and to publish a Class A notice in accordance with Utah Code Section 63G-30-102 (the "Notice"), in substantially the form attached hereto as Exhibit D; and

WHEREAS, the Board desires to grant to any member of the Board (the "Designated Officer") the authority to approve the final terms of the Notice; and

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Boulder Ridge Public Infrastructure District No. 1, as follows:

Section 1. The Recitals and Exhibits hereto are incorporated by reference and are part of this Resolution.

Section 2. The Board hereby finds and declares that the Property Owner Consent constitutes 100% of the surface property owners within the boundaries of the District and that there are no registered voters within the boundaries of the District.

Section 3. The Board hereby declares its intent to issue limited tax bonds, in one or more series (together, the "Bonds"), the debt service on which is repayable from taxes levied against property within the boundaries of the District, subject to a maximum mill levy for repayment of 0.005 per dollar of taxable value (and subject to adjustment as provided in Utah Code Section 17D-4-301(13)) which may be imposed for a period of up to forty (40) years from the first date of imposition thereof with respect to each series of bonds.

Section 4. The Board further declares its intent to issue such Bonds within ten (10) years of the date of this Resolution and that such Property Owner Consent be binding on the Property Owners and their successors in title and assigns and all future residents, owners, lessors, voters, and taxpayers of the District.

Section 5. The Board hereby finds and determines that it is in the best interests of the District for it to issue the Bonds in the amount of up to \$7,500,000 to finance all or a portion of the cost of public infrastructure as permitted under the District Act (the "Project"), and pay costs related to the issuance of the Bonds.

Section 6. The Notice, in substantially the form presented to this meeting and attached hereto as Exhibit D, is hereby authorized, approved, and confirmed. The Chair or Vice Chair and the Clerk/Secretary are hereby authorized to execute and publish the Notice as a Class A notice in accordance with Utah Code Section 63G-30-102, with final terms as may be established by the Designated Officer, and with such changes, omissions, insertions, and revisions as the appropriate officers of the District shall deem advisable. The appropriate officers of the District are hereby further authorized to do or perform all such acts and to execute all such certificates, documents, and other instruments as may be necessary or advisable in connection therewith.

Section 7. The District hereby reserves the right to opt not to issue the Bonds for any reason.

Section 8. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Resolution shall be in full force and effect immediately upon its

approval and adoption; provided that no repeal is made or intended in relation to any approvals relating to the Series 2025 Bonds.

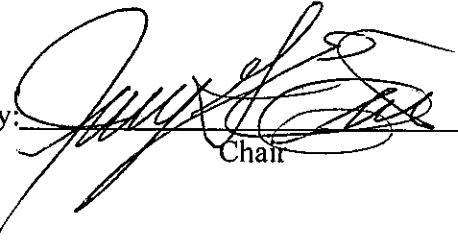
Section 9. This Resolution shall, after its approval, be posted as permitted by Utah Code Section 17B-1-313, and after thirty (30) days following such posting no action to contest the regularity, formality, or legality of this Resolution may be pursued.

Section 10. The District hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Project. The Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed \$7,500,000.

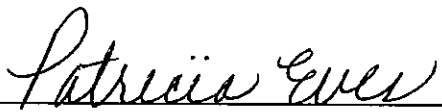
APPROVED AND ADOPTED this November 3, 2025.

(SEAL)

BOULDER RIDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By:  _____
Chair

ATTEST:

By:  _____
Clerk/Secretary

STATE OF UTAH)
 : ss.
COUNTY OF WASHINGTON)

I, Patricia Eves, the duly appointed and qualified Clerk/Secretary of the Boulder Ridge Public Infrastructure District No. 1 (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on November 3, 2025, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this November 3, 2025.

(SEAL)

BOULDER RIDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: Patricia Eves
Clerk/Secretary

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Patricia Eves, the undersigned Clerk/Secretary of the Boulder Ridge Public Infrastructure District No. 1 (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the public meeting held on November 3, 2025 by the Board of Trustees of the District (the "Board") as follows:

(a) By causing a copy of a Notice, in the form attached hereto as Schedule 1, to be posted at the building where the meeting was held, and posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(b) By causing a copy of a Notice, in the form attached hereto as Schedule 1, to be posted at least twenty-four (24) hours prior to the convening of the meeting in a public location in or near the affected area that is reasonably likely to be seen by individuals who pass through or near the affected area.

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this November 3, 2025.

(SEAL)

BOULDER RIDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: Patricia Eves
Clerk/Secretary

SCHEDULE 1

NOTICE OF MEETING

Support

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Public Notice and Agenda

General Information

Government Type:

Special Service District

Entity:

Boulder Ridge Public Infrastructure District

Public Body:

Board of Trustees

Give Feedback

Notice Information

[Add Notice to Calendar](#)

Notice Title:

Public Notice and Agenda

Notice Tags:

Budgeting

Notice Type(s):

Notice, Meeting

Event Start Date & Time:

November 3, 2025 09:30 AM

Description/Agenda:

PUBLIC NOTICE AND AGENDA

Boulder Ridge Public Infrastructure District No. 1 & 2

Board of Trustees

Public Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF BOULDER RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 & 2 WILL HOLD A MEETING ON NOVEMBER 3, 2025, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770 AT 9:30 A.M.

A. Call to Order

B. Public Comment

C. Consent Items

1. Consider approval of the Board Meeting Minutes held on August 4, 2025

D. Action Items

1. Consider accepting the Third Quarter Financial Statements
2. Consider approval of the 2026 Tentative Budget
3. Consider for approval Resolution 2025-04, A RESOLUTION OF THE BOARD OF TRUSTEES OF THE DISTRICT, MAKING A FINDING THAT THE DISTRICT HAS OBTAINED CONSENT OF 100% OF THE SURFACE PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE DISTRICT TO THE ISSUANCE OF NOT TO EXCEED \$7,500,000 OF LIMITED TAX GENERAL OBLIGATION BONDS; THAT THERE ARE NO REGISTERED VOTERS WITHIN THE BOUNDARIES OF THE DISTRICT; AUTHORIZING THE POSTING OF A NOTICE OF THIS RESOLUTION; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

E. Administrative Non-Action Items

Give Feedback

F. Other Items From Board Members

G. Adjourn

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Kristi Barker at 435-628-3688 at least one full business day before the meeting.

This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically.

Motions relating to any of the items listed above, including final action, may be taken.

Meetings may be closed for reasons allowed by statute. This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/85094782800?pwd=dXDlXVXTDsHhtLtbV15hQMY1nahMbU.1>

Meeting ID: 850 9478 2800

Passcode: 653249

Notice of Special Accommodations (ADA):

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Kristi Barker at 435-628-3688 at least 24 hours before the meeting

Give Feedback

Notice of Electronic or Telephone Participation:

Unless otherwise noted on the posted Agenda, meetings of the Board of Trustees will be held in person. For meetings held via videoconferencing or telephonic communication Trustees and other meeting participants and attendees will be able to participate remotely. Persons requesting video conference or telephonic accommodation for public meetings should call Kristi Barker at 435-628-3688 to make arrangements.

Meeting Information

Meeting Location:

912 W. 1600 S., SUITE B-200,
St George, UT 84770

[Show in Apple Maps](#)[Show in Google Maps](#)

Contact Name:

Michael Jensen

Contact Email:

mjensen@snowjensen.com

Contact Phone:

4356283688

Notice Posting Details

Notice Posted On:

September 22, 2025 10:11 AM

Notice Last Edited On:

October 31, 2025 08:38 AM

[Give Feedback](#)

Download Attachments

File Name	Category	Date Added
audio1402476168.m4a	Audio Recording	2025/11/03 09:58 AM
2025 08 04 Meeting Minutes Regular.docx	Meeting Minutes	2025/09/22 10:11 AM
00 B Boulder Ridge PID 1 - 2026 Tentative Budget.pdf	Public Information Handout	2025/11/03 09:58 AM

Board/Committee Contacts

Member	Email	Phone
Jerry Eves	jerryeves@gmail.com	4357738187
Patricia Eves	evespatty@gmail.com	4357737055
Stephanie Eves	stepheves@gmail.com	4356283688
Dave Eves	eveski@yahoo.com	4352293401

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Subscribe by Email

Subscription options will send you alerts regarding future notices posted by this Body.

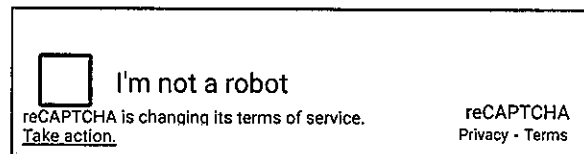
Your Name:

John Smith

Give Feedback

Your Email:

username@example.com



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EXHIBIT B

PROPERTY RECORDS

[Back to normal view](#)

Query: exact search in OwnerID for desert sands development

Showing 2 results on 1 page

Account#	Summary
1164906	Parcel #: T-3-0-22-3212-BR1 Situs: Acres: 38.76 Owner: <i>DESERT SANDS DEVELOPMENT II LLC</i> Legal: S: 22 T: 40S R: 13W S: 27 T: 40S R: 13W TOWNSHIP 40 SOUT... Version: 06/24/2025 02:59:58-665 PM to: MAX
1240352	Parcel #: T-3-0-22-3212-BR2 Situs: Acres: 37.50 Owner: <i>DESERT SANDS DEVELOPMENT II LLC</i> Legal: S: 22 T: 40S R: 13W S: 27 T: 40S R: 13W TOWNSHIP 40 SOUT... Version: 05/07/2025 02:43:57-956 PM to: MAX

[Back to normal view](#)

Query: ParcelNumID = T-3-0-22-322-BR1

Showing 1 result on 1 page

Account#	Summary
1240369	Parcel #: T-3-0-22-322-BR1 Situs: Acres: 1.61 Version: 05/07/2025 02:44:31-613 PM to: MAX Owner: <i>TOQUERVILLE WEST LLC</i> Legal: S: 22 T: 40S R: 13W POR SE1/4 SW1/4 SEC 22 T40S R13W. A...

EXHIBIT C

PROPERTY OWNER CONSENT

EXHIBIT D

FORM OF NOTICE

APPENDIX 1
COPY OF RESOLUTION

Upon Recording, Return To:

Snow Jensen & Reece, P.C.

912 W. 1600 S. Ste. B200

St. George, UT 84770

Property Owner Consent to Bonds

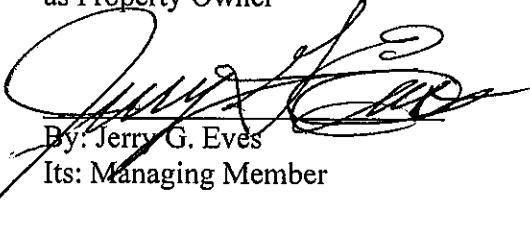
The undersigned hereby consent to the Boulder Ridge Public Infrastructure District No. 1 (the "District") issuing Limited Tax Bonds (the "Bonds") in an aggregate original principal amount not to exceed Seven Million Five Hundred Thousand Dollars (\$7,500,000) for the purpose of paying all or a portion of the costs of public infrastructure, as permitted under Title 11, Chapter 58, Title 17B, and Title 17D, Chapter 4 of the Utah Code Annotated 1953, as amended (collectively, the "Act"), including funding capitalized interest, reserves, and costs of issuance; and the authorization and issuance of the Bonds due and payable with a term not to exceed forty (40) years from the date of issuance of the Bonds. The undersigned acknowledge and consent to the Bonds being repaid from property taxes assessed against properties within the boundaries of the District, subject to a maximum mill levy of 0.005 per dollar of taxable value of taxable property in the District. The undersigned further acknowledge that this consent is binding upon successors in interest and valid for 10 years and consent to a notice of this consent being recorded against the Subject Property (defined below).

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

The undersigned entities are related parties and collectively are the owner of 100% of the parcels listed on Exhibit A hereto (the "Subject Property"). There are no registered voters residing within the boundaries of the Subject Property. The undersigned are authorized to execute this consent on behalf of the respective entity.

[SIGNATURE PAGE FOLLOWS]

Desert Sands Development II, LLC,
as Property Owner


By: Jerry G. Eves
Its: Managing Member

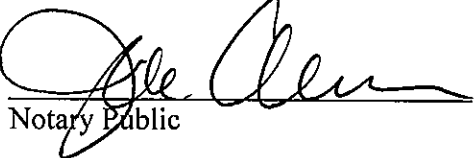
STATE OF UTAH)

ss:

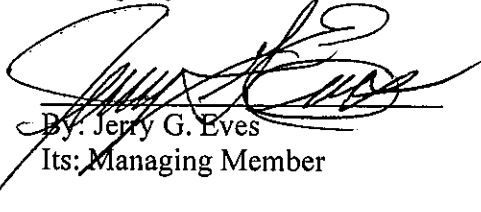
COUNTY OF WASHINGTON)

On the 4th day of November, 2025, personally appeared before me Jerry G. Eves, who being by me duly sworn did say that he is the managing member of Desert Sands Development II, LLC, and that, being duly authorized, he executed the foregoing Property Owner Consent to Bonds on behalf of said company, and he did acknowledge before me that such company executed the same for the uses and purposes stated therein.




Notary Public

Toquerville West, LLC
as Property Owner


By: Jerry G. Eves
Its: Managing Member

STATE OF UTAH)

ss:

COUNTY OF WASHINGTON)

On the 4th day of November, 2025, personally appeared before me Jerry G. Eves, who being by me duly sworn did say that he is the managing member of Toquerville West, LLC, and that, being duly authorized, he executed the foregoing Property Owner Consent to Bonds on behalf of said company, and he did acknowledge before me that such company executed the same for the uses and purposes stated therein.



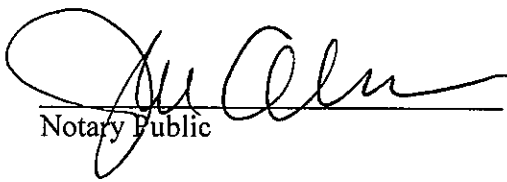

Notary Public

EXHIBIT A

SUBJECT PROPERTY

INITIAL DISTRICT BOUNDARY LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22. AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S.89°47'46"E. A DISTANCE OF 60.87 FEET TO A POINT OF CURVATURE OF A 550.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°25'57" AND A CHORD THAT BEARS S.72°04'48"E. A DISTANCE OF 334.73 FEET; THENCE N.35°38'11"E. A DISTANCE OF 214.70 FEET; THENCE N.88°53'28"E. A DISTANCE OF 334.00 FEET; THENCE N.82°58'33"E. A DISTANCE OF 53.54 FEET; THENCE N.78°46'32"E. A DISTANCE OF 403.45 FEET; THENCE N.00°08'11"W. A DISTANCE OF 1155.32 FEET TO THE SOUTH SIXTEENTH LINE OF SAID SECTION 22; THENCE S.89°48'54"E. A DISTANCE OF 33.00 FEET ALONG SAID SOUTH SIXTEENTH LINE; THENCE S.00°08'11"E. A DISTANCE OF 1322.73 FEET; THENCE S.00°04'52"W. A DISTANCE OF 327.69 FEET; THENCE N.88°53'28"E. A DISTANCE OF 81.74 FEET TO A POINT OF CURVATURE OF A 210.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 39°13'57" AND A CHORD THAT BEARS S.71°29'34"E. A DISTANCE OF 141.00 FEET; THENCE S.51°52'36"E. A DISTANCE OF 102.38 FEET TO A POINT ON AN EXISTING FENCE LINE MARKING THE WESTERLY RIGHT OF WAY OF INTERSTATE 15, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1096.28-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.88 FEET ALONG SAID FENCE LINE, SAID CURVE HAVING A RADIAL BEARING OF N.53°11'00"W., A CENTRAL ANGLE OF 11°23'14" AND A CHORD THAT BEARS S.42°30'37"W. A DISTANCE OF 217.52 FEET; THENCE S.48°24'12"W. A DISTANCE OF 315.48 FEET ALONG SAID FENCE LINE TO A POINT OF CURVATURE OF A 1960.08-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 349.33 FEET ALONG SAID FENCE LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 10°12'41" AND A CHORD THAT BEARS S.43°17'52"W. A DISTANCE OF 348.86 FEET; THENCE S.38°11'32"W. A DISTANCE OF 332.96 FEET ALONG SAID FENCE LINE TO THE NORTH SIXTEENTH LINE OF SAID SECTION 27; THENCE N.89°50'48"W. A DISTANCE

OF 791.22 FEET ALONG SAID NORTH SIXTEENTH LINE TO THE WEST SECTION LINE OF SAID SECTION 27; THENCE N.00°07'59"E. A DISTANCE OF 1322.02 FEET ALONG SAID WEST SECTION LINE TO THE POINT OF BEGINNING.

INITIAL DISTRICT BOUNDARY CONTAINING 40.37 ACRES.

PLUS, THE FOLLOWING PROPERTY ADDED WITH ANNEXATION #1:

ANNEXATION #1

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22. AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27 SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N.00°04'34"W. A DISTANCE OF 1322.30 ALONG THE WEST SECTION LINE OF SAID SECTION 22 TO THE SOUTH SIXTEENTH LINE OF SAID SECTION 22; THENCE S.89°48'54"E. A DISTANCE OF 1286.29 FEET ALONG SAID SOUTH SIXTEENTH LINE; THENCE S.00°08'11"E. A DISTANCE OF 1155.32 FEET; THENCE S.78°46'32"W. A DISTANCE OF 403.45 FEET; THENCE S.82°58'33"W. A DISTANCE OF 53.54 FEET; THENCE S.88°53'28"W. A DISTANCE OF 334.00 FEET; THENCE S.35°38'11"W. A DISTANCE OF 214.70 FEET TO A POINT OF CURVATURE OF A 550.00-FOOT NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.13 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.35°38'11"W., A CENTRAL ANGLE OF 35°25'57" AND A CHORD THAT BEARS N.72°04'48"W. A DISTANCE OF 334.73 FEET; THENCE N.89°47'46"W. A DISTANCE OF 60.87 FEET TO THE POINT OF BEGINNING.

ANNEXATION #1 CONTAINING 37.50 ACRES.

THE TOTAL CONTAINING 77.87 ACRES.

Affecting Parcel Nos.: T-3-0-22-3212-BR1, T-3-0-22-3212-BR2, T-3-0-22-322-BR-1