

WHEN RECORDED, RETURN TO:

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

Parcel Nos. 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

FIRST AMENDMENT TO DESIGNATION RESOLUTION

DATED AS OF JANUARY 22, 2026

WHEREAS, the Board of Trustees (the “Board”) of Northpoint Infrastructure Financing District (the “District”), adopted a Resolution on October 16, 2025 (the “Authorizing Resolution”), pursuant to which the Board authorized and approved the form of a Designation Resolution (the “Original Designation Resolution”) and Assessment Ordinance and Notice of Assessment Interest (the “Original Assessment Ordinance”); and

WHEREAS, the District, pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), and pursuant to the Original Authorizing Resolution and the Original Designation Resolution, Northpoint Assessment Area (the “Assessment Area”) after having obtained from the fee simple owner(s) of all the property to be assessed within the Assessment Area. Northpoint Innovation, LLC, a Utah limited liability company (the “Owner”) executed Acknowledgement, Waiver and Consent Agreement (the “Waiver and Consent”) attached to the Original Designation Resolution; and

WHEREAS, the Original Designation Resolution dated October 16, 2025 was signed by the Board, and later recorded with the county recorder on October 27, 2025; and

WHEREAS, the District now desires to amend the Original Designation Resolution to amend the developable acreage within the Assessment Area; the assessment amount; and related changes; and

WHEREAS, the Owner has consented to the changes described herein, with such consents attached hereto as Exhibit A; and

WHEREAS, the Board of Trustees (the “Board”) of Northpoint Infrastructure Financing District (the “District”), adopted a Resolution on January 22, 2026, pursuant to which the Board authorized and approved the form of this First Amendment to Designation Resolution; and

WHEREAS, the Board desires to adopt this First Amendment to Designation Resolution to effectuate the amendments described herein:

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

Section 1. The properties to be assessed are identified by legal description in Exhibit B attached hereto.

Section 2. The “Certificate of Project Engineer” is attached hereto as Exhibit C, amending and restating Exhibit D of the Original Designation Resolution.

Section 3. Section 6 of the Original Designation Resolution is amended and restated to read as follows:

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 \$21,101,000, all of which 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 7.11% 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>
\$21,101,000	Developable Acreage Methodology	70.18	\$300,669.71

Section 4. The provisions of the Assessment Ordinance shall govern the levy, payment, and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within 15 days of the completion of this Resolution, the Secretary/Clerk shall (i) record an original or certified copy of this First Amendment to Designation Resolution with Salt Lake County.

Dated as of January 22, 2026.

NORTHPOINT INFRASTRUCTURE
FINANCING DISTRICT

By: _____
Megan O'Brien, Chair

ATTEST:

By: _____
Will Channell, Clerk/Secretary

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this January _____, 2026 by Megan O'Brien, the Chair of the Board of Trustees of Northpoint Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

NOTARY PUBLIC

STATE OF _____)
: ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this January _____, 2026 by Will Channell, the Clerk/Secretary of Northpoint Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

NOTARY PUBLIC

EXHIBIT A

FIRST AMENDMENT
ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF PROPERTIES TO BE ASSESSED

Parcels to be Assessed

Parcel Tax 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.

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°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

CERTIFICATE OF PROJECT ENGINEER