

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): 20-27-176-008-4001; 20-27-176-008-4002; 20-27-176-009-0000;
20-27-176-010-0000; 20-27-176-011-0000; 20-27-176-012-0000; 20-27-176-015-0000;
20-27-176-016-0000; 20-27-176-017-0000; 20-28-200-011-0000; 20-28-200-012-0000;
20-28-200-017-0000; 20-28-200-019-4001

WOOD RANCH PUBLIC INFRASTRUCTURE DISTRICT
WOOD RANCH ASSESSMENT AREA NO. 2

DESIGNATION RESOLUTION

DATED AS OF MARCH 23, 2026

WHEREAS, the Board of Trustees (the “Board”) of Wood Ranch Public Infrastructure District (the “District”), adopted a resolution on March 23, 2026, pursuant to which the Board authorized and approved the form of this Designation Resolution; and

BE IT RESOLVED by the Board of Trustees of Wood Ranch Public Infrastructure 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 Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (together, the “Act”), the owners (the “Owners”) of all properties to be assessed within the designated assessment area have voluntarily waived, among other things, all notice and hearing requirements, the right to contest or protest, and the right to have a board of

equalization appointed as set forth in the Act, and have consented to (a) the levy of an assessment against their property for the benefits to be received from the Improvements, (b) the designation of the assessment area as herein described, (c) the financing of the Improvements by the District through the issuance of assessment bonds, including the payment of installments over a period of not to exceed 30 years, (d) the acquisition and/or construction of the Improvements, and (e) the method and estimated amount of assessment as set forth herein in accordance with the Acknowledgment, Waiver and Consent Agreement attached hereto as Exhibit A. The properties to be assessed are identified by legal description in Exhibit B attached hereto.

Section 3. The District hereby designates an assessment area which shall be known as “Wood Ranch Assessment Area No. 2” (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 635-acre residential and commercial development (the “Development”). The District plans to levy assessments to finance the Improvements within the Development. The Improvements are more particularly described as follows:

- Sewer improvements, including, but not limited to, mains, lift stations, manholes and manhole linings, sewer cleanouts, and laterals (various sizes).

- Water improvements, including, but not limited to, mains, valves, tees/crosses, bends, thrust bonds, fire hydrants, blow offs and appurtenances (various sizes).

- Roads and roadway improvements including, but not limited to, rights of way, trails, earthwork, curbs, gutters, sidewalks, street signage, centerline monuments, conduit crossings, street striping, streetlights and mailboxes.

- Storm drain improvements, including, but not limited to, storm drain pipes, catch basins, junction boxes, inlets, culverts, cleanouts, trash racks, rip-rap and geotextile fabric.

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 fifty (50) years and that it is in the District

and the Owners' best interest for certain property owner installments to be paid for over up to thirty (30) years.

Section 6. The total estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is \$32,708,736 and the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is \$5,866,673, for an estimated total cost of \$38,575,409 of which \$21,455,000 shall be assessed within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance the cost of the Improvements by issuing assessment bonds (the "Bonds"). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 6.186% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not yet been issued, the District notes that the interest rate and annual payment are only as estimated and not a cap or maximum amount. It is anticipated that the reserve fund will be initially funded with proceeds of the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area are to be initially assessed pursuant to an equivalent residential unit ("ERU") methodology (the "ERU Methodology"), as further described below:

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Improvements</u>	<u>Assessment Per ERU</u>
\$21,455,000	ERU Methodology	All above-described Improvements	\$56,662.26

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

Section 8. The Board intends to levy assessments as provided in the Act on all parcels and lots of real property within the Assessment Area to be benefited by the Improvements, and the Owners of which have executed the Acknowledgment, Waiver and Consent Agreement described in Section 2 herein. The purpose of the assessment and levy is to finance the cost of the Improvements, which the District will not assume or pay. The existing planning and zoning conditions of the District shall govern the development in the Assessment Area.

The Owners have waived the right to prepay the assessment without interest within twenty-five (25) days after the ordinance levying the assessments becomes effective. A property owner may prepay the assessment as provided in the Assessment Ordinance. The assessments shall be levied against properties in a manner that reflects an equitable portion of the benefit of the Improvements as required by the Act, and in any case, the Owners have consented to such methodology as provided in Section 11-42-409(5) of the Act. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the Assessment Area and the location of the Improvements and other related information are on file in the office of the Clerk/Secretary who will make such information available to all interested persons.

Section 9. The District will collect the Assessments by directly billing each property owner rather than inclusion on a property tax notice.

Section 10. A professional engineer has prepared a “Certificate of Project Engineer,” attached hereto as Exhibit C, which, among other things, identifies the Improvements to be constructed and installed and is available upon request from the District. The findings and determinations set forth in this Resolution are based, in part, upon said Certificate of Project Engineer.

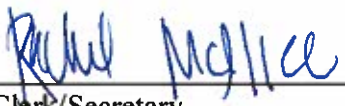
Section 11. The provisions of the Assessment Ordinance shall govern the levy, payment and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within fifteen (15) days of the completion of this Resolution, the Clerk/Secretary shall (i) record an original or certified copy of this designation resolution with Salt Lake County and (ii) where applicable, file with the Salt Lake County Recorder a notice of proposed assessment.

Dated as of MARCH 23 2026.

WOOD RANCH PUBLIC INFRASTRUCTURE
DISTRICT

By: 
Chair

ATTEST:

By: 
Clerk/Secretary

STATE OF Utah)
 : ss.
COUNTY OF Salt Lake)

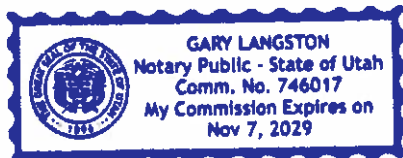
The foregoing instrument was acknowledged before me this March 23, 2026, by Gary Langston, the Chair of the Board of Trustees of Wood Ranch Public Infrastructure District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



Rachel McIllece
NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this MARCH 23, 2026, by Rachel McIllece, the Clerk/Secretary of Wood Ranch Public Infrastructure District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.



Gary Langston
NOTARY PUBLIC

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into March 23, 2026, by Wood Ranch Development, LLC and Wood Ranch Investments LLC, each a Utah limited liability company (collectively, the “Developer”).

R E C I T A L S:

1. As of the date hereof, Developer owns the real property described in Exhibit A attached hereto as the “Developer Property” (the “Developer Property”). On or concurrent with the issuance of the Assessment Bonds (the “Bond Closing”), Developer will acquire the real property described in Exhibit A attached hereto as the “GNW Property” (the “GNW Property” and together with the Developer Property, the “Subject Property”) from G & N Wood Properties L.L.C., a Utah limited liability company (“GNW” and together with Developer, the “Owners”), becoming the owner of all of the property to be assessed in the Assessment Area (the “Land Closing”). The Subject Property constitutes all of the property to be assessed within the Assessment Area described herein.

2. Concurrent with the execution of this Agreement, GNW will execute an Acknowledgment, Waiver and Consent Agreement with respect to the GNW Property (the “GNW Agreement”).

3. Developer desires that the Wood Ranch Public Infrastructure 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).

4. The estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is \$32,708,736 and the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is \$5,866,673, for an estimated total cost of \$38,575,409, of which \$21,455,000 shall be assessed within the Assessment Area. If the Assessments and additional funding are not sufficient to complete the Improvements, Developer hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on Developer’s property (including the GNW Property following the Land Closing) without any ability to contest such assessment. The estimated costs of the Improvements and the beneficial allocation of cost to the properties and future lots, as described herein, have been provided by an engineer retained by Developer, and Developer is solely responsible for the estimates and allocation, and GNW is solely relying on Developer’s estimates and allocation and has not done any independent research. Pursuant to the GNW Agreement, GNW shall not be responsible to pay to complete the Improvements nor be liable for any additional assessments on GNW’s property.

5. 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 “Wood Ranch Assessment Area No. 2” (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.

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

7. Developer hereby acknowledges the annexation of the Subject Property into the District (the “Annexation”) by means of a petition executed by the Owners and via resolution adopted by the District Board, and the inclusion of the Subject Property in the Assessment Area pursuant to the Designation Resolution and the Assessment Ordinance, and hereby waives any right to contest such Annexation, including, but not limited to, any defects or incomplete administrative steps to complete such Annexation. Furthermore, Developer hereby agrees to cooperate with any additional consents or documentation reasonably required to affirm the Annexation.

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

Section 1. Representations and Warranties of Developer. Developer hereby represents and warrants that:

- (a) each entity comprising the Developer is an Affiliate of the other entity;
- (b) Developer is the sole owner of the Developer Property identified as such in Exhibit A attached hereto and is under contract to purchase the GNW Property identified as such in Exhibit A attached hereto from GNW;
- (c) Developer has taken all action necessary to execute and deliver this Agreement;
- (d) the execution and delivery of this Agreement by Developer does not conflict with, violate, or constitute on the part of Developer 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 Developer is a party or by which Developer is or may be bound or to which any of the property or assets of Developer is or may be subject; or (iii) the creation and governing instruments of Developer, if applicable;
- (e) 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 Developer is a party, or threatened against Developer (i) seeking to restrain or enjoin the levy or collection of

the Assessments, (ii) contesting or affecting the establishment or existence of Developer or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of Developer, 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 Developer of this Agreement;

(f) Developer 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. Developer has not indicated its 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;

(g) Developer is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which Developer 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;

(h) Developer 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;

(i) Developer 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;

(j) the Assessment Bonds, together with funds and loans of Developer, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for the property within the District, prepared by Colliers Valuation & Advisory Services, dated February 27, 2026;

(k) the Subject Property is located in the City of West Jordan, in 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

(l) the undersigned is authorized to execute and deliver this Agreement for and on behalf of Developer.

Section 2. Acknowledgment by Developer. Developer, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby acknowledges and certifies that:

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

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

(c) Developer has reviewed the GNW Agreement and understands that GNW is executing such agreement in reliance upon the acknowledgements, waivers, and consents provided by Developer in this Agreement;

(d) the consents set forth in Section 3 herein will benefit Developer by expediting the assessment process and providing for the financing of the Improvements by the issuance of Assessment Bonds;

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

(f) 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;

(g) Developer has provided the pertinent information to the District supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units (“ERUs”), in the Assessment Area the property descriptions and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list, each as included within or attached to the Assessment Ordinance, as applicable, and the District is relying on this Agreement in order to issue its Assessment Bonds related to the Improvements;

(h) 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 Developer is a party or to which its property or assets are subject;

(i) Developer further acknowledges and agrees that if for any reason the Assessments are insufficient to complete the Improvements, Developer may be responsible for paying any additional costs required to complete the Improvements, including, but not limited to, an additional assessment on its property without any ability to contest such assessment;

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

(k) 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;

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

(m) 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, Developer hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act and acknowledges that such Assessment will be levied upon completion of the Annexation;

(n) the Annexation of the Subject Property into the District has been authorized and approved by the District, but the certificate of Annexation may not have been received from the Utah Lt. Governor's office; nevertheless, Developer enters into this Agreement and waives any defects or errors in connection with the Annexation process; and

(o) Developer 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 Developer. Developer, on behalf of itself, its Affiliates, 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 number of ERUs attributable to each unit type and the levy of the Assessments upon completion of the Annexation;

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

(e) in accordance with Section 2(f) above Developer was responsible for providing the property descriptions and tax parcel 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, Developer consents and agrees to be held liable for and 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;

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

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

Section 4. Waiver. Developer, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby waives:

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

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

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

(d) the right to pay cash for its 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 Developer further acknowledges that it has consulted with counsel regarding the same; and

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

Section 5. Amendment. Developer 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 6. Additional Certification. Developer hereby agrees, without qualification, to execute an additional Acknowledgement, Waiver and Consent Agreement, in substantially the same form as this Agreement, upon (a) completion of the Annexation of the Subject Property into the District or (b) completion of its purchase of the GNW Property, if requested by the District in writing.

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 Developer 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 Developer, has hereunto executed this Agreement as of the date first hereinabove set forth.

Wood Ranch Development, LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto and/or as the proposed purchaser of the GNW Property attributed to such entity in Exhibit A hereto


By: TY MCCUTCHEON
Its: MANAGER

Wood Ranch Investments LLC, a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto and/or as the proposed purchaser of the GNW Property attributed to such entity in Exhibit A hereto


By: TY MCCUTCHEON
Its: MANAGER

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Assessment Method and Amount*

Total Assessment	\$21,455,000
Total ERUs	378.647
Assessment Per ERU	\$56,662.26

Type	Classification	Quantity	Lien/Lot	ERUs Per Unit	Total Assessment
Apartments	A	300	\$14,565.54	0.257	\$4,369,661
Towns/Flats - Standard	B	118	38,330.36	0.676	4,522,982
Towns/Flats - Shallow	C	14	38,330.36	0.676	536,625
Row THM	D	19	38,330.36	0.676	728,277
Alley with Yard	E	13	39,996.92	0.706	519,960
Small Lot	F	26	44,996.50	0.794	1,169,909
SFD 1	G	14	48,329.57	0.853	676,614
SFD 2	H	31	56,662.26	1.000	1,756,530
SFD 3	I	23	59,995.35	1.059	1,379,893
SFD 4	J	14	69,994.57	1.235	979,924
SFD 5	K	18	78,327.22	1.382	1,409,890
SFD 6	L	16	93,326.06	1.647	1,493,217
SFD 7	M	37	51,662.65	0.912	1,911,518
TOTAL		643			\$21,455,000

*Figures have been rounded.

Prepayments by Unit Type*

Type	Classification	Initial Lien/Lot	Required Prepayment Upon Conveyance to End User	Remaining Lien/Lot Paid by End User
Apartments	A	\$14,565.54	\$0.00	\$14,565.54
Towns/Flats - Standard	B	38,330.36	32,540.36	5,790.00
Towns/Flats - Shallow	C	38,330.36	32,540.36	5,790.00
Row THM	D	38,330.36	32,540.36	5,790.00
Alley with Yard	E	39,996.92	30,146.92	9,850.00
Small Lot	F	44,996.50	35,146.50	9,850.00
SFD 1	G	48,329.57	38,479.57	9,850.00
SFD 2	H	56,662.26	46,812.26	9,850.00
SFD 3	I	59,995.35	50,145.35	9,850.00
SFD 4	J	69,994.57	60,144.57	9,850.00
SFD 5	K	78,327.22	68,477.22	9,850.00
SFD 6	L	93,326.06	83,476.06	9,850.00
SFD 7	M	51,662.65	41,812.65	9,850.00

*Figures have been rounded.

Parcel ID	Classification	Total Assessment
20-27-176-008-4001; 20-27-176-008-4002 [†] ; 20-27-176-009-0000; 20-27-176-010-0000; 20-27-176-011-0000; 20-27-176-012-0000; 20-27-176-015-0000; 20-27-176-016-0000; 20-27-176-017-0000; 20-28-200-011-0000 [†] ; 20-28-200-012-0000 [†] ; 20-28-200-017-0000 [†] ; 20-28-200-019-4001 [†]	A-M	\$21,455,000

Parcel ID	Current Property Owner
20-27-176-008-4001	Wood Ranch Investments, LLC
20-27-176-008-4002 [†]	Wood Ranch Investments, LLC
20-27-176-009-0000	Wood Ranch Investments, LLC
20-27-176-010-0000	Wood Ranch Investments, LLC
20-27-176-011-0000	Wood Ranch Investments, LLC
20-27-176-012-0000	Wood Ranch Investments, LLC
20-27-176-015-0000	Wood Ranch Investments, LLC
20-27-176-016-0000	Wood Ranch Investments, LLC
20-27-176-017-0000	Wood Ranch Investments, LLC
20-28-200-011-0000 [†]	G & N Wood Properties, LLC
20-28-200-012-0000 [†]	G & N Wood Properties, LLC
20-28-200-017-0000 [†]	Wood Ranch Investments, LLC
20-28-200-019-4001 [†]	G & N Wood Properties, LLC

[†] Only a portion of such parcel is located within the Assessment Area.

Legal Description

The Assessment Area is more particularly described as follows:

PARCEL 1

Beginning at a point on the Westerly Right-of-Way Line of State Road 111 (Bacchus Highway). said point lies North 00°06'38" West 4175.183 feet along the Section Line and West 148.269 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said State Road 111 South 08°02'22" West 620.882 feet; thence North 81°57'38" West 294.717 feet to an Easterly Line of Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District; thence along said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District the following (28) courses: 1) North 08°02'22" East 212.882 feet; 2) North 81°57'38" West 134.509 feet to a point on a 639.000 foot radius tangent curve to the right, (radius bears North 08°02'22" East, Chord: North 78°21'39" West 80.237 feet); 3) along the arc of said curve 80.290 feet through a central angle of 07°11'57"; 4) North 74°45'41" West 235.532 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 15°14'19" West, Chord: North 81°57'55" West 67.216 feet); 5) along the arc of said curve 67.394 feet through a central angle of 14°24'29"; 6) North 89°10'10" West 113.556 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 00°49'50" West, Chord: South 80°27'25" West 96.515 feet); 7) along the arc of said curve 97.044 feet through a central angle of 20°44'50"; 8) South 70°05'00" West 88.688 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 66°38'32" West 32.173 feet); 9) along the arc of said curve 32.192 feet through a central angle of 06°52'56"; 10) North 27°48'54" West 77.668 feet; 11) North 19°55'00" West 20.000 feet; 12) South 70°05'00" West 58.813 feet; 13) North 19°55'00" West 13.764 feet; 14) North 36°41'34" West 63.678 feet to a point on a 212.000 foot radius non tangent curve to the left, (radius bears South 28°18'18" East, Chord: South 60°47'06" West 6.733 feet); 15) along the arc of said curve 6.734 feet through a central angle of 01°49'11"; 16) North 30°07'30" West 56.000 feet; 17) North 30°26'20" West 100.398 feet to a point on a 329.000 foot radius non tangent curve to the right, (radius bears South 30°26'20" East, Chord: North 64°13'05" East 53.423 feet); 18) along the arc of said curve 53.482 feet through a central angle of 09°18'50"; 19) North 21°07'30" West 20.000 feet; 20) North 21°14'50" West 99.982 feet to a point on a 455.000 foot radius non tangent curve to the right, (radius bears South 21°14'50" East, Chord: North 69°25'05" East 10.567 feet); 21) along the arc of said curve 10.567 feet through a central angle of 01°19'50"; 22) North 70°05'00" East 303.339 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 19°55'00" West, Chord: North 58°45'19" East 202.323 feet); 23) along the arc of said curve 203.647 feet through a central angle of 22°39'24"; 24) South 44°55'57" East 62.623 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 45°04'03" East, Chord: South 59°50'49" East 265.096 feet); 25) along the arc of said curve 268.114 feet through a central angle of 29°49'43"; 26) South 74°45'41" East 175.572 feet

to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 64.667 feet); 27) along the arc of said curve 64.710 feet through a central angle of 07°11'57"; 28) South 81°57'38" East 427.320 feet to the point of beginning.

Property contains 14.657 acres.

Also and together with the following tract of land:

PARCEL 2

Beginning at the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 0°06'38" West 5274.293 feet between the South Quarter Corner and the North Quarter Corner of said Section 27, T2S, R1W, SLB&M) and running thence along the North Line of the Northeast Quarter of said Section 27 North 89°58'53" East 9.091 feet to the Westerly Right-of-Way Line of State Road 111 (Bacchus Highway); thence along said State Road 111 South 08°02'22" West 1040.020 feet to the Northerly Right-of-Way Line of Chamomile Way; thence along said Chamomile Way North 81°57'38" West 364.220 feet to the Southeast Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14335209 in Book 11544 at Page 4720 in the Office of the Salt Lake County Recorder; thence along said parcel the following (9) courses: 1) North 10°20'45" East 111.894 feet; 2) North 08°02'22" East 572.352 feet to a point on a 465.000 foot radius tangent curve to the left, (radius bears North 81°57'38" West, Chord: North 04°01'11" East 65.193 feet); 3) along the arc of said curve 65.246 feet through a central angle of 08°02'22"; 4) North 194.164 feet; 5) West 489.760 feet; 6) South 224.558 feet to a point on a 535.000 foot radius tangent curve to the right, (radius bears West, Chord: South 04°00'32" West 74.808 feet); 7) along the arc of said curve 74.869 feet through a central angle of 08°01'05"; 8) South 08°01'05" West 155.414 feet to a point on a 520.000 foot radius tangent curve to the right, (radius bears North 81°58'55" West, Chord: South 23°51'01" West 283.736 feet); 9) along the arc of said curve 287.379 feet through a central angle of 31°39'53" to said Northerly Right-of-Way Line of Chamomile Way to a Northerly Line of Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District; thence along said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District the following (8) courses: 1) North 50°19'02" West 65.000 feet to a point on a 455.000 foot radius non tangent curve to the right, (radius bears North 50°19'02" West, Chord: South 54°52'59" West 238.598 feet); 2) along the arc of said curve 241.420 feet through a central angle of 30°24'03"; 3) South 70°05'00" West 303.339 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 67°30'45" West 46.203 feet); 4) along the arc of said curve 46.218 feet through a central angle of 05°08'31"; 5) North 23°33'25" West 85.025 feet to a point on a 600.000 foot radius non tangent curve to the

right, (radius bears South 24°50'45" East, Chord: North 67°37'08" East 51.603 feet); 6) along the arc of said curve 51.618 feet through a central angle of 04°55'45"; 7) North 70°05'00" East 303.339 feet to a point on a 370.000 foot radius tangent curve to the left, (radius bears North 19°55'00" West, Chord: North 58°29'25" East 148.710 feet); 8) along the arc of said curve 149.730 feet through a central angle of 23°11'10"; thence South 17°04'48" East 6.058 feet to an Easterly Line of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 13837562 in Book 11276 at Page 9375 in the Office of the Salt Lake County Recorder and a point on a 335.000 foot radius non tangent curve to the left, (radius bears North 41°45'38" West, Chord: North 28°07'43" East 230.369 feet); thence along said parcel the following (2) courses: 1) along the arc of said curve 235.168 feet through a central angle of 40°13'17"; 2) North 08°01'05" East 36.139 feet; thence South 81°57'38" East 0.187 feet; thence North 08°01'05" East 4.250 feet; thence South 81°58'55" East 85.000 feet; thence North 08°01'05" East 136.428 feet to a point on a 470.000 foot radius tangent curve to the left, (radius bears North 81°58'55" West, Chord: North 04°00'32" East 65.719 feet); thence along the arc of said curve 65.772 feet through a central angle of 08°01'05"; thence North 224.558 feet; thence North 00°01'07" East 43.166 feet to the North Line of the Northwest Quarter of said Section 27; thence along said North Line South 89°58'53" East 947.036 feet to the point of beginning.

Property contains 11.699 acres.

Also and together with the following tract of land:

PARCEL 3

Beginning at a Northwest Corner of the Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District, said point also being a point on a 503.000 foot radius non tangent curve to the right, (radius bears South 08°57'39" West, Chord: South 75°42'37" East 93.432 feet), said point lies North 118.106 feet and West 4305.319 feet from the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 0°06'38" West 5274.293 feet between the South Quarter Corner and the North Quarter Corner of said Section 27, T2S, R1W, SLB&M) and running thence along said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District the following (8) courses: 1) along the arc of said curve 93.567 feet through a central angle of 10°39'29"; 2) South 24°42'06" East 8.435 feet to a point on a 497.000 foot radius non tangent curve to the right, (radius bears South 20°17'54" West, Chord: South 68°25'00" East 22.290 feet); 3) along the arc of said curve 22.292 feet through a central angle of 02°34'12"; 4) South 31°43'04" West 132.453 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears South 58°16'56" East, Chord: South 15°51'32" West 147.566 feet); 5) along the arc of said curve 149.467 feet through a central

angle of 31°43'04"; 6) South 52.461 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears East, Chord: South 10°33'31" East 98.949 feet); 7) along the arc of said curve 99.511 feet through a central angle of 21°07'01"; 8) South 21°07'01" East 241.911 feet to a point on the North Line of a parcel of land as described in a General Warranty Deed recorded as Entry No. 13857918 in Book 11288 at Page 4260 in the Office of the Salt Lake County Recorder; thence along said parcel and along a parcel of land as described in a Special Warranty Deed recorded as Entry No. 13854831 in Book 11286 at Page 5402 in the Office of the Salt Lake County Recorder the following (5) courses: 1) South 68°52'59" West 363.148 feet to a point on a 287.832 foot radius non tangent curve to the left, (radius bears South 21°22'03" East, Chord: South 36°35'17" West 305.435 feet); 2) along the arc of said curve 321.959 feet through a central angle of 64°05'21"; 3) South 03°32'00" West 59.521 feet; thence South 03°32'00" West 456.890 feet to a point on a 293.436 foot radius non tangent curve to the left, (radius bears South 86°58'21" East, Chord: South 38°55'14" East 392.297 feet); 4) along the arc of said curve 429.666 feet through a central angle of 83°53'45"; 5) South 09°07'54" West 60.000 feet to a point on the Westerly Line of said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District; thence along said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District the following (6) courses: 1) South 04°08'39" West 155.443 feet; 2) South 85°51'21" East 12.000 feet; 3) South 04°08'39" West 22.667 feet; 4) South 86°57'06" East 16.927 feet; 5) South 52°13'16" West 76.479 feet; 6) North 86°57'06" West 71.555 feet; thence North 85°51'21" West 53.830 feet; thence North 88°38'19" West 97.658 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 01°21'41" East, Chord: North 87°08'54" West 13.002 feet); thence along the arc of said curve 13.004 feet through a central angle of 02°58'49"; thence North 85°39'30" West 70.535 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 04°20'30" East, Chord: North 83°10'43" West 21.631 feet); thence along the arc of said curve 21.638 feet through a central angle of 04°57'33"; thence North 80°41'57" West 63.057 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 09°18'03" East, Chord: North 77°46'45" West 25.470 feet); thence along the arc of said curve 25.481 feet through a central angle of 05°50'24"; thence North 74°51'33" West 75.613 feet; thence North 71°20'23" West 35.109 feet to a point on a 61.000 foot radius tangent curve to the right, (radius bears North 18°39'37" East, Chord: North 41°00'00" West 61.625 feet); thence along the arc of said curve 64.602 feet through a central angle of 60°40'46"; thence North 10°39'37" West 35.408 feet; thence North 04°08'39" East 150.967 feet; thence North 36°37'41" West 129.859 feet to a point on a 329.288 foot radius non tangent curve to the left, (radius bears North 40°47'30" West, Chord: North 35°48'09" East 152.689 feet); thence along the arc of said curve 154.091 feet through a central angle of 26°48'42" to a point of compound curvature with a 150.000 foot radius tangent curve to the left, (radius bears North 67°36'12" West, Chord: North 19°38'42" East 14.402 feet); thence along the arc of said curve 14.408 feet through a central angle of 05°30'12"; thence North 16°53'36" East 74.402 feet to a point on a 50.000 foot radius tangent curve to the left, (radius bears North 73°06'24" West, Chord: North 15°13'49" East 2.902 feet); thence along the arc of said curve 2.903 feet through a

central angle of 03°19'34" to a point of compound curvature with a 537.266 foot radius tangent curve to the left, (radius bears North 76°25'58" West, Chord: North 02°08'53" East 212.740 feet); thence along the arc of said curve 214.155 feet through a central angle of 22°50'17" to a point of reverse curvature with a 150.000 foot radius non tangent curve to the right, (radius bears North 81°43'10" East, Chord: North 05°37'18" West 13.916 feet); thence along the arc of said curve 13.921 feet through a central angle of 05°19'03"; thence North 02°57'47" West 60.951 feet to a point on a 750.000 foot radius tangent curve to the left, (radius bears South 87°02'13" West, Chord: North 05°40'10" West 70.831 feet); thence along the arc of said curve 70.858 feet through a central angle of 05°24'47"; thence North 20°58'23" West 73.940 feet; thence North 20°58'23" West 83.673 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 69°01'37" East, Chord: North 18°12'52" West 24.063 feet); thence along the arc of said curve 24.073 feet through a central angle of 05°31'01" to a point of compound curvature with a 250.000 foot radius tangent curve to the right, (radius bears North 74°32'39" East, Chord: North 05°57'41" West 82.477 feet); thence along the arc of said curve 82.856 feet through a central angle of 18°59'21"; thence North 03°32'00" East 17.459 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears South 86°28'00" East, Chord: North 30°56'17" East 230.136 feet); thence along the arc of said curve 239.151 feet through a central angle of 54°48'34"; thence North 58°20'34" East 76.597 feet; thence North 07°00'53" East 12.026 feet to a point on a 150.000 foot radius tangent curve to the right, (radius bears South 82°59'07" East, Chord: North 17°44'54" East 55.872 feet); thence along the arc of said curve 56.200 feet through a central angle of 21°28'01"; thence South 89°48'32" West 577.899 feet to the West Line of the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along said West Line North 00°11'28" West 112.476 feet to the Southwest Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14378622 in Book 11567 at Page 9815 in the Office of the Salt Lake County Recorder; thence along said parcel the following (15) courses: 1) North 89°48'32" East 648.341 feet; 2) North 28°47'47" East 36.732 feet; 3) North 52.464 feet; 4) North 38°15'55" West 61.404 feet to a point on a 100.000 foot radius non tangent curve to the right, (radius bears North 59°58'14" East, Chord: North 23°54'41" West 21.315 feet); 5) along the arc of said curve 21.356 feet through a central angle of 12°14'10" to a point of reverse curvature with a 408.470 foot radius tangent curve to the left, (radius bears South 72°12'24" West, Chord: North 19°43'19" West 27.494 feet); 6) along the arc of said curve 27.499 feet through a central angle of 03°51'26" to a point of reverse curvature with a 100.000 foot radius tangent curve to the right, (radius bears North 68°20'58" East, Chord: North 10°49'31" West 37.563 feet); 7) along the arc of said curve 37.787 feet through a central angle of 21°39'02"; 8) North 75.320 feet to a point on a 70.000 foot radius non tangent curve to the right, (radius bears North 15°10'34" East, Chord: North 50°01'27" West 58.722 feet); 9) along the arc of said curve 60.597 feet through a central angle of 49°35'57"; 10) North 79.052 feet; 11) North 27°03'02" East 17.305 feet; 12) North 89°55'55" West 115.757 feet to a point on a 547.000 foot radius tangent curve to the right, (radius bears North 00°04'05" East, Chord: North 81°13'25" West 165.637 feet); 13) along the arc of said curve 166.276 feet through a central

angle of 17°25'00" to a point of compound curvature with a 1857.000 foot radius tangent curve to the right, (radius bears North 17°29'05" East, Chord: North 72°29'00" West 2.066 feet); 14) along the arc of said curve 2.066 feet through a central angle of 00°03'49"; 15) North 72°27'05" West 160.777 feet to the North Line of said Northeast Quarter of Section 28; thence along said North Line South 89°55'48" East 1088.016 feet to the point of beginning.

Property contains 27.856 acres.

Also and together with the following tract of land:

PARCEL 4

Beginning at a point on the Northerly Right-of-Way of the Kennecott Copperton Railroad Alignment and Right of Way Survey on record with Salt Lake County (#S 02-05-0254), said point lies North 00°06'38" West 1531.371 feet along the Section Line and West 3211.598 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Kennecott Copperton Railroad the following (2) courses: 1) South 78°18'25" West 657.456 feet to a point on a 2133.700 foot radius tangent curve to the left, (radius bears South 11°41'35" East, Chord: South 75°51'53" West 181.841 feet); 2) along the arc of said curve 181.896 feet through a central angle of 04°53'04"; thence North 16°35'19" West 28.336 feet to a point on a 318.000 foot radius non tangent curve to the left, (radius bears North 34°00'46" West, Chord: North 48°06'31" East 87.179 feet); thence along the arc of said curve 87.454 feet through a central angle of 15°45'26"; thence North 40°48'44" East 49.222 feet to a point on a 281.500 foot radius non tangent curve to the right, (radius bears South 49°46'12" East, Chord: North 51°51'51" East 113.535 feet); thence along the arc of said curve 114.318 feet through a central angle of 23°16'05"; thence North 18°56'57" West 254.874 feet; thence North 10.567 feet; thence West 145.946 feet to a point on a 150.000 foot radius non tangent curve to the left, (radius bears North 83°33'36" West, Chord: North 03°13'12" East 16.851 feet); thence along the arc of said curve 16.860 feet through a central angle of 06°26'24"; thence North 73.935 feet to a point on a 151.758 foot radius non tangent curve to the left, (radius bears South 89°46'59" West, Chord: North 20°40'51" West 106.114 feet); thence along the arc of said curve 108.404 feet through a central angle of 40°55'40" to a point of compound curvature with a 247.379 foot radius tangent curve to the left, (radius bears South 48°51'19" West, Chord: North 63°42'31" West 189.845 feet); thence along the arc of said curve 194.842 feet through a central angle of 45°07'40" to a point of compound curvature with a 158.158 foot radius non tangent curve to the left, (radius bears South 05°30'57" West, Chord: North 89°19'33" West 26.697 feet); thence along the arc of said curve 26.729 feet through a central angle of 09°40'59" to a point of compound curvature with a 199.885 foot radius tangent curve to the left, (radius

bears South 04°10'02" East, Chord: South 80°42'46" West 35.676 feet); thence along the arc of said curve 35.723 feet through a central angle of 10°14'23" to a point of reverse curvature with a 4872931.814 foot radius tangent curve to the right, (radius bears North 14°24'26" West, Chord: South 75°35'38" West 201.436 feet); thence along the arc of said curve 201.436 feet through a central angle of 00°00'09" to a point of compound curvature with a 150.000 foot radius tangent curve to the right, (radius bears North 14°24'17" West, Chord: North 59°21'21" West 212.313 feet); thence along the arc of said curve 235.876 feet through a central angle of 90°05'53"; thence North 14°18'25" West 24.441 feet to a point on a 100.000 foot radius tangent curve to the left, (radius bears South 75°41'35" West, Chord: North 45°53'07" West 104.733 feet); thence along the arc of said curve 110.229 feet through a central angle of 63°09'24"; thence North 77°27'48" West 79.509 feet to a point on a 350.001 foot radius tangent curve to the right, (radius bears North 12°32'12" East, Chord: North 74°22'52" West 37.641 feet); thence along the arc of said curve 37.659 feet through a central angle of 06°09'54" to a point of reverse curvature with a 450.000 foot radius tangent curve to the left, (radius bears South 18°42'05" West, Chord: North 83°17'22" West 186.982 feet); thence along the arc of said curve 188.354 feet through a central angle of 23°58'55" to a point of reverse curvature with a 195.000 foot radius tangent curve to the right, (radius bears North 05°16'50" West, Chord: North 86°35'47" West 58.884 feet); thence along the arc of said curve 59.110 feet through a central angle of 17°22'05" to a point of compound curvature with a 195.000 foot radius tangent curve to the right, (radius bears North 12°05'15" East, Chord: North 28°37'48" West 295.594 feet); thence along the arc of said curve 335.455 feet through a central angle of 98°33'54" to a point of compound curvature with a 195.000 foot radius tangent curve to the right, (radius bears South 69°20'51" East, Chord: North 64°59'29" East 272.572 feet); thence along the arc of said curve 301.805 feet through a central angle of 88°40'40" to a point of reverse curvature with a 450.000 foot radius tangent curve to the left, (radius bears North 19°19'49" East, Chord: South 83°41'00" East 202.662 feet); thence along the arc of said curve 204.415 feet through a central angle of 26°01'37" to a point of reverse curvature with a 210.000 foot radius tangent curve to the right, (radius bears South 06°41'48" East, Chord: North 88°30'13" East 38.067 feet); thence along the arc of said curve 38.119 feet through a central angle of 10°24'01" to a point of compound curvature with a 280.115 foot radius non tangent curve to the right, (radius bears South 77°59'51" West, Chord: South 08°54'39" East 30.214 feet) also being a point on the Westerly Line of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (21) courses: 1) along the arc of said curve 30.229 feet through a central angle of 06°10'59" to a point of compound curvature with a 149.898 foot radius non tangent curve to the right, (radius bears South 76°55'55" West, Chord: South 02°04'11" West 78.289 feet); 2) along the arc of said curve 79.208 feet through a central angle of 30°16'32"; 3) South 72°19'34" East 51.433 feet to a point on a 547.749 foot radius non tangent curve to the left, (radius bears North 03°20'09" East, Chord: North 88°48'16" East 86.552 feet); 4) along the arc of said curve 86.643 feet through a central angle of 09°03'47" to a point of compound curvature with a 436.441 foot radius non tangent curve to the left, (radius

bears North 05°42'06" West, Chord: North 74°24'11" East 150.005 feet); 5) along the arc of said curve 150.753 feet through a central angle of 19°47'27"; 6) North 64°30'28" East 65.855 feet to a point on a 200.000 foot radius tangent curve to the left, (radius bears North 25°29'32" West, Chord: North 56°43'32" East 54.162 feet); 7) along the arc of said curve 54.329 feet through a central angle of 15°33'50" to a point of compound curvature with a 445.441 foot radius tangent curve to the left, (radius bears North 41°03'23" West, Chord: North 43°52'44" East 78.647 feet); 8) along the arc of said curve 78.750 feet through a central angle of 10°07'46" to a point of compound curvature with a 50.000 foot radius tangent curve to the left, (radius bears North 51°11'09" West, Chord: North 24°29'41" East 24.733 feet); 9) along the arc of said curve 24.992 feet through a central angle of 28°38'20"; 10) North 10°10'31" East 46.688 feet to a point on a 40.000 foot radius tangent curve to the right, (radius bears South 79°49'29" East, Chord: North 18°59'22" East 12.258 feet); 11) along the arc of said curve 12.307 feet through a central angle of 17°37'41"; 12) North 27°48'12" East 156.217 feet to a point on a 10858.060 foot radius non tangent curve to the left, (radius bears North 75°29'29" West, Chord: North 13°50'17" East 254.151 feet); 13) along the arc of said curve 254.157 feet through a central angle of 01°20'28" to a point of compound curvature with a 69.645 foot radius tangent curve to the left, (radius bears North 76°49'57" West, Chord: North 01°59'01" West 36.406 feet); 14) along the arc of said curve 36.833 feet through a central angle of 30°18'08"; 15) North 72°51'54" East 60.634 feet; 16) South 58°08'55" East 108.039 feet; 17) South 55°56'56" East 60.000 feet to a point on a 470.000 foot radius non tangent curve to the right, (radius bears South 55°56'56" East, Chord: North 34°59'48" East 15.515 feet); 18) along the arc of said curve 15.515 feet through a central angle of 01°53'29"; 19) South 54°24'09" East 124.172 feet; 20) South 50°22'19" East 80.352 feet; 21) South 50°59'42" East 58.000 feet to a point on a 953.000 foot radius non tangent curve to the left, (radius bears South 50°59'42" East, Chord: South 38°54'19" West 3.321 feet); thence along the arc of said curve 3.321 feet through a central angle of 00°11'59"; thence South 38°48'19" West 50.672 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears South 51°11'41" East, Chord: South 24°28'44" West 104.918 feet); thence along the arc of said curve 106.019 feet through a central angle of 28°39'11"; thence South 10°09'08" West 50.164 feet to a point on a 267.000 foot radius tangent curve to the left, (radius bears South 79°50'52" East, Chord: South 00°13'41" East 96.217 feet); thence along the arc of said curve 96.745 feet through a central angle of 20°45'38"; thence South 81°32'17" West 0.319 feet to a point on a 272.000 foot radius non tangent curve to the left, (radius bears North 79°46'03" East, Chord: South 15°20'18" East 48.413 feet); thence along the arc of said curve 48.477 feet through a central angle of 10°12'42"; thence South 20°00'37" East 51.587 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears North 69°59'23" East, Chord: South 42°41'50" East 163.535 feet); thence along the arc of said curve 167.888 feet through a central angle of 45°22'26"; thence South 65°23'03" East 28.915 feet; thence South 24°36'57" West 228.000 feet; thence South 65°23'03" East 25.500 feet; thence South 24°36'57" West 83.256 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears South 65°23'03" East, Chord: South 16°08'59" West 62.424 feet); thence along the arc of said curve 62.652 feet through a central angle of 16°55'57";

thence South $65^{\circ}23'03''$ East 134.296 feet; thence South 296.769 feet; thence South $74^{\circ}01'55''$ West 99.797 feet; thence South $18^{\circ}56'57''$ East 133.749 feet; thence North $73^{\circ}54'21''$ East 33.918 feet to a point on a 746.500 foot radius non tangent curve to the right, (radius bears South $15^{\circ}57'59''$ East, Chord: North $88^{\circ}53'27''$ East 382.824 feet); thence along the arc of said curve 387.148 feet through a central angle of $29^{\circ}42'53''$; thence South $78^{\circ}39'51''$ East 102.495 feet to a point on a 518.500 foot radius non tangent curve to the left, (radius bears North $09^{\circ}42'03''$ East, Chord: South $83^{\circ}31'56''$ East 58.483 feet); thence along the arc of said curve 58.514 feet through a central angle of $06^{\circ}27'58''$; thence South $03^{\circ}26'06''$ West 30.026 feet to the point of beginning.

Property contains 25.989 acres.

EXHIBIT B

DESIGNATION RESOLUTION

[OMITTED FROM RECORDED VERSION]

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

[OMITTED FROM RECORDED VERSION]

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into March 5, 2026, by G & N Wood Properties L.L.C., a Utah limited liability company (“GNW”) and Wood Ranch Public Infrastructure District (the “District”).

R E C I T A L S:

1. As of the date hereof, GNW owns the real property described in Exhibit A attached hereto (the “GNW Property”), which constitutes a portion of the property to be assessed within the Assessment Area described herein. Concurrent with the issuance of the Assessment Bonds (the “Bond Closing”), Wood Ranch Development, LLC or Wood Ranch Investments LLC, each a Utah limited liability company (collectively, “Developer”) will acquire the GNW Property (the “Land Closing”).

2. Concurrent with the execution of this Agreement, Developer will execute an Acknowledgment, Waiver and Consent Agreement with respect to the property owned by Developer and the GNW Property (the “Developer Agreement”).

3. Developer desires that 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). GNW desires to assist Developer and the District in the foregoing by executing this Agreement. The estimated costs of the Improvements and the beneficial allocation of cost to the properties and future lots, as described herein, have been provided by an engineer retained by Developer, and Developer is solely responsible for the estimates and allocation, and GNW is solely relying on Developer’s estimates and allocation and has not done any independent research.

4. Intentionally Omitted.

5. In connection with the Bond Closing and the Land Closing, Developer has agreed to (a) deposit the purchase price of the GNW Property with Cottonwood Title Insurance Agency, Inc., 7020 South Union Park Avenue, Midvale, UT 84047 (Darla Milovich, email: darla@cottonwoodtitle.com) (the “Title Company”); (b) Instruct the Trustee for the Assessment Bonds in the Indenture to pay such purchase price of the GNW Property to the Title Company upon the Bond Closing from amounts reimbursed from the Assessment Bonds; or (c) a combination of (a) and (b) equaling the purchase price of the GNW Property (collectively, the “Purchase Price Deposit”). In the event that the Assessment Bonds are not issued, and, therefore, the purchase price of Developer’s land purchase from GNW is not paid directly to the Title Company as contemplated in this Agreement, by April 30, 2026 (the “Closing Deadline”), the acknowledgements, waivers, and consents delivered by GNW pursuant to this Agreement shall be withdrawn, and shall be null and void, and GNW shall have no further obligation or financial liability pursuant to this Agreement. Notwithstanding the foregoing, the Closing Deadline may be extended or waived by written consent of GNW. Immediately upon the withdrawal of the GNW Property in accordance with this Section, the Title Company shall be immediately and

automatically authorized, without any further action, direction or instruction, to cause to be recorded that certain Release of Assessment Interest, a copy of which is attached hereto as Exhibit D.

6. 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 “Wood Ranch Assessment Area No. 2” (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.

7. Developer and the District desire to annex the GNW Property into the District and include the GNW 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, and GNW hereby consents to such waiver.

8. GNW hereby acknowledges the annexation of the GNW Property into the District (the “Annexation”) by means of a petition executed by GNW and Developer and via resolution 2026-02 adopted by the District Board, and the inclusion of the GNW Property in the Assessment Area pursuant to the Designation Resolution and the Assessment Ordinance, and subject to the terms of this Agreement, hereby waives any right to contest such Annexation, including, but not limited to, any defects or incomplete administrative steps to complete such Annexation.

NOW, THEREFORE, in consideration of the premises stated herein, the inclusion of the GNW 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, GNW hereby agrees as follows:

Section 1. Recitals. The Recitals are hereby incorporated and form a part of the Agreement herein.

Section 2. Acknowledgment by the Owner. GNW, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby acknowledges and certifies, subject to Recital 5 above, that:

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

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

(c) GNW has received a copy of the Designation Resolution, the Assessment Ordinance and any other information necessary to execute this Agreement;

(d) GNW has relied on Developer and Developer has provided the pertinent information to the District supporting the estimated cost of the Improvements, the allocation of Equivalent Residential Units (“ERUs”), the property descriptions and tax parcel identifications of the GNW Property and the Assessment Area and the assessment list, each as included within or attached to the Assessment Ordinance, as applicable, and the District is relying on this Agreement in order to issue its Assessment Bonds related to the Improvements;

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

(f) 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;

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

(h) in reliance on Developer, the amount of the Assessment on the GNW Property reflects an equitable portion of the benefit the GNW Property will receive from the Improvements, but nevertheless, GNW hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act and acknowledges that such Assessment will be levied upon completion of the Annexation;

Section 3. Consent by GNW. GNW, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby consents, subject to Recital 5 above, to:

(a) the inclusion of the GNW 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 GNW Property, all as described in the Designation Resolution, the estimated costs of the Improvements, the method of assessment, and the Assessment Ordinance;

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

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

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

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

(f) 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;

(g) 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;

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

(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 bonds.

Section 4. Waiver. GNW, on behalf of itself, its Affiliates, and its successors in title and assigns, hereby waives, subject to Recital 5 above:

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

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

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

(d) the right to pay cash for its 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 Owner further acknowledges that it has consulted with counsel regarding the same; and

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

Section 5. Withdrawal of Agreement. The District and GNW hereby agree, without qualification, that this Agreement and the acknowledgements, waivers, and consents contained herein, may not be withdrawn so long as prior to or concurrent with the Bond Closing, the Purchase Price Deposit has been satisfied. For the avoidance of doubt, if the Assessment Bonds are not issued by the Closing Deadline, GNW shall have no further obligation pursuant to this Agreement and the District agrees to take such actions as are necessary to withdraw the GNW Property from the Assessment Area and remove the lien of the Assessments from the GNW Property as soon as possible, at no cost to GNW.

Section 6. GNW Not Responsible for Costs. GNW and the District agree that under no circumstance shall GNW be responsible for any costs associated with the creation of the District, the establishment of the Assessment Area, the Annexation, the operations or maintenance of the District, or any other costs of the District, or for any withdrawal of the GNW Property from the Assessment Area as contemplated in Section 5 above.

Section 7. Intentionally Omitted.

Section 8. Amendment. GNW and the District acknowledge that bond counsel will rely on the representations, warranties, acknowledgments, consents, and agreements herein contained in issuing opinions relating to the levy of the assessments and the issuance of Assessment Bonds and consequently agrees that this Agreement may not be amended, modified, or changed without the prior written consent of GNW, the District, and such bond counsel.

Section 9. 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 10. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 11. Successors and Assigns. This Agreement shall be binding upon GNW, the District, and their successors and assigns.

Section 12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 13. 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 14. 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 District and GNW, have hereunto executed this Agreement as of the date first hereinabove set forth.

WOOD RANCH PUBLIC INFRASTRUCTURE
DISTRICT, as the District

(SEAL)

By: 
Chair

ATTEST:

By: 
Clerk/Secretary



G & N WOOD PROPERTIES L.L.C., a Utah limited liability company, as property owner with respect to the real property attributed to such entity in Exhibit A hereto

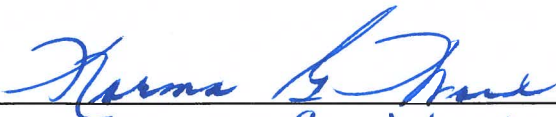

By: Norma G Wood
Its: Manager

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Assessment Method and Amount*

Total Assessment	\$21,455,000
Total ERUs	\$378.647
Assessment Per ERU	\$56,662.26

Type	Classification	Quantity	Lien/Lot	ERUs Per Unit	Total Assessment
Towns/Flats - Standard	A	118	\$38,330.36	0.676	\$4,522,982
Towns/Flats - Shallow	B	14	38,330.36	0.676	536,625
Row THM	C	19	38,330.36	0.676	728,277
Alley	D	13	39,996.92	0.706	519,960
Small Lot	E	26	44,996.50	0.794	1,169,909
SFD 1	F	14	48,329.57	0.853	676,614
SFD 7	G	37	51,662.65	0.912	1,911,518
SFD 2	H	31	56,662.26	1.000	1,756,530
SFD 3	I	23	59,995.35	1.059	1,379,893
SFD 4	J	14	69,994.57	1.235	979,924
SFD 5	K	18	78,327.22	1.382	1,409,890
SFD 6	L	16	93,326.06	1.647	1,493,217
Apartments	M	300	14,565.54	0.257	4,369,661
Total		643			\$21,455,000

*Figures have been rounded

Parcel ID	Classification	Total Assessment
20-27-176-008-4001; 20-27-176-008-4002 [†] ; 20-27-176-009-0000; 20-27-176-010-0000; 20-27-176-011-0000; 20-27-176-012-0000; 20-27-176-015-0000; 20-27-176-016-0000; 20-27-176-017-0000; 20-28-200-011-0000 [†] ; 20-28-200-012-0000 [†] ; 20-28-200-017-0000 [†] ; 20-28-200-019-4001 [†]	A-M	\$21,455,000

[†] Only a portion of such parcel is located within the Assessment Area

Legal Description

The GNW Property is more particularly described as follows:

Parcel 1

Beginning at a point on the Southerly Right-of-Way Line of Chamomile Way, said point also being a Northwest Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14378623 in Book 11567 at Page 9820 in the Office of the Salt Lake County Recorder, said point lies North 00°06'38" West 4225.491 feet along the Section Line and West 504.354 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said parcel the following (8) courses: 1) South 08°02'22" West 180.000 feet; 2) North 81°57'38" West 85.531 feet to a point on a 410.000 foot radius tangent curve to the right, (radius bears North 08°02'22" East, Chord: North 78°21'39" West 51.483 feet); 3) along the arc of said curve 51.516 feet through a central angle of 07°11'57"; 4) North 74°45'41" West 282.225 feet to a point on a 362.000 foot radius tangent curve to the right, (radius bears North 15°14'19" East, Chord: North 59°47'20" West 187.048 feet); 5) along the arc of said curve 189.194 feet through a central angle of 29°56'41"; 6) North 44°49'00" West 50.370 feet to a point on a 212.000 foot radius tangent curve to the right, (radius bears North 45°11'00" East, Chord: North 35°17'38" West 70.145 feet); 7) along the arc of said curve 70.469 feet through a central angle of 19°02'42"; 8) North 25°46'17" West 62.527 feet to the Southeasterly Right-of-Way Line of Sage Run Road and a point on a 515.000 foot radius non tangent curve to the left, (radius bears North 25°47'38" West, Chord: North 55°49'00" East 150.282 feet); thence along said Sage Run Road and the arc of said curve 150.820 feet through a central angle of 16°46'46" to said Southerly Right-of-Way Line of Chamomile Way; thence along said Chamomile Way the following (5) courses: 1) South 44°55'57" East 62.623 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 45°04'03" East, Chord: South 59°50'49" East 265.096 feet); 2) along the arc of said curve 268.114 feet through a central angle of 29°49'43"; 3) South 74°45'41" East 175.572 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 64.667 feet); 4) along the arc of said curve 64.710 feet through a central angle of 07°11'57"; 5) South 81°57'38" East 67.603 feet to the point of beginning.

Property contains 2.948 acres.

Parcel 2

Beginning at a point on the West Line of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14378622 in Book 11567 at Page 9815 in the Office of the Salt Lake County Recorder, said point lies North 00°06'38" West 4806.223 feet along the Section Line and

West 971.576 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said parcel the following (2) courses: 1) South 08°01'05" West 18.986 feet to a point on a 455.000 foot radius tangent curve to the right, (radius bears North 81°58'55" West, Chord: South 23°51'01" West 248.269 feet); 2) along the arc of said curve 251.457 feet through a central angle of 31°39'53" to a point of compound curvature with a 455.000 foot radius tangent curve to the right, (radius bears North 50°19'02" West, Chord: South 53°19'56" West 214.745 feet) to the intersection of the Northeasterly Right-of-Way Line of Chamomile Way and the Westerly Right-of-Way Line of Sage Run Road; thence along said Sage Run Road and the arc of said curve 216.790 feet through a central angle of 27°17'57" to the South Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14378623 in Book 11567 at Page 9820 in the Office of the Salt Lake County Recorder; thence along said parcel North 22°05'18" West 84.177 feet to a Southeasterly Line of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 13837562 in Book 11276 at Page 9375 in the Office of the Salt Lake County Recorder and a point on a 335.000 foot radius non tangent curve to the left, (radius bears North 20°02'09" West, Chord: North 38°59'28" East 344.805 feet); thence along said parcel the following (2) courses: 1) along the arc of said curve 362.189 feet through a central angle of 61°56'46"; 2) North 08°01'05" East 36.139 feet; thence South 81°57'38" East 0.187 feet; thence North 08°01'05" East 4.250 feet; thence South 81°58'55" East 85.000 feet to the point of beginning.

Property contains 0.830 acres, 36163 square feet.

Parcel 3

Beginning at a Northwest Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14378623 in Book 11567 at Page 9820 in the Office of the Salt Lake County Recorder, said point lies North 116.361 feet and West 4294.956 feet from the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 0°06'38" West 5274.293 feet between the South Quarter Corner and the North Quarter Corner of said Section 27, T2S, R1W, SLB&M) and running thence along said parcel the following (2) courses: 1) South 10°09'28" West 53.000 feet to a point on a 450.000 foot radius non tangent curve to the right, (radius bears South 10°09'28" West, Chord: South 73°57'12" East 92.336 feet); 2) along the arc of said curve 92.499 feet through a central angle of 11°46'39" to a point on the West Line of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (5) courses: 1) South 31°43'04" West 84.826 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears South 58°16'56" East, Chord: South 15°51'32" West 147.566 feet); 2) along the arc of said curve 149.467 feet through a central angle of 31°43'04"; 3) South 52.461 feet to a point on a 270.000

foot radius tangent curve to the left, (radius bears East, Chord: South 10°33'31" East 98.949 feet); 4) along the arc of said curve 99.511 feet through a central angle of 21°07'01"; 5) South 21°07'01" East 241.911 feet to a point on the North Line of a parcel of land as described in a General Warranty Deed recorded as Entry No. 13857918 in Book 11288 at Page 4260 in the Office of the Salt Lake County Recorder; thence along said parcel and along a parcel of land as described in a Special Warranty Deed recorded as Entry No. 13854831 in Book 11286 at Page 5402 in the Office of the Salt Lake County Recorder the following (5) courses: 1) South 68°52'59" West 363.148 feet to a point on a 287.832 foot radius non tangent curve to the left, (radius bears South 21°22'03" East, Chord: South 36°35'17" West 305.435 feet); 2) along the arc of said curve 321.959 feet through a central angle of 64°05'21"; 3) South 03°32'00" West 59.521 feet; 4) South 03°32'00" West 456.890 feet to a point on a 293.436 foot radius non tangent curve to the left, (radius bears South 86°58'21" East, Chord: South 38°55'14" East 392.297 feet); 5) along the arc of said curve 429.666 feet through a central angle of 83°53'45" to a West corner of said parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (6) courses: 1) South 09°07'54" West 60.000 feet; 2) South 04°08'39" West 155.443 feet; 3) South 85°51'21" East 12.000 feet; 4) South 04°08'39" West 22.667 feet; 5) South 86°57'06" East 16.927 feet; 6) South 52°13'16" West 76.479 feet; thence North 86°57'06" West 71.555 feet; thence North 85°51'21" West 53.830 feet; thence North 88°38'19" West 97.658 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 01°21'41" East, Chord: North 87°08'54" West 13.002 feet); thence along the arc of said curve 13.004 feet through a central angle of 02°58'49"; thence North 85°39'30" West 70.535 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 04°20'30" East, Chord: North 83°10'43" West 21.631 feet); thence along the arc of said curve 21.638 feet through a central angle of 04°57'33"; thence North 80°41'57" West 63.057 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 09°18'03" East, Chord: North 77°46'45" West 25.470 feet); thence along the arc of said curve 25.481 feet through a central angle of 05°50'24"; thence North 74°51'33" West 75.613 feet; thence North 71°20'23" West 35.109 feet to a point on a 61.000 foot radius tangent curve to the right, (radius bears North 18°39'37" East, Chord: North 41°00'00" West 61.625 feet); thence along the arc of said curve 64.602 feet through a central angle of 60°40'46"; thence North 10°39'37" West 35.408 feet; thence North 04°08'39" East 150.967 feet; thence North 36°37'41" West 129.859 feet to a point on a 329.288 foot radius non tangent curve to the left, (radius bears North 40°47'30" West, Chord: North 35°48'09" East 152.689 feet); thence along the arc of said curve 154.091 feet through a central angle of 26°48'42" to a point of compound curvature with a 150.000 foot radius tangent curve to the left, (radius bears North 67°36'12" West, Chord: North 19°38'42" East 14.402 feet); thence along the arc of said curve 14.408 feet through a central angle of 05°30'12"; thence North 16°53'36" East 74.402 feet to a point on a 50.000 foot radius tangent curve to the left, (radius bears North 73°06'24" West, Chord: North 15°13'49" East 2.902 feet); thence along the arc of said curve 2.903 feet through a central angle of 03°19'34" to a point of compound curvature with a 537.266

foot radius tangent curve to the left, (radius bears North 76°25'58" West, Chord: North 02°08'53" East 212.740 feet); thence along the arc of said curve 214.155 feet through a central angle of 22°50'17" to a point of reverse curvature with a 150.000 foot radius non tangent curve to the right, (radius bears North 81°43'10" East, Chord: North 05°37'18" West 13.916 feet); thence along the arc of said curve 13.921 feet through a central angle of 05°19'03"; thence North 02°57'47" West 60.951 feet to a point on a 750.000 foot radius tangent curve to the left, (radius bears South 87°02'13" West, Chord: North 05°40'10" West 70.831 feet); thence along the arc of said curve 70.858 feet through a central angle of 05°24'47"; thence North 20°58'23" West 73.940 feet; thence North 20°58'23" West 83.673 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 69°01'37" East, Chord: North 18°12'52" West 24.063 feet); thence along the arc of said curve 24.073 feet through a central angle of 05°31'01" to a point of compound curvature with a 250.000 foot radius tangent curve to the right, (radius bears North 74°32'39" East, Chord: North 05°57'41" West 82.477 feet); thence along the arc of said curve 82.856 feet through a central angle of 18°59'21"; thence North 03°32'00" East 17.459 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears South 86°28'00" East, Chord: North 30°56'17" East 230.136 feet); thence along the arc of said curve 239.151 feet through a central angle of 54°48'34"; thence North 58°20'34" East 76.597 feet; thence North 07°00'53" East 12.026 feet to a point on a 150.000 foot radius tangent curve to the right, (radius bears South 82°59'07" East, Chord: North 17°44'54" East 55.872 feet); thence along the arc of said curve 56.200 feet through a central angle of 21°28'01"; thence South 89°48'32" West 577.899 feet to the West Line of the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along said West Line North 00°11'28" West 112.476 feet to the Southwest Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14378622 in Book 11567 at Page 9815 in the Office of the Salt Lake County Recorder; thence along said parcel the following (15) courses: 1) North 89°48'32" East 648.341 feet; 2) North 28°47'47" East 36.732 feet; 3) North 52.464 feet; 4) North 38°15'55" West 61.404 feet to a point on a 100.000 foot radius non tangent curve to the right, (radius bears North 59°58'14" East, Chord: North 23°54'41" West 21.315 feet); 5) along the arc of said curve 21.356 feet through a central angle of 12°14'10" to a point of reverse curvature with a 408.470 foot radius tangent curve to the left, (radius bears South 72°12'24" West, Chord: North 19°43'19" West 27.494 feet); 6) along the arc of said curve 27.499 feet through a central angle of 03°51'26" to a point of reverse curvature with a 100.000 foot radius tangent curve to the right, (radius bears North 68°20'58" East, Chord: North 10°49'31" West 37.563 feet); 7) along the arc of said curve 37.787 feet through a central angle of 21°39'02"; 8) North 75.320 feet to a point on a 70.000 foot radius non tangent curve to the right, (radius bears North 15°10'34" East, Chord: North 50°01'27" West 58.722 feet); 9) along the arc of said curve 60.597 feet through a central angle of 49°35'57"; 10) North 79.052 feet; 11) North 27°03'02" East 17.305 feet; 12) North 89°55'55" West 115.757 feet to a point on a 547.000 foot radius tangent curve to the right, (radius bears North 00°04'05" East, Chord: North 81°13'25" West 165.637 feet); 13) along the arc of said curve 166.276 feet through a central angle of 17°25'00" to a point of compound curvature with a

1857.000 foot radius tangent curve to the right, (radius bears North 17°29'05" East, Chord: North 72°29'00" West 2.066 feet); 14) along the arc of said curve 2.066 feet through a central angle of 00°03'49"; 15) North 72°27'05" West 160.777 feet to the North Line of said Northeast Quarter of Section 28; thence South 89°55'48" East 1088.016 feet to a West Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder and a point on a 503.000 foot radius non tangent curve to the right, (radius bears South 08°57'39" West, Chord: South 80°26'26" East 10.509 feet); thence along said parcel and the arc of said curve 10.509 feet through a central angle of 01°11'49" to the point of beginning.

Property contains 27.735 acres.

Parcel 4

Beginning at a point on the Northerly Right-of-Way of the Kennecott Copperton Railroad Alignment and Right of Way Survey on record with Salt Lake County (#S 02-05-0254), said point lies North 00°06'38" West 1531.371 feet along the Section Line and West 3211.598 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Kennecott Copperton Railroad the following (2) courses: 1) South 78°18'25" West 657.456 feet to a point on a 2133.700 foot radius tangent curve to the left, (radius bears South 11°41'35" East, Chord: South 75°51'53" West 181.841 feet); 2) along the arc of said curve 181.896 feet through a central angle of 04°53'04"; thence North 16°35'19" West 28.336 feet to a point on a 318.000 foot radius non tangent curve to the left, (radius bears North 34°00'46" West, Chord: North 48°06'31" East 87.179 feet); thence along the arc of said curve 87.454 feet through a central angle of 15°45'26"; thence North 40°48'44" East 49.222 feet to a point on a 281.500 foot radius non tangent curve to the right, (radius bears South 49°46'12" East, Chord: North 51°51'51" East 113.535 feet); thence along the arc of said curve 114.318 feet through a central angle of 23°16'05"; thence North 18°56'57" West 254.874 feet; thence North 10.567 feet; thence West 145.946 feet to a point on a 150.000 foot radius non tangent curve to the left, (radius bears North 83°33'36" West, Chord: North 03°13'12" East 16.851 feet); thence along the arc of said curve 16.860 feet through a central angle of 06°26'24"; thence North 73.935 feet to a point on a 151.758 foot radius non tangent curve to the left, (radius bears South 89°46'59" West, Chord: North 20°40'51" West 106.114 feet); thence along the arc of said curve 108.404 feet through a central angle of 40°55'40" to a point of compound curvature with a 247.379 foot radius tangent curve to the left, (radius bears South 48°51'19" West, Chord: North 63°42'31" West 189.845 feet); thence along the arc of said curve 194.842 feet through a central angle of 45°07'40" to a point of compound curvature with a 158.158 foot radius non tangent curve to the left, (radius bears South 05°30'57" West, Chord: North 89°19'33" West 26.697 feet); thence along the arc of said curve 26.729 feet through a central angle of 09°40'59"

to a point of compound curvature with a 199.885 foot radius tangent curve to the left, (radius bears South 04°10'02" East, Chord: South 80°42'46" West 35.676 feet); thence along the arc of said curve 35.723 feet through a central angle of 10°14'23" to a point of reverse curvature with a 4872931.814 foot radius tangent curve to the right, (radius bears North 14°24'26" West, Chord: South 75°35'38" West 201.436 feet); thence along the arc of said curve 201.436 feet through a central angle of 00°00'09" to a point of compound curvature with a 150.000 foot radius tangent curve to the right, (radius bears North 14°24'17" West, Chord: North 59°21'21" West 212.313 feet); thence along the arc of said curve 235.876 feet through a central angle of 90°05'53"; thence North 14°18'25" West 24.441 feet to a point on a 100.000 foot radius tangent curve to the left, (radius bears South 75°41'35" West, Chord: North 45°53'07" West 104.733 feet); thence along the arc of said curve 110.229 feet through a central angle of 63°09'24"; thence North 77°27'48" West 79.509 feet to a point on a 350.001 foot radius tangent curve to the right, (radius bears North 12°32'12" East, Chord: North 74°22'52" West 37.641 feet); thence along the arc of said curve 37.659 feet through a central angle of 06°09'54" to a point of reverse curvature with a 450.000 foot radius tangent curve to the left, (radius bears South 18°42'05" West, Chord: North 83°17'22" West 186.982 feet); thence along the arc of said curve 188.354 feet through a central angle of 23°58'55" to a point of reverse curvature with a 195.000 foot radius tangent curve to the right, (radius bears North 05°16'50" West, Chord: North 86°35'47" West 58.884 feet); thence along the arc of said curve 59.110 feet through a central angle of 17°22'05" to a point of compound curvature with a 195.000 foot radius tangent curve to the right, (radius bears North 12°05'15" East, Chord: North 28°37'48" West 295.594 feet); thence along the arc of said curve 335.455 feet through a central angle of 98°33'54" to a point of compound curvature with a 195.000 foot radius tangent curve to the right, (radius bears South 69°20'51" East, Chord: North 64°59'29" East 272.572 feet); thence along the arc of said curve 301.805 feet through a central angle of 88°40'40" to a point of reverse curvature with a 450.000 foot radius tangent curve to the left, (radius bears North 19°19'49" East, Chord: South 83°41'00" East 202.662 feet); thence along the arc of said curve 204.415 feet through a central angle of 26°01'37" to a point of reverse curvature with a 210.000 foot radius tangent curve to the right, (radius bears South 06°41'48" East, Chord: North 88°30'13" East 38.067 feet); thence along the arc of said curve 38.119 feet through a central angle of 10°24'01" to a point of compound curvature with a 280.115 foot radius non tangent curve to the right, (radius bears South 77°59'51" West, Chord: South 08°54'39" East 30.214 feet) also being a point on the Westerly Line of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (21) courses: 1) along the arc of said curve 30.229 feet through a central angle of 06°10'59" to a point of compound curvature with a 149.898 foot radius non tangent curve to the right, (radius bears South 76°55'55" West, Chord: South 02°04'11" West 78.289 feet); 2) along the arc of said curve 79.208 feet through a central angle of 30°16'32"; 3) South 72°19'34" East 51.433 feet to a point on a 547.749 foot radius non tangent curve to the left, (radius bears North 03°20'09" East, Chord: North 88°48'16" East 86.552 feet); 4) along the arc of said curve 86.643 feet through a central angle of 09°03'47"

to a point of compound curvature with a 436.441 foot radius non tangent curve to the left, (radius bears North 05°42'06" West, Chord: North 74°24'11" East 150.005 feet); 5) along the arc of said curve 150.753 feet through a central angle of 19°47'27"; 6) North 64°30'28" East 65.855 feet to a point on a 200.000 foot radius tangent curve to the left, (radius bears North 25°29'32" West, Chord: North 56°43'32" East 54.162 feet); 7) along the arc of said curve 54.329 feet through a central angle of 15°33'50" to a point of compound curvature with a 445.441 foot radius tangent curve to the left, (radius bears North 41°03'23" West, Chord: North 43°52'44" East 78.647 feet); 8) along the arc of said curve 78.750 feet through a central angle of 10°07'46" to a point of compound curvature with a 50.000 foot radius tangent curve to the left, (radius bears North 51°11'09" West, Chord: North 24°29'41" East 24.733 feet); 9) along the arc of said curve 24.992 feet through a central angle of 28°38'20"; 10) North 10°10'31" East 46.688 feet to a point on a 40.000 foot radius tangent curve to the right, (radius bears South 79°49'29" East, Chord: North 18°59'22" East 12.258 feet); 11) along the arc of said curve 12.307 feet through a central angle of 17°37'41"; 12) North 27°48'12" East 156.217 feet to a point on a 10858.060 foot radius non tangent curve to the left, (radius bears North 75°29'29" West, Chord: North 13°50'17" East 254.151 feet); 13) along the arc of said curve 254.157 feet through a central angle of 01°20'28" to a point of compound curvature with a 69.645 foot radius tangent curve to the left, (radius bears North 76°49'57" West, Chord: North 01°59'01" West 36.406 feet); 14) along the arc of said curve 36.833 feet through a central angle of 30°18'08"; 15) North 72°51'54" East 60.634 feet; 16) South 58°08'55" East 108.039 feet; 17) South 55°56'56" East 60.000 feet to a point on a 470.000 foot radius non tangent curve to the right, (radius bears South 55°56'56" East, Chord: North 34°59'48" East 15.515 feet); 18) along the arc of said curve 15.515 feet through a central angle of 01°53'29"; 19) South 54°24'09" East 124.172 feet; 20) South 50°22'19" East 80.352 feet; 21) South 50°59'42" East 58.000 feet to a point on a 953.000 foot radius non tangent curve to the left, (radius bears South 50°59'42" East, Chord: South 38°54'19" West 3.321 feet); thence along the arc of said curve 3.321 feet through a central angle of 00°11'59"; thence South 38°48'19" West 50.672 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears South 51°11'41" East, Chord: South 24°28'44" West 104.918 feet); thence along the arc of said curve 106.019 feet through a central angle of 28°39'11"; thence South 10°09'08" West 50.164 feet to a point on a 267.000 foot radius tangent curve to the left, (radius bears South 79°50'52" East, Chord: South 00°13'41" East 96.217 feet); thence along the arc of said curve 96.745 feet through a central angle of 20°45'38"; thence South 81°32'17" West 0.319 feet to a point on a 272.000 foot radius non tangent curve to the left, (radius bears North 79°46'03" East, Chord: South 15°20'18" East 48.413 feet); thence along the arc of said curve 48.477 feet through a central angle of 10°12'42"; thence South 20°00'37" East 51.587 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears North 69°59'23" East, Chord: South 42°41'50" East 163.535 feet); thence along the arc of said curve 167.888 feet through a central angle of 45°22'26"; thence South 65°23'03" East 28.915 feet; thence South 24°36'57" West 228.000 feet; thence South 65°23'03" East 25.500 feet; thence South 24°36'57" West 83.256 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears South 65°23'03" East, Chord: South 16°08'59" West

62.424 feet); thence along the arc of said curve 62.652 feet through a central angle of $16^{\circ}55'57''$; thence South $65^{\circ}23'03''$ East 134.296 feet; thence South 296.769 feet; thence South $74^{\circ}01'55''$ West 99.797 feet; thence South $18^{\circ}56'57''$ East 133.749 feet; thence North $73^{\circ}54'21''$ East 33.918 feet to a point on a 746.500 foot radius non tangent curve to the right, (radius bears South $15^{\circ}57'59''$ East, Chord: North $88^{\circ}53'27''$ East 382.824 feet); thence along the arc of said curve 387.148 feet through a central angle of $29^{\circ}42'53''$; thence South $78^{\circ}39'51''$ East 102.495 feet to a point on a 518.500 foot radius non tangent curve to the left, (radius bears North $09^{\circ}42'03''$ East, Chord: South $83^{\circ}31'56''$ East 58.483 feet); thence along the arc of said curve 58.514 feet through a central angle of $06^{\circ}27'58''$; thence South $03^{\circ}26'06''$ West 30.026 feet to the point of beginning.

Property contains 25.989 acres.

EXHIBIT B

DESIGNATION RESOLUTION

[OMITTED FROM RECORDED VERSION]

EXHIBIT C

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

[OMITTED FROM RECORDED VERSION]

EXHIBIT D

RELEASE OF ASSESSMENT INTEREST

[OMITTED FROM RECORDED VERSION]

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF PROPERTIES TO BE ASSESSED

Parcel ID	Property Owner
20-27-176-008-4001	Wood Ranch Investments, LLC
20-27-176-008-4002 [†]	Wood Ranch Investments, LLC
20-27-176-009-0000	Wood Ranch Investments, LLC
20-27-176-010-0000	Wood Ranch Investments, LLC
20-27-176-011-0000	Wood Ranch Investments, LLC
20-27-176-012-0000	Wood Ranch Investments, LLC
20-27-176-015-0000	Wood Ranch Investments, LLC
20-27-176-016-0000	Wood Ranch Investments, LLC
20-27-176-017-0000	Wood Ranch Investments, LLC
20-28-200-011-0000 [†]	G & N Wood Properties, LLC
20-28-200-012-0000 [†]	G & N Wood Properties, LLC
20-28-200-017-0000 [†]	Wood Ranch Investments, LLC
20-28-200-019-4001 [†]	G & N Wood Properties, LLC

[†] Only a portion of such parcel is located within the Assessment Area.

Legal Description

The Assessment Area is more particularly described as follows:

PARCEL 1

Beginning at a point on the Westerly Right-of-Way Line of State Road 111 (Bacchus Highway). said point lies North 00°06'38" West 4175.183 feet along the Section Line and West 148.269 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said State Road 111 South 08°02'22" West 620.882 feet; thence North 81°57'38" West 294.717 feet to an Easterly Line of Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District; thence along said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District the following (28) courses: 1) North 08°02'22" East 212.882 feet; 2) North 81°57'38" West 134.509 feet to a point on a 639.000 foot radius tangent curve to the right, (radius bears North 08°02'22" East, Chord: North 78°21'39" West 80.237 feet); 3) along the arc of said curve 80.290 feet through a central angle of 07°11'57"; 4) North 74°45'41" West 235.532 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 15°14'19" West, Chord: North 81°57'55" West 67.216 feet); 5) along the arc of said curve 67.394 feet through a central angle of 14°24'29"; 6) North 89°10'10" West 113.556 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 00°49'50" West, Chord: South 80°27'25" West 96.515 feet); 7) along the arc of said curve 97.044 feet through a central angle of 20°44'50"; 8) South 70°05'00" West 88.688 feet to a point on a 268.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 66°38'32" West 32.173 feet); 9) along the arc of said curve 32.192 feet through a central angle of 06°52'56"; 10) North 27°48'54" West 77.668 feet; 11) North 19°55'00" West 20.000 feet; 12) South 70°05'00" West 58.813 feet; 13) North 19°55'00" West 13.764 feet; 14) North 36°41'34" West 63.678 feet to a point on a 212.000 foot radius non tangent curve to the left, (radius bears South 28°18'18" East, Chord: South 60°47'06" West 6.733 feet); 15) along the arc of said curve 6.734 feet through a central angle of 01°49'11"; 16) North 30°07'30" West 56.000 feet; 17) North 30°26'20" West 100.398 feet to a point on a 329.000 foot radius non tangent curve to the right, (radius bears South 30°26'20" East, Chord: North 64°13'05" East 53.423 feet); 18) along the arc of said curve 53.482 feet through a central angle of 09°18'50"; 19) North 21°07'30" West 20.000 feet; 20) North 21°14'50" West 99.982 feet to a point on a 455.000 foot radius non tangent curve to the right, (radius bears South 21°14'50" East, Chord: North 69°25'05" East 10.567 feet); 21) along the arc of said curve 10.567 feet through a central angle of 01°19'50"; 22) North 70°05'00" East 303.339 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 19°55'00" West, Chord: North 58°45'19" East 202.323 feet); 23) along the arc of said curve 203.647 feet through a central angle of 22°39'24"; 24) South 44°55'57" East 62.623 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 45°04'03" East, Chord: South 59°50'49" East 265.096 feet); 25) along the arc of said curve 268.114 feet through a central angle of 29°49'43"; 26) South 74°45'41" East 175.572 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears North 15°14'19" East, Chord: South 78°21'39" East 64.667 feet); 27) along the arc of said curve 64.710 feet through a central angle of 07°11'57"; 28) South 81°57'38" East 427.320 feet to the point of beginning.

Property contains 14.657 acres.

Also and together with the following tract of land:

PARCEL 2

Beginning at the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 0°06'38" West 5274.293 feet between the South Quarter Corner and the North Quarter Corner of said Section 27, T2S, R1W, SLB&M) and running thence along the North Line of the Northeast Quarter of said Section 27 North 89°58'53" East 9.091 feet to the Westerly Right-of-Way Line of State Road 111 (Bacchus Highway); thence along said State Road 111 South 08°02'22" West 1040.020 feet to the Northerly Right-of-Way Line of Chamomile Way; thence along said Chamomile Way North 81°57'38" West 364.220 feet to the Southeast Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14335209 in Book 11544 at Page 4720 in the Office of the Salt Lake County Recorder; thence along said parcel the following (9) courses: 1) North 10°20'45" East 111.894 feet; 2) North 08°02'22" East 572.352 feet to a point on a 465.000 foot radius tangent curve to the left, (radius bears North 81°57'38" West, Chord: North 04°01'11" East 65.193 feet); 3) along the arc of said curve 65.246 feet through a central angle of 08°02'22"; 4) North 194.164 feet; 5) West 489.760 feet; 6) South 224.558 feet to a point on a 535.000 foot radius tangent curve to the right, (radius bears West, Chord: South 04°00'32" West 74.808 feet); 7) along the arc of said curve 74.869 feet through a central angle of 08°01'05"; 8) South 08°01'05" West 155.414 feet to a point on a 520.000 foot radius tangent curve to the right, (radius bears North 81°58'55" West, Chord: South 23°51'01" West 283.736 feet); 9) along the arc of said curve 287.379 feet through a central angle of 31°39'53" to said Northerly Right-of-Way Line of Chamomile Way to a Northerly Line of Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District; thence along said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District the following (8) courses: 1) North 50°19'02" West 65.000 feet to a point on a 455.000 foot radius non tangent curve to the right, (radius bears North 50°19'02" West, Chord: South 54°52'59" West 238.598 feet); 2) along the arc of said curve 241.420 feet through a central angle of 30°24'03"; 3) South 70°05'00" West 303.339 feet to a point on a 515.000 foot radius tangent curve to the left, (radius bears South 19°55'00" East, Chord: South 67°30'45" West 46.203 feet); 4) along the arc of said curve 46.218 feet through a central angle of 05°08'31"; 5) North 23°33'25" West 85.025 feet to a point on a 600.000 foot radius non tangent curve to the right, (radius bears South 24°50'45" East, Chord: North 67°37'08" East 51.603 feet); 6) along the arc of said curve 51.618 feet through a central angle of 04°55'45"; 7) North 70°05'00" East 303.339 feet to a point on a 370.000 foot radius tangent curve to the left, (radius bears North 19°55'00" West, Chord: North 58°29'25" East 148.710 feet); 8) along the arc of said curve 149.730 feet through a central angle of 23°11'10"; thence South 17°04'48" East 6.058 feet to an Easterly Line of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 13837562 in Book 11276 at Page 9375 in the Office of the Salt Lake County Recorder and a point on a 335.000 foot radius non tangent curve to the left, (radius bears North 41°45'38" West, Chord: North 28°07'43" East 230.369 feet); thence along said parcel the following (2) courses: 1) along the arc of said curve 235.168 feet through a central angle of 40°13'17"; 2) North 08°01'05" East 36.139 feet; thence South 81°57'38" East 0.187 feet; thence North 08°01'05" East 4.250 feet; thence South 81°58'55" East 85.000 feet; thence North 08°01'05" East 136.428 feet to a point on a 470.000 foot radius tangent curve to the left, (radius bears North 81°58'55" West, Chord: North 04°00'32" East 65.719 feet); thence along the arc of said curve

65.772 feet through a central angle of 08°01'05"; thence North 224.558 feet; thence North 00°01'07" East 43.166 feet to the North Line of the Northwest Quarter of said Section 27; thence along said North Line South 89°58'53" East 947.036 feet to the point of beginning.

Property contains 11.699 acres.

Also and together with the following tract of land:

PARCEL 3

Beginning at a Northwest Corner of the Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District, said point also being a point on a 503.000 foot radius non tangent curve to the right, (radius bears South 08°57'39" West, Chord: South 75°42'37" East 93.432 feet), said point lies North 118.106 feet and West 4305.319 feet from the North Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian (Basis of bearings is North 0°06'38" West 5274.293 feet between the South Quarter Corner and the North Quarter Corner of said Section 27, T2S, R1W, SLB&M) and running thence along said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District the following (8) courses: 1) along the arc of said curve 93.567 feet through a central angle of 10°39'29"; 2) South 24°42'06" East 8.435 feet to a point on a 497.000 foot radius non tangent curve to the right, (radius bears South 20°17'54" West, Chord: South 68°25'00" East 22.290 feet); 3) along the arc of said curve 22.292 feet through a central angle of 02°34'12"; 4) South 31°43'04" West 132.453 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears South 58°16'56" East, Chord: South 15°51'32" West 147.566 feet); 5) along the arc of said curve 149.467 feet through a central angle of 31°43'04"; 6) South 52.461 feet to a point on a 270.000 foot radius tangent curve to the left, (radius bears East, Chord: South 10°33'31" East 98.949 feet); 7) along the arc of said curve 99.511 feet through a central angle of 21°07'01"; 8) South 21°07'01" East 241.911 feet to a point on the North Line of a parcel of land as described in a General Warranty Deed recorded as Entry No. 13857918 in Book 11288 at Page 4260 in the Office of the Salt Lake County Recorder; thence along said parcel and along a parcel of land as described in a Special Warranty Deed recorded as Entry No. 13854831 in Book 11286 at Page 5402 in the Office of the Salt Lake County Recorder the following (5) courses: 1) South 68°52'59" West 363.148 feet to a point on a 287.832 foot radius non tangent curve to the left, (radius bears South 21°22'03" East, Chord: South 36°35'17" West 305.435 feet); 2) along the arc of said curve 321.959 feet through a central angle of 64°05'21"; 3) South 03°32'00" West 59.521 feet; thence South 03°32'00" West 456.890 feet to a point on a 293.436 foot radius non tangent curve to the left, (radius bears South 86°58'21" East, Chord: South 38°55'14" East 392.297 feet); 4) along the arc of said curve 429.666 feet through a central angle of 83°53'45"; 5) South 09°07'54" West 60.000 feet to a point on the Westerly Line of said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District; thence along said Final Local Entity Plat - Annexation #1 Wood Ranch Public Infrastructure District the following (6) courses: 1) South 04°08'39" West 155.443 feet; 2) South 85°51'21" East 12.000 feet; 3) South 04°08'39" West 22.667 feet; 4) South 86°57'06" East 16.927 feet; 5) South 52°13'16" West 76.479 feet; 6) North 86°57'06" West 71.555 feet; thence North 85°51'21" West 53.830 feet; thence North

88°38'19" West 97.658 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 01°21'41" East, Chord: North 87°08'54" West 13.002 feet); thence along the arc of said curve 13.004 feet through a central angle of 02°58'49"; thence North 85°39'30" West 70.535 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 04°20'30" East, Chord: North 83°10'43" West 21.631 feet); thence along the arc of said curve 21.638 feet through a central angle of 04°57'33"; thence North 80°41'57" West 63.057 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 09°18'03" East, Chord: North 77°46'45" West 25.470 feet); thence along the arc of said curve 25.481 feet through a central angle of 05°50'24"; thence North 74°51'33" West 75.613 feet; thence North 71°20'23" West 35.109 feet to a point on a 61.000 foot radius tangent curve to the right, (radius bears North 18°39'37" East, Chord: North 41°00'00" West 61.625 feet); thence along the arc of said curve 64.602 feet through a central angle of 60°40'46"; thence North 10°39'37" West 35.408 feet; thence North 04°08'39" East 150.967 feet; thence North 36°37'41" West 129.859 feet to a point on a 329.288 foot radius non tangent curve to the left, (radius bears North 40°47'30" West, Chord: North 35°48'09" East 152.689 feet); thence along the arc of said curve 154.091 feet through a central angle of 26°48'42" to a point of compound curvature with a 150.000 foot radius tangent curve to the left, (radius bears North 67°36'12" West, Chord: North 19°38'42" East 14.402 feet); thence along the arc of said curve 14.408 feet through a central angle of 05°30'12"; thence North 16°53'36" East 74.402 feet to a point on a 50.000 foot radius tangent curve to the left, (radius bears North 73°06'24" West, Chord: North 15°13'49" East 2.902 feet); thence along the arc of said curve 2.903 feet through a central angle of 03°19'34" to a point of compound curvature with a 537.266 foot radius tangent curve to the left, (radius bears North 76°25'58" West, Chord: North 02°08'53" East 212.740 feet); thence along the arc of said curve 214.155 feet through a central angle of 22°50'17" to a point of reverse curvature with a 150.000 foot radius non tangent curve to the right, (radius bears North 81°43'10" East, Chord: North 05°37'18" West 13.916 feet); thence along the arc of said curve 13.921 feet through a central angle of 05°19'03"; thence North 02°57'47" West 60.951 feet to a point on a 750.000 foot radius tangent curve to the left, (radius bears South 87°02'13" West, Chord: North 05°40'10" West 70.831 feet); thence along the arc of said curve 70.858 feet through a central angle of 05°24'47"; thence North 20°58'23" West 73.940 feet; thence North 20°58'23" West 83.673 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears North 69°01'37" East, Chord: North 18°12'52" West 24.063 feet); thence along the arc of said curve 24.073 feet through a central angle of 05°31'01" to a point of compound curvature with a 250.000 foot radius tangent curve to the right, (radius bears North 74°32'39" East, Chord: North 05°57'41" West 82.477 feet); thence along the arc of said curve 82.856 feet through a central angle of 18°59'21"; thence North 03°32'00" East 17.459 feet to a point on a 250.000 foot radius tangent curve to the right, (radius bears South 86°28'00" East, Chord: North 30°56'17" East 230.136 feet); thence along the arc of said curve 239.151 feet through a central angle of 54°48'34"; thence North 58°20'34" East 76.597 feet; thence North 07°00'53" East 12.026 feet to a point on a 150.000 foot radius tangent curve to the right, (radius bears South 82°59'07" East, Chord: North 17°44'54" East 55.872 feet); thence along the arc of said curve 56.200 feet through a central angle of 21°28'01"; thence South 89°48'32" West 577.899 feet to the West Line of the Northeast Quarter of Section 28, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence along said West Line North 00°11'28" West 112.476 feet to the Southwest Corner of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14378622 in Book 11567 at Page 9815 in the Office of the Salt Lake County Recorder; thence along said parcel the following (15) courses: 1) North 89°48'32" East 648.341 feet; 2) North 28°47'47" East 36.732 feet; 3) North 52.464 feet; 4) North 38°15'55" West 61.404 feet to a point on a 100.000 foot radius non tangent curve to the right, (radius bears North 59°58'14" East, Chord: North 23°54'41" West 21.315 feet); 5) along the arc of said curve 21.356 feet through a central angle of 12°14'10" to a point of reverse curvature with a

408.470 foot radius tangent curve to the left, (radius bears South 72°12'24" West, Chord: North 19°43'19" West 27.494 feet); 6) along the arc of said curve 27.499 feet through a central angle of 03°51'26" to a point of reverse curvature with a 100.000 foot radius tangent curve to the right, (radius bears North 68°20'58" East, Chord: North 10°49'31" West 37.563 feet); 7) along the arc of said curve 37.787 feet through a central angle of 21°39'02"; 8) North 75.320 feet to a point on a 70.000 foot radius non tangent curve to the right, (radius bears North 15°10'34" East, Chord: North 50°01'27" West 58.722 feet); 9) along the arc of said curve 60.597 feet through a central angle of 49°35'57"; 10) North 79.052 feet; 11) North 27°03'02" East 17.305 feet; 12) North 89°55'55" West 115.757 feet to a point on a 547.000 foot radius tangent curve to the right, (radius bears North 00°04'05" East, Chord: North 81°13'25" West 165.637 feet); 13) along the arc of said curve 166.276 feet through a central angle of 17°25'00" to a point of compound curvature with a 1857.000 foot radius tangent curve to the right, (radius bears North 17°29'05" East, Chord: North 72°29'00" West 2.066 feet); 14) along the arc of said curve 2.066 feet through a central angle of 00°03'49"; 15) North 72°27'05" West 160.777 feet to the North Line of said Northeast Quarter of Section 28; thence along said North Line South 89°55'48" East 1088.016 feet to the point of beginning.

Property contains 27.856 acres.

Also and together with the following tract of land:

PARCEL 4

Beginning at a point on the Northerly Right-of-Way of the Kennecott Copperton Railroad Alignment and Right of Way Survey on record with Salt Lake County (#S 02-05-0254), said point lies North 00°06'38" West 1531.371 feet along the Section Line and West 3211.598 feet from the South Quarter Corner of Section 27, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Kennecott Copperton Railroad the following (2) courses: 1) South 78°18'25" West 657.456 feet to a point on a 2133.700 foot radius tangent curve to the left, (radius bears South 11°41'35" East, Chord: South 75°51'53" West 181.841 feet); 2) along the arc of said curve 181.896 feet through a central angle of 04°53'04"; thence North 16°35'19" West 28.336 feet to a point on a 318.000 foot radius non tangent curve to the left, (radius bears North 34°00'46" West, Chord: North 48°06'31" East 87.179 feet); thence along the arc of said curve 87.454 feet through a central angle of 15°45'26"; thence North 40°48'44" East 49.222 feet to a point on a 281.500 foot radius non tangent curve to the right, (radius bears South 49°46'12" East, Chord: North 51°51'51" East 113.535 feet); thence along the arc of said curve 114.318 feet through a central angle of 23°16'05"; thence North 18°56'57" West 254.874 feet; thence North 10.567 feet; thence West 145.946 feet to a point on a 150.000 foot radius non tangent curve to the left, (radius bears North 83°33'36" West, Chord: North 03°13'12" East 16.851 feet); thence along the arc of said curve 16.860 feet through a central angle of 06°26'24"; thence North 73.935 feet to a point on a 151.758 foot radius non tangent curve to the left, (radius bears South 89°46'59" West, Chord: North 20°40'51" West 106.114 feet); thence along the arc of said curve 108.404 feet through a central angle of 40°55'40" to a point of compound curvature with a 247.379 foot radius tangent

curve to the left, (radius bears South 48°51'19" West, Chord: North 63°42'31" West 189.845 feet); thence along the arc of said curve 194.842 feet through a central angle of 45°07'40" to a point of compound curvature with a 158.158 foot radius non tangent curve to the left, (radius bears South 05°30'57" West, Chord: North 89°19'33" West 26.697 feet); thence along the arc of said curve 26.729 feet through a central angle of 09°40'59" to a point of compound curvature with a 199.885 foot radius tangent curve to the left, (radius bears South 04°10'02" East, Chord: South 80°42'46" West 35.676 feet); thence along the arc of said curve 35.723 feet through a central angle of 10°14'23" to a point of reverse curvature with a 4872931.814 foot radius tangent curve to the right, (radius bears North 14°24'26" West, Chord: South 75°35'38" West 201.436 feet); thence along the arc of said curve 201.436 feet through a central angle of 00°00'09" to a point of compound curvature with a 150.000 foot radius tangent curve to the right, (radius bears North 14°24'17" West, Chord: North 59°21'21" West 212.313 feet); thence along the arc of said curve 235.876 feet through a central angle of 90°05'53"; thence North 14°18'25" West 24.441 feet to a point on a 100.000 foot radius tangent curve to the left, (radius bears South 75°41'35" West, Chord: North 45°53'07" West 104.733 feet); thence along the arc of said curve 110.229 feet through a central angle of 63°09'24"; thence North 77°27'48" West 79.509 feet to a point on a 350.001 foot radius tangent curve to the right, (radius bears North 12°32'12" East, Chord: North 74°22'52" West 37.641 feet); thence along the arc of said curve 37.659 feet through a central angle of 06°09'54" to a point of reverse curvature with a 450.000 foot radius tangent curve to the left, (radius bears South 18°42'05" West, Chord: North 83°17'22" West 186.982 feet); thence along the arc of said curve 188.354 feet through a central angle of 23°58'55" to a point of reverse curvature with a 195.000 foot radius tangent curve to the right, (radius bears North 05°16'50" West, Chord: North 86°35'47" West 58.884 feet); thence along the arc of said curve 59.110 feet through a central angle of 17°22'05" to a point of compound curvature with a 195.000 foot radius tangent curve to the right, (radius bears North 12°05'15" East, Chord: North 28°37'48" West 295.594 feet); thence along the arc of said curve 335.455 feet through a central angle of 98°33'54" to a point of compound curvature with a 195.000 foot radius tangent curve to the right, (radius bears South 69°20'51" East, Chord: North 64°59'29" East 272.572 feet); thence along the arc of said curve 301.805 feet through a central angle of 88°40'40" to a point of reverse curvature with a 450.000 foot radius tangent curve to the left, (radius bears North 19°19'49" East, Chord: South 83°41'00" East 202.662 feet); thence along the arc of said curve 204.415 feet through a central angle of 26°01'37" to a point of reverse curvature with a 210.000 foot radius tangent curve to the right, (radius bears South 06°41'48" East, Chord: North 88°30'13" East 38.067 feet); thence along the arc of said curve 38.119 feet through a central angle of 10°24'01" to a point of compound curvature with a 280.115 foot radius non tangent curve to the right, (radius bears South 77°59'51" West, Chord: South 08°54'39" East 30.214 feet) also being a point on the Westerly Line of a parcel of land as described in a Special Warranty Deed recorded as Entry No. 14224741 in Book 11482 at Page 7042 in the Office of the Salt Lake County Recorder; thence along said parcel the following (21) courses: 1) along the arc of said curve 30.229 feet through a central angle of 06°10'59" to a point of compound curvature with a 149.898 foot radius non tangent curve to the right, (radius bears South 76°55'55" West, Chord: South 02°04'11" West 78.289 feet); 2) along the arc of said curve 79.208 feet through a central angle of 30°16'32"; 3) South 72°19'34" East 51.433 feet to a point on a 547.749 foot radius non tangent curve to the left, (radius bears North 03°20'09" East, Chord: North 88°48'16" East 86.552 feet); 4) along the arc of said curve 86.643 feet through a central angle of 09°03'47" to a point of compound curvature with a 436.441 foot radius non tangent curve to the left, (radius bears North 05°42'06" West, Chord: North 74°24'11" East 150.005 feet); 5) along the arc of said curve 150.753 feet through a central angle of 19°47'27"; 6) North 64°30'28" East 65.855 feet to a point on a 200.000 foot radius tangent curve to the left, (radius bears North 25°29'32" West, Chord: North 56°43'32" East 54.162 feet); 7) along the arc of said curve 54.329 feet through a central

angle of 15°33'50" to a point of compound curvature with a 445.441 foot radius tangent curve to the left, (radius bears North 41°03'23" West, Chord: North 43°52'44" East 78.647 feet); 8) along the arc of said curve 78.750 feet through a central angle of 10°07'46" to a point of compound curvature with a 50.000 foot radius tangent curve to the left, (radius bears North 51°11'09" West, Chord: North 24°29'41" East 24.733 feet); 9) along the arc of said curve 24.992 feet through a central angle of 28°38'20"; 10) North 10°10'31" East 46.688 feet to a point on a 40.000 foot radius tangent curve to the right, (radius bears South 79°49'29" East, Chord: North 18°59'22" East 12.258 feet); 11) along the arc of said curve 12.307 feet through a central angle of 17°37'41"; 12) North 27°48'12" East 156.217 feet to a point on a 10858.060 foot radius non tangent curve to the left, (radius bears North 75°29'29" West, Chord: North 13°50'17" East 254.151 feet); 13) along the arc of said curve 254.157 feet through a central angle of 01°20'28" to a point of compound curvature with a 69.645 foot radius tangent curve to the left, (radius bears North 76°49'57" West, Chord: North 01°59'01" West 36.406 feet); 14) along the arc of said curve 36.833 feet through a central angle of 30°18'08"; 15) North 72°51'54" East 60.634 feet; 16) South 58°08'55" East 108.039 feet; 17) South 55°56'56" East 60.000 feet to a point on a 470.000 foot radius non tangent curve to the right, (radius bears South 55°56'56" East, Chord: North 34°59'48" East 15.515 feet); 18) along the arc of said curve 15.515 feet through a central angle of 01°53'29"; 19) South 54°24'09" East 124.172 feet; 20) South 50°22'19" East 80.352 feet; 21) South 50°59'42" East 58.000 feet to a point on a 953.000 foot radius non tangent curve to the left, (radius bears South 50°59'42" East, Chord: South 38°54'19" West 3.321 feet); thence along the arc of said curve 3.321 feet through a central angle of 00°11'59"; thence South 38°48'19" West 50.672 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears South 51°11'41" East, Chord: South 24°28'44" West 104.918 feet); thence along the arc of said curve 106.019 feet through a central angle of 28°39'11"; thence South 10°09'08" West 50.164 feet to a point on a 267.000 foot radius tangent curve to the left, (radius bears South 79°50'52" East, Chord: South 00°13'41" East 96.217 feet); thence along the arc of said curve 96.745 feet through a central angle of 20°45'38"; thence South 81°32'17" West 0.319 feet to a point on a 272.000 foot radius non tangent curve to the left, (radius bears North 79°46'03" East, Chord: South 15°20'18" East 48.413 feet); thence along the arc of said curve 48.477 feet through a central angle of 10°12'42"; thence South 20°00'37" East 51.587 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears North 69°59'23" East, Chord: South 42°41'50" East 163.535 feet); thence along the arc of said curve 167.888 feet through a central angle of 45°22'26"; thence South 65°23'03" East 28.915 feet; thence South 24°36'57" West 228.000 feet; thence South 65°23'03" East 25.500 feet; thence South 24°36'57" West 83.256 feet to a point on a 212.000 foot radius tangent curve to the left, (radius bears South 65°23'03" East, Chord: South 16°08'59" West 62.424 feet); thence along the arc of said curve 62.652 feet through a central angle of 16°55'57"; thence South 65°23'03" East 134.296 feet; thence South 296.769 feet; thence South 74°01'55" West 99.797 feet; thence South 18°56'57" East 133.749 feet; thence North 73°54'21" East 33.918 feet to a point on a 746.500 foot radius non tangent curve to the right, (radius bears South 15°57'59" East, Chord: North 88°53'27" East 382.824 feet); thence along the arc of said curve 387.148 feet through a central angle of 29°42'53"; thence South 78°39'51" East 102.495 feet to a point on a 518.500 foot radius non tangent curve to the left, (radius bears North 09°42'03" East, Chord: South 83°31'56" East 58.483 feet); thence along the arc of said curve 58.514 feet through a central angle of 06°27'58"; thence South 03°26'06" West 30.026 feet to the point of beginning.

Property contains 25.989 acres.

EXHIBIT C

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

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Wood Ranch Assessment Area #2 (the "Assessment Area") hereby certifies as follows:

I. I am a professional engineer engaged by the Wood Ranch Public Infrastructure District to perform the necessary engineering services to determine the costs of the proposed infrastructure improvements within the Assessment Area.

2. The estimated costs of the improvements to be acquired, constructed and/or installed 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 utility improvements have a weighted average useful life of not less than 50 years.

By: _____

Company: Perigee Consulting

Date: 02/26/2026



Terraine Project Summary

Project	Estimated Costs		Costs Previously Reimbursed	Future Costs/Remaining Costs to be Reimbursed
WRP3 (offsite)	\$	3,446,469	\$ 1,384,672	\$ 2,061,797
WRP4 (offsite)	\$	3,163,405	\$ 98,530	\$ 3,064,875
WRP5 (offsite)	\$	4,218,347	\$ 156,140	\$ 4,062,207
WRP6 (offsite)	\$	1,393,010	\$ 70,470	\$ 1,322,540
WRP7 (onsite)	\$	4,441,433	\$ -	\$ 4,441,433
WRP8 (onsite)	\$	2,548,654	\$ -	\$ 2,548,654
WRP9/10 (onsite)	\$	7,087,934	\$ -	\$ 7,087,934
U-111 Widening (offsite)	\$	993,340	\$ 142,737	\$ 850,603
Phase 4/5 Apartments (onsite)	\$	2,641,882	\$ -	\$ 2,641,882
Lift Station (offsite)	\$	2,265,007	\$ 1,059,927	\$ 1,205,080
Mass Grading Phase 3 (onsite)	\$	371,776	\$ -	\$ 371,776
Mass Grading Plats 9/10 (onsite)	\$	137,478	\$ -	\$ 137,478
Grand Totals	\$	32,708,736	\$ 2,912,476	\$ 29,796,260

Terraine Plat 3

ITEMIZED DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
RD-01	Subgrade Prep for Roadways	111,156	SQFT	\$ 0.15	\$ 16,673
RD-05	Local Road 4 over 8	69,161	SQFT	\$ 3.89	\$ 269,036
RD-09	Collector Road 6 over 8	16,217	SQFT	\$ 5.36	\$ 86,923
RD-10	2.5-foot Curb and Gutter with Base Course	6,715	LNFT	\$ 29.40	\$ 197,421
RD-14	5' wide Sidewalk 5.5" over 4"	3,950	LNFT	\$ 41.20	\$ 162,740
RD-15	8' wide Sidewalk 5.5" over 4"	8	LNFT	\$ 72.15	\$ 577
RD-16	10' Wide Sidewalk 5.5" over 4"	1,970	LNFT	\$ 81.20	\$ 159,964
RD-17	5' Sidewalk Handicap Ramp	6	EACH	\$ 2,008.84	\$ 12,053
RD-18	8' Sidewalk Handicap Ramp	6	EACH	\$ 2,281.34	\$ 13,688
RD-19	10' Sidewalk Handicap Ramp	21	EACH	\$ 2,696.34	\$ 56,623
RD-23	Lane 6"	74,000	SQFT	\$ 8.31	\$ 614,940
RD-24	Lane Drive Approach with Base Course	9	EACH	\$ 3,610.00	\$ 32,490
		Roads Subtotal:			\$ 1,623,129
02665 - DOMESTIC WATER SYSTEMS					
DOMW-01	8" C-900 Pipe	2,700	LNFT	\$ 78.66	\$ 212,382
DOMW-03	8" Gate Valves with valve box/cover	5	EACH	\$ 3,420.00	\$ 17,100
DOMW-11	Fire Hydrant	9	EACH	\$ 12,197.00	\$ 109,773
DOMW-33	3/4" Meter Yolk with 3/4" Service Connection	56	EACH	\$ 2,052.50	\$ 114,940
DOMW-34	3/4" Meter Yolk with 1" Service Connection	40	EACH	\$ 2,455.00	\$ 98,200
DOMW-19	2" Service Connection with 2" meter	1	EACH	\$ 6,700.00	\$ 6,700
DOMW-18	Water Manifold PER KID CW 27 (3-6 Laterals)	10	EACH	\$ 6,870.00	\$ 68,700
DOMW-21	2" Blow Off Assembly	2	EACH	\$ 2,645.00	\$ 5,290
DOMW-22	8" Tie-ins to existing system	4	EACH	\$ 1,470.00	\$ 5,880
DOMW-13	8" 45° Bend	6	EACH	\$ 910.00	\$ 5,460
DOMW-24	8" Tee	2	EACH	\$ 1,970.00	\$ 3,940
DOMW-27	1" Meter Irrigation Point of Connection (P.O.C)	5	EACH	\$ 3,110.00	\$ 15,550
DOMW-29	Air/vacuum Relief Station	1	EACH	\$ 6,330.00	\$ 6,330
DOMW-30	Water Sampling Station	2	EACH	\$ 5,800.00	\$ 11,600
		DOMW Subtotal:			\$ 681,845
02721 - STORM DRAINAGE SYSTEMS					
STRM-03	18" RCP CLIII Pipe	3,365	LNFT	\$ 80.70	\$ 271,556
STRM-09	Catch Basin	9	EACH	\$ 4,310.00	\$ 38,790
STRM-10	Combo Box	15	EACH	\$ 8,585.00	\$ 128,775
STRM-14	5' Storm Drain Cleanout	5	EACH	\$ 6,375.00	\$ 31,875
		STRM Subtotal:			\$ 470,996
02722 - SANITARY SEWER SYSTEMS					
SSWR-01	8" PVC Sewer Line	2,940	LNFT	\$ 59.80	\$ 175,812
SSWR-05	5' Manhole	16	EACH	\$ 7,900.00	\$ 126,400
SSWR-08	4" Service Laterals (Housing Only)	83	EACH	\$ 1,870.00	\$ 155,210
SSWR-11	Stub and Plug	5	EACH	\$ 239.00	\$ 1,195
		SSWR Subtotal:			\$ 458,617
02813 - SIGNS, STRIPING and LIGHTS					
SI-01	Residential Street Light (RD225)	2	EACH	\$ 10,614.17	\$ 21,228
SI-02	Collector Street Light (RD215)	8	EACH	\$ 13,589.17	\$ 108,713
SI-05	W11-2 Ped Crossing w/ Arrow	6	EACH	\$ 526.00	\$ 3,156
SI-06	R1-1 Stop Sign	5	EACH	\$ 445.00	\$ 2,225
SI-08	R5-1-Do Not Enter	4	EACH	\$ 772.46	\$ 3,090

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SI-07	R5-1A Wrong Way	4	EACH	\$ 772.46	\$ 3,090
SI-11	R6-1 L & R One Way	2	EACH	\$ 55.00	\$ 110
SI-09	Street Name Signs	4	EACH	\$ 485.50	\$ 1,942
SI-10	R11-2 Road closed	7	EACH	\$ 1,150.00	\$ 8,050
SI-12	R2-1 20 MPH	3	EACH	\$ 380.00	\$ 1,140
SI-15	Thermoplastic Tape	791	LNFT	\$ 12.00	\$ 9,492
		SI Subtotal:			\$ 162,236
09999 - CONTINGENCY					
EARTH-01	Roadway Over excavation and Import	4,117	CY	\$ 38.20	\$ 157,266
EARTH-04	Sewer Import Fill for Trenching	4,250	CY	\$ 30.01	\$ 127,543
EARTH-05	4" Service Lateral Trench Import	7,100	CY	\$ 30.01	\$ 213,071
EARTH-02	Water Import Fill for Trenching	2,000	CY	\$ 30.01	\$ 60,020
EARTH-03	Water Service Lateral Import Main to Meter	4,600	CY	\$ 30.01	\$ 138,046
		EARTH Subtotal:			\$ 695,945
Total					\$ 4,092,768
	**Subtractions				\$810,417
	Grand Total				\$ 3,282,351
	With 5% Contingency				\$ 3,446,469

**items not benefiting this PID

Terraine Plat 4

ITEMIZED DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
RD-01	Subgrade Prep for Roadways	160,400	SQFT	\$ 0.15	\$24,060
RD-02	4" Road Section 4-2 PG 64-28 Asphalt (Local Pavem	95,650	SQFT	\$ 3.06	\$292,689
RD-04	8" Granular Base Course, Lip to Lip (Local)	95,650	SQFT	\$ 1.06	\$101,389
RD-10	2.5-foot Curb and Gutter with Base Course	6,750	LNFT	\$ 29.40	\$198,450
RD-14	5' wide Sidewalk 5.5" over 4"	4,400	LNFT	\$ 41.20	\$181,280
RD-55	8' Asphalt Walk	200	LNFT	\$ 46.20	\$9,240
RD-16	10' Wide Sidewalk 5.5" over 4"	550	LNFT	\$ 81.20	\$44,660
RD-17	5' Sidewalk Handicap Ramp	13	EACH	\$ 2,008.84	\$26,115
RD-19	10' Sidewalk Handicap Ramp	7	EACH	\$ 2,696.34	\$18,874
RD-21	Lane 6" Granular Base Course ROW to ROW	40,900	SQFT	\$ 1.01	\$41,309
RD-22	Lane 6" 4500 psi Concrete	34,650	SQFT	\$ 7.30	\$252,945
RD-24	Lane Drive Approach with Base Course	4	EACH	\$ 3,610.00	\$14,440
RD-36	10' Asphalt Trail (3" asphalt with 6" road base)	750	LNFT	\$ 53.70	\$40,275
		Roads Subtotal:			\$1,245,726
02665 - DOMESTIC WATER SYSTEMS					
DOMW-01	8" C-900 Pipe	2,840	LNFT	\$ 78.66	\$223,394
DOMW-03	8" Gate Valves with valve box/cover	9	EACH	\$ 3,420.00	\$30,780
DOMW-07	Fire Hydrant Assembly (Includes Valve & Piping)	8	EACH	\$ 8,600.00	\$68,800
DOMW-08	Fire Hydrant Concrete Pad	8	EACH	\$ 550.00	\$4,400
DOMW-09	8" x 6" Fire Hydrant Tee	6	EACH	\$ 1,297.00	\$7,782
DOMW-33	3/4" Meter Yolk with 3/4" Service Connection	89	EACH	\$ 2,052.50	\$182,673
DOMW-34	3/4" Meter Yolk with 1" Service Connection	20	EACH	\$ 2,455.00	\$49,100
DOMW-18	Water Manifold PER KID CW 27 (3-6 Laterals)	3	EACH	\$ 6,870.00	\$20,610
DOMW-21	2" Blow Off Assembly	2	EACH	\$ 2,645.00	\$5,290
DOMW-22	8" Tie-ins to existing system	6	EACH	\$ 1,470.00	\$8,820
DOMW-37	8" 11.25° Bend	2	EACH	\$ 1,087.50	\$2,175
DOMW-24	8" Tee	4	EACH	\$ 1,970.00	\$7,880
DOMW-26	8" Cross	1	EACH	\$ 2,725.00	\$2,725
DOMW-27	1" Meter Irrigation Point of Connection (P.O.C)	5	EACH	\$ 3,110.00	\$15,550
DOMW-29	Air/vacuum Relief Station	2	EACH	\$ 6,330.00	\$12,660
DOMW-42	8" Gate Valves with valve box/cover (Installed on Ex	2	EACH	\$ 5,655.00	\$11,310
DOMW-43	8" x 6" Fire Hydrant Tee (Installed on Existing Line)	3	EACH	\$ 2,845.00	\$8,535
		DOMW Subtotal:			\$662,484
02721 - STORM DRAINAGE SYSTEMS					
STRM-05	30" RCP CLIII Pipe	630	LNFT	\$ 124.00	\$78,120
STRM-03	18" RCP CLIII Pipe	600	LNFT	\$ 80.70	\$48,420
STRM-04	24" RCP CLIII Pipe	40	LNFT	\$ 96.10	\$3,844
STRM-06	42" RCP CLIII Pipe	210	LNFT	\$ 220.00	\$46,200
STRM-35	36" RCP CLIII Pipe	410	LNFT	\$ 162.00	\$66,420
STRM-09	Catch Basin	6	EACH	\$ 4,310.00	\$25,860
STRM-10	Combo Box	10	EACH	\$ 8,585.00	\$85,850
STRM-11	Combo Box with 6'x6' Box	1	EACH	\$ 11,700.00	\$11,700
STRM-28	Clean Out with 6'x6' Box	1	EACH	\$ 10,605.00	\$10,605
STRM-14	5' Storm Drain Cleanout	3	EACH	\$ 6,375.00	\$19,125
		STRM Subtotal:			\$396,144
02722 - SANITARY SEWER SYSTEMS					
SSWR-01	8" PVC Sewer Line	2,968	LNFT	\$ 59.80	\$177,486

Terrain Plat 4

SSWR-25		4' Manhole	2	EACH	\$ 6,650.00	\$13,300
SSWR-05		5' Manhole	19	EACH	\$ 7,900.00	\$150,100
SSWR-06		6' Manhole	2	EACH	\$ 15,140.00	\$30,280
SSWR-08		4" Service Laterals (Housing Only)	62	EACH	\$ 1,870.00	\$115,940
SSWR-11		Stub and Plug	8	EACH	\$ 239.00	\$1,912
			SSWR Subtotal:			\$489,018
02813 - SIGNS, STRIPING and LIGHTS						
SI-01		Residential Street Light (RD225)	15	EACH	\$ 10,614.17	\$159,213
SI-34		Swale with Straw Waddle Per Detail E GN05	750	LNFT	\$ 7.72	\$5,790
SI-33		Survey Monumentation	5	EACH	\$ 1,195.00	\$5,975
SI-21		4" Conduit - Green SDR-35	1,235	LNFT	\$ 4.73	\$5,835
SI-05		W11-2 Ped Crossing w/ Arrow	8	EACH	\$ 526.00	\$4,208
SI-24		W16-7PL Sign	8	EACH	\$ 80.65	\$645
SI-06		R1-1 Stop Sign	5	EACH	\$ 445.00	\$2,225
SI-32		Dead End Signs - includes powder coated "Rust" po	4	EACH	\$ 1,280.00	\$5,120
SI-09		Street Name Signs	6	EACH	\$ 485.50	\$2,913
SI-13		Stop Bar Markings (Thermoplastic Tape)	42	LNFT	\$ 12.00	\$504
SI-14		Cross walk (Thermoplastic Tape)	735	LNFT	\$ 12.00	\$8,820
SI-16		Stabilized Construction Entrance Maintenance	2	LPSM	\$ 2,525.00	\$5,050
SI-17		Temporary Diversion Dike	1,337	LNFT	\$ 4.25	\$5,682
SI-19		Inlet Protection	16	EACH	\$ 185.00	\$2,960
SI-18		10000 CF Sedimentation basin	1	EACH	\$ 2,500.00	\$2,500
			SI Subtotal:			\$217,440
09999 - CONTINGENCY						
EARTH-04		Sewer Import Fill for Trenching	9,442	CY	\$ 30.01	\$283,354
EARTH-05		4" Service Lateral Trench Import	3,789	CY	\$ 30.01	\$113,708
EARTH-02		Water Import Fill for Trenching	2,104	CY	\$ 30.01	\$63,132
EARTH-08		Storm Drain Import Fill (100% on a 5' wide trench)	1,400	CY	\$ 28.10	\$39,340
			EARTH Subtotal:			\$499,534
Total						\$3,510,347
	**Subtractions					\$497,580
	Grand Total					\$3,012,767
	With 5% Contingency					\$ 3,163,405

**items not benefiting this PID

Terrain Plat 5

ITEMIZED DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
RD-01	Subgrade Prep for Roadways	217,737	SQFT	\$ 0.15	\$32,661
RD-02	4" Road Section 4-2 PG 64-28 Asphalt (Local Pavement S	94,627	SQFT	\$ 3.06	\$289,559
RD-04	8" Granular Base Course, Lip to Lip (Local)	94,627	SQFT	\$ 1.06	\$100,305
RD-10	2.5-foot Curb and Gutter with Base Course	6,837	LNFT	\$ 29.40	\$201,008
RD-14	5' wide Sidewalk 5.5" over 4"	8,319	LNFT	\$ 41.20	\$342,743
RD-16	10' Wide Sidewalk 5.5" over 4"	1,740	LNFT	\$ 81.20	\$141,288
RD-17	5' Sidewalk Handicap Ramp	33	EACH	\$ 2,008.84	\$66,292
RD-18	8' Sidewalk Handicap Ramp	4	EACH	\$ 2,281.34	\$9,125
RD-19	10' Sidewalk Handicap Ramp	8	EACH	\$ 2,696.34	\$21,571
RD-21	Lane 6" Granular Base Course ROW to ROW	99,803	SQFT	\$ 1.01	\$100,801
RD-22	Lane 6" 4500 psi Concrete	84,926	SQFT	\$ 7.30	\$619,960
RD-24	Lane Drive Approach with Base Course	16	EACH	\$ 3,610.00	\$57,760
RD-15	8' wide Sidewalk 5.5" over 4"	920	LNFT	\$ 72.15	\$66,378
RD-36	10' Asphalt Trail (3" asphalt with 6" road base)	542	LNFT	\$ 53.70	\$29,105
RD-37	Rip-Rap Swale	542	EACH	\$ 39.00	\$21,138
RD-56	Hatchet Style Sidewalk Handicap Ramp (5.5" thick) with A	3	EACH	\$ 4,960.00	\$14,880
		Roads Subtotal:			\$2,114,572
02665 - DOMESTIC WATER SYSTEMS					
DOMW-01	8" C-900 Pipe	2,805	LNFT	\$ 78.66	\$220,641
DOMW-03	8" Gate Valves with valve box/cover	10	EACH	\$ 3,420.00	\$34,200
DOMW-07	Fire Hydrant Assembly (Includes Valve & Piping)	9	EACH	\$ 8,600.00	\$77,400
DOMW-08	Fire Hydrant Concrete Pad	9	EACH	\$ 550.00	\$4,950
DOMW-09	8" x 6" Fire Hydrant Tee	9	EACH	\$ 1,297.00	\$11,673
DOMW-33	3/4" Meter Yolk with 3/4" Service Connection	50	EACH	\$ 2,052.50	\$102,625
DOMW-34	3/4" Meter Yolk with 1" Service Connection	22	EACH	\$ 2,455.00	\$54,010
DOMW-18	Water Manifold PER KID CW 27 (3-6 Laterals)	6	EACH	\$ 6,870.00	\$41,220
DOMW-21	2" Blow Off Assembly	5	EACH	\$ 2,645.00	\$13,225
DOMW-22	8" Tie-ins to existing system	3	EACH	\$ 1,470.00	\$4,410
DOMW-24	8" Tee	2	EACH	\$ 1,970.00	\$3,940
DOMW-26	8" Cross	1	EACH	\$ 2,725.00	\$2,725
DOMW-27	1" Meter Irrigation Point of Connection (P.O.C)	6	EACH	\$ 3,110.00	\$18,660
DOMW-29	Air/vacuum Relief Station	2	EACH	\$ 6,330.00	\$12,660
		DOMW Subtotal:			\$602,339
02721 - STORM DRAINAGE SYSTEMS					
STRM-05	30" RCP CLIII Pipe	387	LNFT	\$ 124.00	\$47,988
STRM-04	24" RCP CLIII Pipe	640	LNFT	\$ 96.10	\$61,504
STRM-03	18" RCP CLIII Pipe	1,470	LNFT	\$ 80.70	\$118,629
STRM-09	Catch Basin	8	EACH	\$ 4,310.00	\$34,480
STRM-10	Combo Box	9	EACH	\$ 8,585.00	\$77,265
STRM-14	5' Storm Drain Cleanout	9	EACH	\$ 6,375.00	\$57,375
		STRM Subtotal:			\$397,241
02722 - SANITARY SEWER SYSTEMS					
SSWR-01	8" PVC Sewer Line	4,528	LNFT	\$ 59.80	\$270,774
SSWR-05	5' Manhole	30	EACH	\$ 7,900.00	\$237,000
SSWR-08	4" Service Laterals (Housing Only)	121	EACH	\$ 1,870.00	\$226,270
SSWR-11	Stub and Plug	8	EACH	\$ 239.00	\$1,912
		SSWR Subtotal:			\$735,956

Terrain Plat 5

02813 - SIGNS, STRIPING and LIGHTS					
SI-01	Residential Street Light (RD225)	12	EACH	\$ 10,614.17	\$127,370
SI-05	W11-2 Ped Crossing w/ Arrow	6	EACH	\$ 526.00	\$3,156
SI-04	W16-7PL Arrow	6	EACH	\$ 75.00	\$450
SI-06	R1-1 Stop Sign	6	EACH	\$ 445.00	\$2,670
SI-09	Street Name Signs	5	EACH	\$ 485.50	\$2,428
SI-13	Stop Bar Markings (Thermoplastic Tape)	60	LNFT	\$ 12.00	\$720
SI-14	Cross walk (Thermoplastic Tape)	864	LNFT	\$ 12.00	\$10,368
SI-16	Stabilized Construction Entrance Maintenance	2	LPSM	\$ 2,525.00	\$5,050
SI-17	Temporary Diversion Dike	1,815	LNFT	\$ 4.25	\$7,714
SI-19	Inlet Protection	26	EACH	\$ 185.00	\$4,810
SI-33	Survey Monumentation	3	EACH	\$ 1,195.00	\$3,585
		SI Subtotal:			\$168,320
09999 - CONTINGENCY					
EARTH-04	Sewer Import Fill for Trenching	10,912	CY	\$ 30.01	\$327,484
EARTH-05	4" Service Lateral Trench Import	6,195	CY	\$ 30.01	\$185,918
EARTH-02	Water Import Fill for Trenching	2,078	CY	\$ 30.01	\$62,361
EARTH-08	Storm Drain Import Fill (100% on a 5' wide trench)	1,850	CY	\$ 28.10	\$51,985
		EARTH Subtotal:			\$627,747
Total					\$4,646,177
	**Subtractions				\$628,703
	Grand Total				\$4,017,474
	With 5% Contingency				\$ 4,218,347

**items not benefiting this PID

Terraine Plat 6

ITEMIZED IN	UNIT	QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
RD-01	Subgrade Prep for Roadways	82,000	SQFT	\$ 0.15	\$ 12,300
RD-06	6" Road Section 4-2 PG 64-28 Asphalt (Collector P	32,100	SQFT	\$ 4.58	\$ 146,858
RD-03	4" Road and Bridge Section 4-2 PG 64-28 Asphalt (	23,050	SQFT	\$ 2.60	\$ 59,930
RD-08	8" Granular Base Course, Lip to Lip (Collector)	55,150	SQFT	\$ 1.05	\$ 57,908
RD-10	2.5-foot Curb and Gutter with Base Course	3,655	LNFT	\$ 29.40	\$ 107,448
RD-14	5' wide Sidewalk 5.5" over 4"	3,110	LNFT	\$ 41.20	\$ 128,132
RD-16	10' Wide Sidewalk 5.5" over 4"	745	LNFT	\$ 81.20	\$ 60,494
RD-36	10' Asphalt Trail (3" asphalt with 6" road base)	1,335	LNFT	\$ 53.70	\$ 71,690
RD-17	5' Sidewalk Handicap Ramp	14	EACH	\$ 2,008.84	\$ 28,124
RD-19	10' Sidewalk Handicap Ramp	6	EACH	\$ 2,696.34	\$ 16,178
RD-21	Lane 6" Granular Base Course ROW to ROW	13,830	SQFT	\$ 1.01	\$ 13,968
RD-22	Lane 6" 4500 psi Concrete	11,674	SQFT	\$ 7.30	\$ 85,218
RD-24	Lane Drive Approach with Base Course	2	EACH	\$ 3,610.00	\$ 7,220
RD-37	Rip-Rap Swale	315	LNFT	\$ 39.00	\$ 12,285
Roads Subtotal:					\$ 807,751
02665 - DOMESTIC WATER SYSTEMS					
DOMW-01	8" C-900 Pipe	787	LNFT	\$ 78.66	\$ 61,931
DOMW-03	8" Gate Valves with valve box/cover	1	EACH	\$ 3,420.00	\$ 3,420
DOMW-07	Fire Hydrant Assembly (Includes Valve & Piping)	4	EACH	\$ 8,600.00	\$ 34,400
DOMW-08	Fire Hydrant Concrete Pad	4	EACH	\$ 550.00	\$ 2,200
DOMW-09	8" x 6" Fire Hydrant Tee	4	EACH	\$ 1,297.00	\$ 5,188
DOMW-17	3/4" Service Connection with 3/4" meter	36	EACH	\$ 1,710.00	\$ 61,560
DOMW-44	1" Service Connection with 3/4" meter	1	EACH	\$ 3,110.00	\$ 3,110
DOMW-21	2" Blow Off Assembly	1	EACH	\$ 2,645.00	\$ 2,645
DOMW-22	8" Tie-ins to existing system	3	EACH	\$ 1,470.00	\$ 4,410
DOMW-37	8" 11.25° Bend	1	EACH	\$ 1,087.50	\$ 1,088
DOMW-27	1" Meter Irrigation Point of Connection (P.O.C)	6	EACH	\$ 3,110.00	\$ 18,660
DOMW Subtotal:					\$ 198,612
02721 - STORM DRAINAGE SYSTEMS					
STRM-29	Tie to Existing (STRM)	4	EACH	\$ 1,844.00	\$ 7,376
STRM-03	18" RCP CLIII Pipe	570	LNFT	\$ 80.70	\$ 45,999
STRM-09	Catch Basin	2	EACH	\$ 4,310.00	\$ 8,620
STRM-10	Combo Box	2	EACH	\$ 8,585.00	\$ 17,170
STRM-14	5' Storm Drain Cleanout	2	EACH	\$ 6,375.00	\$ 12,750
STRM Subtotal:					\$ 91,915
02722 - SANITARY SEWER SYSTEMS					
SSWR-01	8" PVC Sewer Line	750	LNFT	\$ 59.80	\$ 44,850
SSWR-05	5' Manhole	6	EACH	\$ 7,900.00	\$ 47,400
SSWR-25	4' Manhole	1	EACH	\$ 6,650.00	\$ 6,650
SSWR-11	Stub and Plug	1	EACH	\$ 239.00	\$ 239
SSWR-27	Tie to Existing (SSWR)	4	EACH	\$ 1,600.00	\$ 6,400
SSWR-08	4" Service Laterals (Housing Only)	24	EACH	\$ 1,870.00	\$ 44,880
SSWR Subtotal:					\$ 150,419
02813 - SIGNS, STRIPING and LIGHTS					
SI-01	Residential Street Light (RD225)	1	EACH	\$ 10,614.17	\$ 10,614
SI-02	Collector Street Light (RD215)	6	EACH	\$ 13,589.17	\$ 81,535
SI-03	W11-2 Ped Crossing	2	EACH	\$ 451.00	\$ 902
SI-04	W16-7PL Arrow	2	EACH	\$ 75.00	\$ 150
SI-06	R1-1 Stop Sign	3	EACH	\$ 445.00	\$ 1,335
SI-09	Street Name Signs	10	EACH	\$ 485.50	\$ 4,855

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DU-03	4" Conduit - Grey SCH-40	260	EACH	\$ 8.50	\$ 2,210
SI-13	Stop Bar Markings (Thermoplastic Tape)	28	LNFT	\$ 12.00	\$ 336
SI-14	Cross walk (Thermoplastic Tape)	441	LNFT	\$ 12.00	\$ 5,290
SI-16	Stabilized Construction Entrance Maintenance	2	LPSM	\$ 2,525.00	\$ 5,050
SI-17	Temporary Diversion Dike	411	LNFT	\$ 4.25	\$ 1,747
SI-19	Inlet Protection	24	EACH	\$ 185.00	\$ 4,440
SI-33	Survey Monumentation	1	EACH	\$ 1,195.00	\$ 1,195
		SI Subtotal:			\$ 119,659
09999 - CONTINGENCY					
EARTH-04	Sewer Import Fill for Trenching	1,806	CY	\$ 30.01	\$ 54,198
EARTH-05	4" Service Lateral Trench Import	1,400	CY	\$ 30.01	\$ 42,014
EARTH-02	Water Import Fill for Trenching	583	CY	\$ 30.01	\$ 17,496
EARTH-08	Storm Drain Import Fill (100% on a 5' wide trench)	528	CY	\$ 28.10	\$ 14,837
		EARTH Subtotal:			\$ 128,545
Grand Total					\$ 1,496,900
	**Subtractions				\$170,224
	Grand Total				\$1,326,676
	With 5% Contingency				\$1,393,010

**items not benefiting this PID

Terrain Plat 7

ITEMIZED DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
RD-01	Subgrade Prep for Roadways	157,400	SQFT	\$ 0.15	\$ 23,610
RD-05	Local Road 4 over 8	53,500	SQFT	\$ 3.89	\$ 208,115
RD-09	Collector Road 6 over 8	19,300	SQFT	\$ 5.36	\$ 103,448
RD-04	8" Granular Base Course, Lip to Lip (Local)	72,800	LNFT	\$ 1.06	\$ 77,168
RD-10	2.5-foot Curb and Gutter with Base Course	4,250	LNFT	\$ 29.40	\$ 124,950
RD-14	5' wide Sidewalk 5.5" over 4"	5,825	LNFT	\$ 41.20	\$ 239,990
RD-16	10' Wide Sidewalk 5.5" over 4"	670	LNFT	\$ 81.20	\$ 54,404
RD-17	5' Sidewalk Handicap Ramp	4	EACH	\$ 2,008.84	\$ 8,035
RD-22	Lane 6" 4500 psi Concrete	56,120	SQFT	\$ 7.30	\$ 409,676
RD-19	10' Sidewalk Handicap Ramp	3	EACH	\$ 2,696.34	\$ 8,089
RD-21	Lane 6" Granular Base Course ROW to ROW	68,000	SQFT	\$ 1.01	\$ 68,680
RD-24	Lane Drive Approach with Base Course	12	EACH	\$ 3,610.0	\$ 43,320
RD-31	Temporary Access Road 3 over 8	2	SQFT	\$ 7.0	\$ 14
RD-36	10' Asphalt Trail (3" asphalt with 6" road base)	10,250	LNFT	\$ 53.7	\$ 550,425
RD-37	Rip-Rap Swale	1,250	LNFT	\$ 39.0	\$ 48,750
	Storm Water Easement Purchase	1	EACH	\$ 250,000.0	\$ 250,000
		Roads Subtotal:			\$ 2,218,674
IMPROVEMENTS NORTH OF WIDLDER ROAD					
	Modify existing grade to drain to New inlet and revegetate	6,200	SQFT	\$ 2.0	\$ 12,400
	Install chain link maintenance gate	1	EACH	\$ 2,000.0	\$ 2,000
	Vegetate berm	12,370	SQFT	\$ 0.3	\$ 3,093
	Import Fill for berm (1.15) Fill factor	1,300	CY	\$ 10.0	\$ 13,000
		Subtotal:			\$ 30,493
02665 - DOMESTIC WATER SYSTEMS					
DOMW-01	8" C-900 Pipe	2,254	LNFT	\$ 79	\$ 177,300
DOMW-03	8" Gate Valves with valve box/cover	7	EACH	\$ 3,420	\$ 23,940
DOMW-07	Fire Hydrant Assembly (Includes Valve & Piping)	9	EACH	\$ 8,600	\$ 77,400
DOMW-08	Fire Hydrant Concrete Pad	9	EACH	\$ 550	\$ 4,950
DOMW-09	8" x 6" Fire Hydrant Tee	9	EACH	\$ 1,297	\$ 11,673
DOMW-17	3/4" Service Connection with 3/4" meter	37	EACH	\$ 1,710	\$ 63,270
DOMW-44	1" Service Connection with 3/4" meter	22	EACH	\$ 3,110	\$ 68,420
DOMW-29	Air/vacuum Relief Station	1	EACH	\$ 6,330	\$ 6,330
DOMW-18	Water Manifold PER KID CW 27 (3-6 Laterals)	4	EACH	\$ 6,870	\$ 27,480
DOMW-21	2" Blow Off Assembly	4	EACH	\$ 2,645	\$ 10,580
DOMW-22	8" Tie-ins to existing system	3	EACH	\$ 1,470	\$ 4,410
DOMW-24	8" Tee	1	EACH	\$ 1,970	\$ 1,970
DOMW-26	8" Cross	1	EACH	\$ 2,725	\$ 2,725
DOMW-27	1" Meter Irrigation Point of Connection (P.O.C)	4	EACH	\$ 3,110	\$ 12,440
DOMW-30	Water Sampling Station	1	EACH	\$ 5,800	\$ 5,800
		DOMW Subtotal:			\$ 498,688
02721 - STORM DRAINAGE SYSTEMS					
STRM-03	18" RCP CLIII Pipe	643	LNFT	\$ 81	\$ 51,890

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STRM-04	24" RCP CLIII Pipe	723	LNFT	\$ 96	\$ 69,480
STRM-05	30" RCP CLIII Pipe	356	LNFT	\$ 124	\$ 44,144
STRM-09	Catch Basin	5	EACH	\$ 4,310	\$ 21,550
STRM-10	Combo Box	6	EACH	\$ 8,585	\$ 51,510
STRM-14	5' Storm Drain Cleanout	3	EACH	\$ 6,375	\$ 19,125
		STRM Subtotal:			\$ 257,699
02722 - SANITARY SEWER SYSTEMS					
SSWR-01	8" PVC Sewer Line	3,713	LNFT	\$ 60	\$ 222,037
SSWR-05	5' Manhole	25	EACH	\$ 7,900	\$ 197,500
SSWR-08	4" Service Laterals (Housing Only)	122	EACH	\$ 1,870	\$ 228,140
SSWR-11	Stub and Plug	2	EACH	\$ 239	\$ 478
SSWR-27	Tie to Existing (SSWR)	6	EACH	\$ 1,600	\$ 9,600
		SSWR Subtotal:			\$ 657,755
02813 - SIGNS, STRIPING and LIGHTS					
SI-01	Residential Street Light (RD225)	5	EACH	\$ 10,614	\$ 53,071
SI-02	Collector Street Light (RD215)	5	EACH	\$ 13,589	\$ 67,946
SI-05	W11-2 Ped Crossing w/ Arrow	2	EACH	\$ 526	\$ 1,052
SI-09	Street Name Signs	11	EACH	\$ 486	\$ 5,341
SI-06	R1-1 Stop Sign	3	EACH	\$ 445	\$ 1,335
SI-13	Stop Bar Markings (Thermoplastic Tape)	28	LNFT	\$ 12	\$ 336
SI-14	Cross walk (Thermoplastic Tape)	227	LNFT	\$ 12	\$ 2,724
SI-16	Stabilized Construction Entrance Maintenance	2	LPSM	\$ 2,525	\$ 5,050
SI-17	Temporary Diversion Dike	2,332	LNFT	\$ 4	\$ 9,911
SI-18	10000 CF Sedimentation basin	3	EACH	\$ 2,500	\$ 7,500
SI-20	End of Sidewalk Sign	2	EACH	\$ 410	\$ 820
SI-19	Inlet Protection	15	EACH	\$ 185	\$ 2,775
SI-33	Survey Monumentation	3	EACH	\$ 1,195	\$ 3,585
		SI Subtotal:			\$ 161,445
09999 - EARTHWORK					
EARTH-04	Sewer Import Fill for Trenching	8,939	CY	\$ 30	\$ 268,259
EARTH-05	4" Service Lateral Trench Import	1,400	CY	\$ 30	\$ 42,014
EARTH-02	Water Import Fill for Trenching	1,670	CY	\$ 30	\$ 50,117
EARTH-08	Storm Drain Import Fill (100% on a 5' wide trench)	1,594	CY	\$ 28	\$ 44,791
		EARTH Subtotal:			\$ 405,181
Grand Total					\$ 4,229,936
	With 5% Contingency				\$4,441,433

Terrain Plat 8

ITEMIZED DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
RD-01	Subgrade Prep for Roadways	116,045	SQFT	\$ 0.15	\$ 17,407
RD-02	4" Road Section 4-2 PG 64-28 Asphalt (Local	40,595	SQFT	\$ 3.06	\$ 124,221
RD-06	6" Road Section 4-2 PG 64-28 Asphalt (Collec	33,800	SQFT	\$ 4.58	\$ 154,635
RD-04	8" Granular Base Course, Lip to Lip (Local)	31,849	LNFT	\$ 1.06	\$ 33,760
RD-10	2.5-foot Curb and Gutter with Base Course	4,182	LNFT	\$ 29.40	\$ 122,951
RD-14	5' wide Sidewalk 5.5" over 4"	4,213	LNFT	\$ 41.20	\$ 173,576
RD-17	5' Sidewalk Handicap Ramp	5	EACH	\$ 2,008.84	\$ 10,044
RD-22	Lane 6" 4500 psi Concrete	38,815	SQFT	\$ 7.30	\$ 283,350
RD-19	10' Sidewalk Handicap Ramp	1	EACH	\$ 2,696.34	\$ 2,696
RD-21	Lane 6" Granular Base Course ROW to ROW	65,253	SQFT	\$ 1.01	\$ 65,906
RD-24	Lane Drive Approach with Base Course	5	EACH	\$ 3,610.0	\$ 18,050
RD-36	10' Asphalt Trail (3" asphalt with 6" road base)	1,603	LNFT	\$ 53.7	\$ 86,081
		Roads Subtotal:			\$ 1,092,675
02665 - DOMESTIC WATER SYSTEMS					
DOMW-01	8" C-900 Pipe	2,117	LNFT	\$ 79	\$ 166,523
DOMW-03	8" Gate Valves with valve box/cover	8	EACH	\$ 3,420	\$ 27,360
DOMW-07	Fire Hydrant Assembly (Includes Valve & Pipin	7	EACH	\$ 8,600	\$ 60,200
DOMW-08	Fire Hydrant Concrete Pad	7	EACH	\$ 550	\$ 3,850
DOMW-09	8" x 6" Fire Hydrant Tee	7	EACH	\$ 1,297	\$ 9,079
DOMW-17	3/4" Service Connection with 3/4" meter	61	EACH	\$ 1,710	\$ 104,310
DOMW-44	1" Service Connection with 3/4" meter	18	EACH	\$ 3,110	\$ 55,980
DOMW-29	Air/vacuum Relief Station	1	EACH	\$ 6,330	\$ 6,330
DOMW-18	Water Manifold PER KID CW 27 (3-6 Laterals)	3	EACH	\$ 6,870	\$ 20,610
DOMW-21	2" Blow Off Assembly	1	EACH	\$ 2,645	\$ 2,645
DOMW-22	8" Tie-ins to existing system	4	EACH	\$ 1,470	\$ 5,880
DOMW-24	8" Tee	3	EACH	\$ 1,970	\$ 5,910
DOMW-27	1" Meter Irrigation Point of Connection (P.O.C)	12	EACH	\$ 3,110	\$ 37,320
		DOMW Subtotal:			\$ 505,997
02721 - STORM DRAINAGE SYSTEMS					
STRM-03	18" RCP CLIII Pipe	1,316	LNFT	\$ 81	\$ 106,201
STRM-09	Catch Basin	5	EACH	\$ 4,310	\$ 21,550
STRM-10	Combo Box	3	EACH	\$ 8,585	\$ 25,755
STRM-14	5' Storm Drain Cleanout	5	EACH	\$ 6,375	\$ 31,875
		STRM Subtotal:			\$ 185,381
02722 - SANITARY SEWER SYSTEMS					
SSWR-01	8" PVC Sewer Line	629	LNFT	\$ 60	\$ 37,614
SSWR-05	5' Manhole	17	EACH	\$ 7,900	\$ 134,300
SSWR-08	4" Service Laterals (Housing Only)	35	EACH	\$ 1,870	\$ 65,450
SSWR-27	Tie to Existing (SSWR)	4	EACH	\$ 1,600	\$ 6,400
		SSWR Subtotal:			\$ 243,764
02813 - SIGNS, STRIPING and LIGHTS					
SI-01	Residential Street Light (RD225)	10	EACH	\$ 10,614	\$ 106,142
SI-05	W11-2 Ped Crossing w/ Arrow	2	EACH	\$ 526	\$ 1,052
SI-09	Street Name Signs	6	EACH	\$ 486	\$ 2,913

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SI-06	R1-1 Stop Sign	3	EACH	\$ 445	\$ 1,335
SI-13	Stop Bar Markings (Thermoplastic Tape)	24	LNFT	\$ 12	\$ 288
SI-14	Cross walk (Thermoplastic Tape)	249	LNFT	\$ 12	\$ 2,988
SI-16	Stabilized Construction Entrance Maintenance	2	LPSM	\$ 2,525	\$ 5,050
SI-17	Temporary Diversion Dike	2,649	LNFT	\$ 4	\$ 11,258
SI-33	Survey Monumentation	1	LNFT	\$ 1,195	\$ 1,195
		SI Subtotal:			\$ 132,221
09999 - EARTHWORK					
EARTH-04	Sewer Import Fill for Trenching	1,747	CY	\$ 30	\$ 52,427
EARTH-05	4" Service Lateral Trench Import	2,916	CY	\$ 30	\$ 87,524
EARTH-02	Water Import Fill for Trenching	1,960	CY	\$ 30	\$ 58,820
EARTH-08	Storm Drain Import Fill (100% on a 5' wide tre	2,437	CY	\$ 28	\$ 68,480
		EARTH Subtotal:			\$ 267,251
Grand Total					\$ 2,427,290
	With 5% Contingency				\$2,548,654

Terrain Plat 9/10

ITEMIZED DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
RD-01	Subgrade Prep for Roadways	142,836	SQFT	\$ 0.15	\$ 21,425
RD-02	4" Road Section 4-2 PG 64-28 Asphalt (Local Pavement S	17,103	SQFT	\$ 3.06	\$ 52,334
RD-06	6" Road Section 4-2 PG 64-28 Asphalt (Collector Paveme	96,914	SQFT	\$ 4.58	\$ 443,384
RD-04	8" Granular Base Course, Lip to Lip (Local)	114,017	LNFT	\$ 1.06	\$ 120,858
RD-10	2.5-foot Curb and Gutter with Base Course	7,912	LNFT	\$ 29.40	\$ 232,613
RD-14	5' wide Sidewalk 5.5" over 4"	10,436	LNFT	\$ 41.20	\$ 429,963
RD-17	5' Sidewalk Handicap Ramp	35	EACH	\$ 2,008.84	\$ 70,309
RD-22	Lane 6" 4500 psi Concrete	67,407	SQFT	\$ 7.30	\$ 492,071
RD-19	10' Sidewalk Handicap Ramp	7	EACH	\$ 2,696.34	\$ 18,874
RD-21	Lane 6" Granular Base Course ROW to ROW	80,230	SQFT	\$ 1.01	\$ 81,032
RD-24	Lane Drive Approach with Base Course	15	EACH	\$ 3,610.0	\$ 54,150
RD-16	10' Wide Sidewalk 5.5" over 4"	4,789	LNFT	\$ 81.2	\$ 388,867
		Roads Subtotal:			\$ 2,405,881
02665 - DOMESTIC WATER SYSTEMS					
DOMW-01	8" C-900 Pipe	4,036	LNFT	\$ 79	\$ 317,472
DOMW-03	8" Gate Valves with valve box/cover	10	EACH	\$ 3,420	\$ 34,200
DOMW-07	Fire Hydrant Assembly (Includes Valve & Piping)	7	EACH	\$ 8,600	\$ 60,200
DOMW-08	Fire Hydrant Concrete Pad	7	EACH	\$ 550	\$ 3,850
DOMW-09	8" x 6" Fire Hydrant Tee	7	EACH	\$ 1,297	\$ 9,079
DOMW-17	3/4" Service Connection with 3/4" meter	113	EACH	\$ 1,710	\$ 193,230
DOMW-44	1" Service Connection with 3/4" meter	18	EACH	\$ 3,110	\$ 55,980
DOMW-29	Air/vacuum Relief Station	3	EACH	\$ 6,330	\$ 18,990
DOMW-18	Water Manifold PER KID CW 27 (3-6 Laterals)	5	EACH	\$ 6,870	\$ 34,350
DOMW-21	2" Blow Off Assembly	2	EACH	\$ 2,645	\$ 5,290
DOMW-22	8" Tie-ins to existing system	3	EACH	\$ 1,470	\$ 4,410
DOMW-24	8" Tee	4	EACH	\$ 1,970	\$ 7,880
DOMW-27	1" Meter Irrigation Point of Connection (P.O.C)	16	EACH	\$ 3,110	\$ 49,760
		DOMW Subtotal:			\$ 794,691
02721 - STORM DRAINAGE SYSTEMS					
STRM-03	18" RCP CLIII Pipe	1,229	LNFT	\$ 81	\$ 99,180
STRM-04	24" RCP CLIII Pipe	5,405	LNFT	\$ 96	\$ 519,421
STRM-09	Catch Basin	9	EACH	\$ 4,310	\$ 38,790
STRM-10	Combo Box	10	EACH	\$ 8,585	\$ 85,850
STRM-14	5' Storm Drain Cleanout	22	EACH	\$ 6,375	\$ 140,250
STRM-16	Flared End Section With Grate	1	EACH	\$ 3,000	\$ 3,000
STRM-12	4'x4' Pond Outlet Box	1	EACH	\$ 22,000	\$ 22,000
		STRM Subtotal:			\$ 908,491
02722 - SANITARY SEWER SYSTEMS					
SSWR-01	8" PVC Sewer Line	6,629	LNFT	\$ 60	\$ 396,414
SSWR-05	5' Manhole	57	EACH	\$ 7,900	\$ 450,300
SSWR-08	4" Service Laterals (Housing Only)	172	EACH	\$ 1,870	\$ 321,640
SSWR-27	Tie to Existing (SSWR)	5	EACH	\$ 1,600	\$ 8,000
		SSWR Subtotal:			\$ 1,176,354
02813 - SIGNS, STRIPING and LIGHTS					

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SI-01	Residential Street Light (RD225)	15	EACH	\$ 10,614	\$ 159,213
SI-05	W11-2 Ped Crossing w/ Arrow	10	EACH	\$ 526	\$ 5,260
SI-09	Street Name Signs	4	EACH	\$ 486	\$ 1,942
SI-06	R1-1 Stop Sign	5	EACH	\$ 445	\$ 2,225
SI-13	Stop Bar Markings (Thermoplastic Tape)	49	LNFT	\$ 12	\$ 588
SI-14	Cross walk (Thermoplastic Tape)	863	LNFT	\$ 12	\$ 10,356
SI-16	Stabilized Construction Entrance Maintenance	2	LPSM	\$ 2,525	\$ 5,050
SI-33	Survey Monumentation	2	LNFT	\$ 1,195	\$ 2,390
SI-32	Dead End Signs - includes powder coated "Rust" post	3	LNFT	\$ 1,280	\$ 3,840
		SI Subtotal:			\$ 190,864
09999 - EARTHWORK					
EARTH-04	Sewer Import Fill for Trenching	15,959	CY	\$ 30	\$ 478,930
EARTH-05	4" Service Lateral Trench Import	12,691	CY	\$ 30	\$ 380,857
EARTH-02	Water Import Fill for Trenching	5,034	CY	\$ 30	\$ 151,070
EARTH-03	Water Service Lateral Import Main to Meter	3,020	CY	\$ 30	\$ 90,630
EARTH-08	Storm Drain Import Fill (100% on a 5' wide trench)	6,144	CY	\$ 28	\$ 172,646
		EARTH Subtotal:			\$ 1,274,133
Grand Total					\$ 6,750,414
	With 5% Contingency				\$7,087,934

U-111 Widening

HADCO CONSTRUCTION				
DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	AMOUNT
Mobilization	1	LS	\$ 32,000.00	\$ 32,000.00
Public Information Services	1	LS	\$ 650.00	\$ 650.00
Traffic Control	1	LS	\$ 76,500.00	\$ 76,500.00
Fiber Roll - 12"	200	LNFT	\$ 19.00	\$ 3,800.00
Survey	1	LS	\$ 20,500.00	\$ 20,500.00
Seperation Geo Textiles	4940	SF	\$ 0.56	\$ 2,766.40
Test Hole Utility (Contingency)	1	EACH	\$ 825.00	\$ 825.00
Remove Guardrail	553	LNFT	\$ 4.20	\$ 2,322.60
Remove Pipe	138	LNFT	\$ 31.50	\$ 4,347.00
Remove Pipe End Section	2	EACH	\$ 254.00	\$ 508.00
Remove Asphalt Pavement	1835	SY	\$ 30.70	\$ 56,334.50
Granular Borrow	1645	CY	\$ 42.75	\$ 70,323.75
Roadway Excavation (dispose offsite)	5204	CY	\$ 16.80	\$ 87,427.20
Untreated Base Course	1170	CY	\$ 66.60	\$ 77,922.00
Open Grade Surface Course	287	TON	\$ 285.50	\$ 81,938.50
HMA 1/2"	2009	TON	\$ 142.00	\$ 285,278.00
Concrete Curb and Gutter Type B1	408	LNFT	\$ 49.50	\$ 20,196.00
M2 Back to Back Curb	392	LNFT	\$ 67.75	\$ 26,558.00
Plowable End Sections	2	EACH	\$ 970.00	\$ 1,940.00
W-Beam Buried in Back Slope	70	LNFT	\$ 190.00	\$ 13,300.00
Midwest 31" W-Beam Guardrail	472	LNFT	\$ 49.00	\$ 23,128.00
End Treatment Type G	1	EACH	\$ 7,100.00	\$ 7,100.00
Relocate Sign Less Than 20 SF	5	EACH	\$ 1,255.00	\$ 6,275.00
Install New Sign (R4-7 Keep Right)	2	EACH	\$ 1,215.00	\$ 2,430.00
Remove Sign Less Than 20 SF	3	EACH	\$ 270.00	\$ 810.00
Pavement Marking Paint	248	GAL	\$ 54.60	\$ 13,540.80
Pavement Message (thermo)	12	EACH	\$ 338.00	\$ 4,056.00
Pavement Message (thermo)	114	LNFT	\$ 10.80	\$ 1,231.20
Drainage 24" RCP	40	LNFT	\$ 132.00	\$ 5,280.00
Circular End Section	2	EACH	\$ 3,750.00	\$ 7,500.00
Removal of Existing Striping	1	LS	\$ 9,250.00	\$ 9,250.00
GRAND TOTAL				\$ 946,037.95
DIFFERENCE BETWEEN LOW BID				\$ -
PERCENTAGE				0.00%

Collector Roads - 100-000-CR - 12-01-2023- base plan

U-111 widening - 1700 LF			ACTUALS	
Engineering - 15%	\$ 51,675.00	WCG	\$ 53,040.00	with 5% Contingency \$ 993,339.85
Construction - 85%	\$ 497,217.38	Hadco	\$ 946,037.95	
	\$ 548,892.38		\$ 999,077.95	

U-111 Widening

7400 S. Signal			ACTUALS
Engineering - 10%	\$ 30,851.55	WCG	
Construction - 90%	\$ 565,416.45	OH/ WJC	\$183,932.79
	\$ 596,268.00		\$ 183,932.79

Total Budget	\$ 1,145,160.38
Total Spend	\$ 1,183,010.74
Difference	\$ (37,850.36)

Phase 4 Apartments and School Offsites

ITEMIZED DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
RD-01	Subgrade Prep for Roadways	128,669	SQFT	\$ 0.15	\$ 19,300
RD-02	4" Road Section 4-2 PG 64-28 Asphalt (Local Pavement Section)	47,162	SQFT	\$ 3.06	\$ 144,316
RD-06	6" Road Section 4-2 PG 64-28 Asphalt (Collector Pavement Section)	81,506	SQFT	\$ 4.58	\$ 372,890
RD-04	8" Granular Base Course, Lip to Lip (Local)	109,992	LNFT	\$ 1.06	\$ 116,592
RD-10	2.5-foot Curb and Gutter with Base Course	5,324	LNFT	\$ 29.40	\$ 156,526
RD-14	5' wide Sidewalk 5.5" over 4"	3,717	LNFT	\$ 41.20	\$ 153,140
RD-17	5' Sidewalk Handicap Ramp	9	EACH	\$ 2,008.84	\$ 18,080
RD-19	10' Sidewalk Handicap Ramp	3	EACH	\$ 2,696.34	\$ 8,089
RD-16	10' Wide Sidewalk 5.5" over 4"	4,675	LNFT	\$ 81.2	\$ 379,610
		Roads Subtotal:			\$ 1,368,542
02665 - DOMESTIC WATER SYSTEMS					
DOMW-01	8" C-900 Pipe	2,934	LNFT	\$ 79	\$ 230,788
DOMW-03	8" Gate Valves with valve box/cover	5	EACH	\$ 3,420	\$ 17,100
DOMW-07	Fire Hydrant Assembly (Includes Valve & Piping)	5	EACH	\$ 8,600	\$ 43,000
DOMW-08	Fire Hydrant Concrete Pad	5	EACH	\$ 550	\$ 2,750
DOMW-09	8" x 6" Fire Hydrant Tee	5	EACH	\$ 1,297	\$ 6,485
DOMW-17	3/4" Service Connection with 3/4" meter	12	EACH	\$ 1,710	\$ 20,520
DOMW-29	Air/vacuum Relief Station	1	EACH	\$ 6,330	\$ 6,330
DOMW-21	2" Blow Off Assembly	1	EACH	\$ 2,645	\$ 2,645
DOMW-22	8" Tie-ins to existing system	3	EACH	\$ 1,470	\$ 4,410
DOMW-24	8" Tee	2	EACH	\$ 1,970	\$ 3,940
DOMW-27	1" Meter Irrigation Point of Connection (P.O.C)	4	EACH	\$ 3,110	\$ 12,440
		DOMW Subtotal:			\$ 350,408
02721 - STORM DRAINAGE SYSTEMS					
STRM-03	18" RCP CLIII Pipe	122	LNFT	\$ 81	\$ 9,845
STRM-05	30" RCP CLIII Pipe	1,831	LNFT	\$ 124	\$ 227,044
STRM-09	Catch Basin	4	EACH	\$ 4,310	\$ 17,240
STRM-10	Combo Box	4	EACH	\$ 8,585	\$ 34,340
STRM-14	5' Storm Drain Cleanout	2	EACH	\$ 6,375	\$ 12,750
		STRM Subtotal:			\$ 301,219
02722 - SANITARY SEWER SYSTEMS					
SSWR-01	8" PVC Sewer Line	522	LNFT	\$ 60	\$ 31,216
SSWR-04	15" PVC Sewer Line	317	LNFT	\$ 144	\$ 45,648
SSWR-10	4" Service Laterals	6	EACH	\$ 1,870	\$ 11,220
SSWR-05	5' Manhole	7	EACH	\$ 7,900	\$ 55,300
SSWR-27	Tie to Existing (SSWR)	3	EACH	\$ 1,600	\$ 4,800
		SSWR Subtotal:			\$ 148,184
02813 - SIGNS, STRIPING and LIGHTS					
SI-01	Residential Street Light (RD225)	10	EACH	\$ 10,614	\$ 106,142
SI-05	W11-2 Ped Crossing w/ Arrow	4	EACH	\$ 526	\$ 2,104
SI-09	Street Name Signs	3	EACH	\$ 486	\$ 1,457
SI-06	R1-1 Stop Sign	3	EACH	\$ 445	\$ 1,335
SI-13	Stop Bar Markings (Thermoplastic Tape)	31	LNFT	\$ 12	\$ 372
SI-14	Cross walk (Thermoplastic Tape)	226	LNFT	\$ 12	\$ 2,712

Phase 4 Apartments and School Offsites

SI-16	Stabilized Construction Entrance Maintenance	2	LPSM	\$ 2,525	\$ 5,050
SI-33	Survey Monumentation	2	LNFT	\$ 1,195	\$ 2,390
SI-32	Dead End Signs - includes powder coated "Rust" post	1	LNFT	\$ 1,280	\$ 1,280
		SI Subtotal:			\$ 122,841
09999 - EARTHWORK					
EARTH-04	Sewer Import Fill for Trenching	1,864	CY	\$ 30	\$ 55,952
EARTH-05	4" Service Lateral Trench Import	707	CY	\$ 30	\$ 21,207
EARTH-02	Water Import Fill for Trenching	2,717	CY	\$ 30	\$ 81,527
EARTH-03	Water Service Lateral Import Main to Meter	513	CY	\$ 30	\$ 15,383
EARTH-08	Storm Drain Import Fill (100% on a 5' wide trench)	1,808	CY	\$ 28	\$ 50,814
		EARTH Subtotal:			\$ 224,883
Grand Total					\$ 2,516,078
	With 5% Contingency				\$2,641,882

Terraine Lift Station

ITEMIZED DESCRIPTION		QUANTITY	UNIT	UNIT COST	TOTAL COST
02510 - ROADWAY IMPROVEMENTS					
SLS-01	Site Subgrade Prep	1,900	SQFT	\$ 2.63	\$ 4,988
SLS-04	4" Thick 4500 psi Concrete	1,380	SQFT	\$ 8.75	\$ 12,075
SLS-05	6" Gravel Base Course	1,380	SQFT	\$ 4.25	\$ 5,865
SLS-06	Pump Vault Installation and Start Up	1	EACH	\$ 93,260	\$ 93,260
SLS-07	Odor Control System/ Concrete Slab includes Installation and	1	EACH	\$ 145,000	\$ 145,000
SLS-09	Wet Well - Cast In Place Per Plan	1	EACH	\$ 287,414	\$ 287,414
SLS-10	Tomahawk Gate/ Concrete including Installation	1	EACH	\$ 67,285	\$ 67,285
SLS-11	8' Precast Concrete Wall	136	LNFT	\$ 273	\$ 37,128
SLS-12	Removable Bollards	2	EACH	\$ 1,973	\$ 3,945
SLS-13	Permanent Bollards	8	EACH	\$ 1,775	\$ 14,200
SLS-14	2' Wide swale with 3" minus Rip-Rap Gravel	18	LNFT	\$ 83	\$ 1,494
		Roads Subtotal:			\$ 672,654
02665 - DOMESTIC WATER SYSTEMS					
SLS-15	1" Water Poly Line	70	LNFT	\$ 61	\$ 4,296
SLS-16	1" Stop and Waste Valve	1	EACH	\$ 790	\$ 790
SLS-17	Yard Hydrant Assembly (Includes Valve & Piping)	1	EACH	\$ 1,345	\$ 1,345
		DOMW Subtotal:			\$ 6,431
02722 - SANITARY SEWER SYSTEMS					
SLS-20	15" PVC Sewer Line	410	LNFT	\$ 156	\$ 63,858
SLS-21	18" PVC Sewer Line	400	LNFT	\$ 280	\$ 112,000
SLS-22	10" HDPE SDR 11 Force Main	1,570	LNFT	\$ 111	\$ 174,663
SLS-23	4' Force Main Cleanout	4	EACH	\$ 9,400	\$ 37,600
SSWR-05	5' Manhole	3	EACH	\$ 7,900	\$ 23,700
SSWR-06	6' Manhole	1	EACH	\$ 15,140	\$ 15,140
SLS-24	Connection to existing 5' Manhole	1	EACH	\$ 8,333	\$ 8,333
		SSWR Subtotal:			\$ 435,293
EARTHWORK					
EARTH-02	Water Import Fill for Trenching	5,300	CY	\$ 30.01	\$ 159,053
		EARTH Subtotal:			\$ 159,053
PUMP					
	Dry Pit, Pump, and Generator - Material and Installation	1	LS	\$ 883,719.32	\$ 883,719.32
		PUMP Subtotal:			\$ 883,719
Grand Total					\$ 2,157,150
	With 5% Contingency				\$2,265,007

Terraine Mass Grading

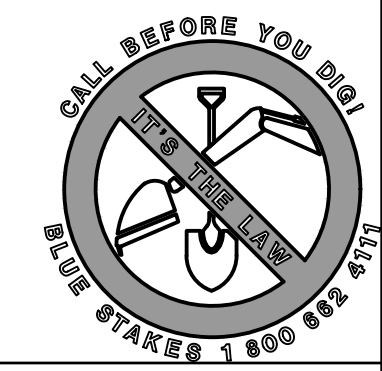
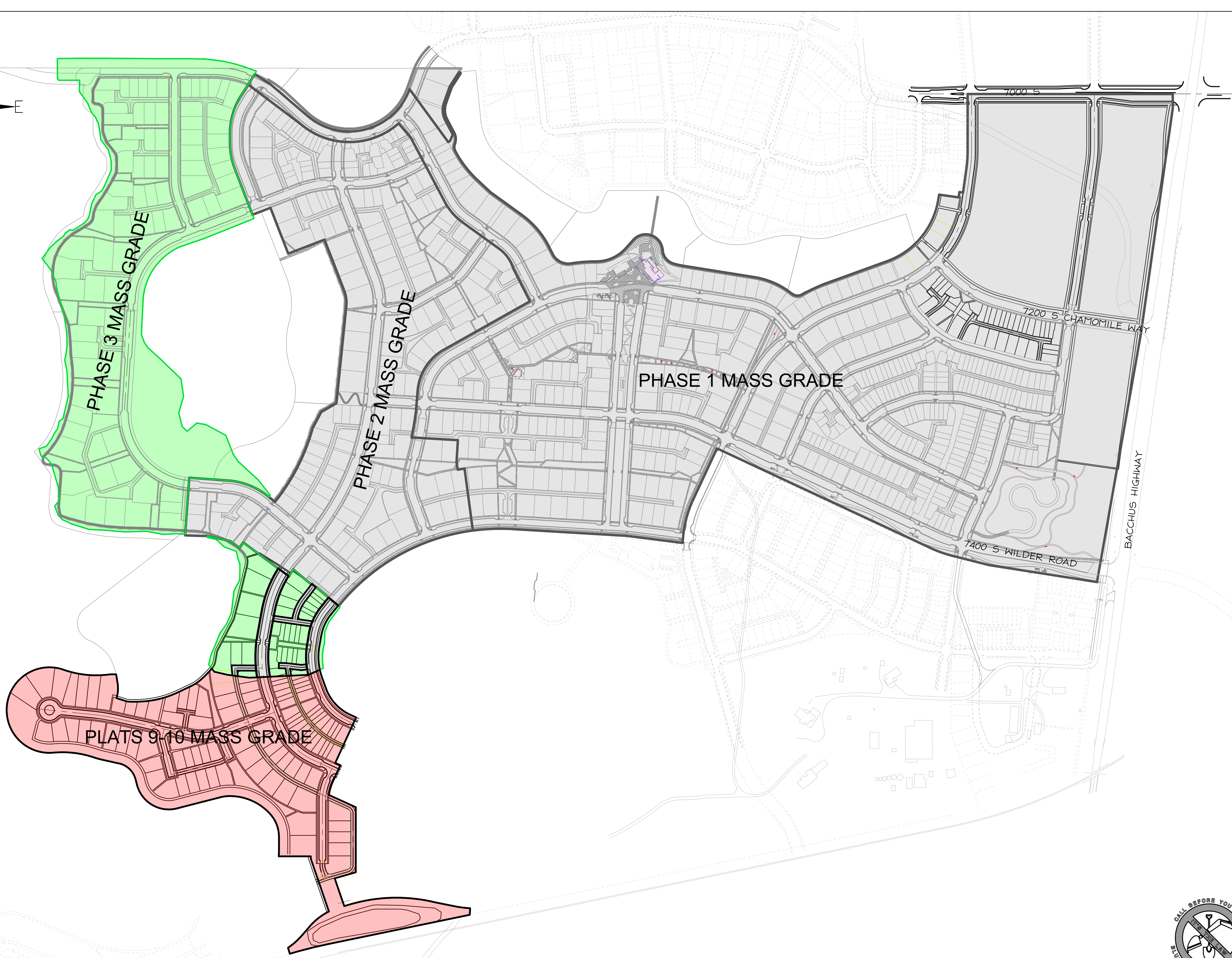
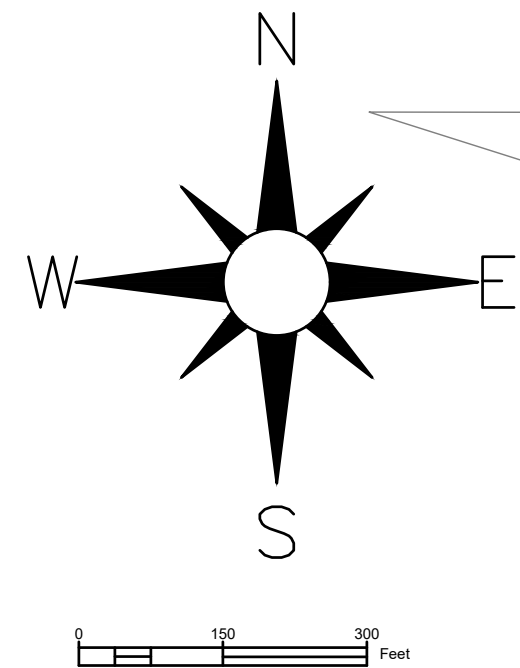
Phase 3 acres 34.9

Phase 3 MG - Cost Breakdown				
Item	Unit Cost	Unit	Quantity	Total Price
12" Strip and Haul	\$ 5.50	CY	56,305	\$ 309,679
Mass Site Cut to Fill	\$ 4.00	CY	244,733	\$ 978,932
Mass Site - Fill to Import	\$ 5.80	CY	0	\$ -
Rough Grade Site/Slopes	\$ 0.09	SF	1,520,244	\$ 136,822
Contingency	5%			\$ 72,697
Phase 3 MG - Summary				
Total Cost	\$ 1,498,130			
Total Acres	34.9			
Cost/Acre	\$ 42,926			
ROW				
Plat 7 Road ROW (AC)	3.32			
Plat 7 Lane ROW (AC)	1.51			
Plat 8 Road ROW (AC)	2.87			
Plat 8 Lane ROW (AC)	0.96			
	8.66			
Total Cost ROW MG	\$ 371,776			

Phase 4 acres 21.2

Total Cut 35075 - assumed this would be strip to haul as top soil
 Total Fill 41946

Phase 4 MG - Cost Breakdown				
Item	Unit Cost	Unit	Quantity	Total Price
12" Strip and Haul	\$ 5.50	CY	35,075	\$ 192,913
Mass Site Cut to Fill	\$ 4.00	CY	0	\$ -
Mass Site - Fill to Import	\$ 5.80	CY	41,946	\$ 243,287
Rough Grade Site/Slopes	\$ 0.09	SF	923,472	\$ 83,112
Contingency	5%			\$ 26,485
Phase 4 MG - Summary				
Total Cost	\$ 545,797			
Total Acres	21.2			
Cost/Acre	\$ 25,745			
ROW				
Plat 9 Road ROW (AC)	4.25			
Plat 9 Lane ROW (AC)	1.09			
	5.34			
Total Cost ROW MG	\$ 137,478			



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WWW.PERIGEECIVIL.COM

WEST JORDAN CITY

CITY ENGINEER _____ DATE _____

REV.	DATE	DESCRIPTION	DATE	APPR.

DESIGNED BY: RJH	DATE: MAR 2024	REV.
DRAWN BY: JMB	CHECKED BY: JTA	SOLUTION NO.:
SUBMITTED BY:	CONTRACT NO. 00027	
FILE NAME: N:\0024_Wood Ranch\0024\Kishia\WJP Mass Grade and Land Disturbance.dwg	PILOT DATE: 2/25/2026 4:35:25 PM	
SIZE: A3	PLOTTED BY:	
ANSI:		

WOOD RANCH PID

MASS GRADE PHASING

SHEET NUMBER
01
OF 1 SHEETS
DRAWING NAME
ET01