

WHEN RECORDED, RETURN TO:

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

Parcel Nos. 08-09-476-033, 08-09-276-026, 08-10-100-003, 08-09-276-020, 08-09-276-021

NORTHPOINT INFRASTRUCTURE FINANCING DISTRICT
NORTHPOINT ASSESSMENT AREA

SECOND AMENDMENT TO DESIGNATION RESOLUTION

DATED AS OF April 1, 2026

WHEREAS, the Board of Trustees (the “Board”) of Northpoint Infrastructure Financing District (the “District”), adopted a Resolution on October 16, 2025 (the “Authorizing Resolution”), pursuant to which the Board authorized and approved the form of an assessment ordinance and notice of assessment interest, as subsequently amended by a First Amendment to Assessment Ordinance and Notice of Assessment Interest dated January 22, 2026 (together, the “Original Assessment Ordinance”) and the form of the related designation resolution, as subsequently amended by a First Amendment to Designation Resolution dated January 22, 2026 (the “Original Designation Resolution”), designating an assessment area known as the “Northpoint Assessment Area” (the “Assessment Area”); and

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

WHEREAS, the Original Designation Resolution dated January 22, 2026 was signed by the Board, and is in the process of being recorded with the county recorder; and

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

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

WHEREAS, the Board of Trustees (the “Board”) of Northpoint Infrastructure Financing District (the “District”), adopted a Resolution on April 1, 2026, pursuant to which the Board authorized and approved the form of this Second Amendment to Designation Resolution; and

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

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

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

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

Section 3. Section 4 of the Original Designation Resolution is amended and restated to read as follows:

Section 4. The Improvements shall be generally located in and around the map and depiction area attached hereto as Exhibit C. The District plans to finance the costs of publicly owned infrastructure, facilities or systems as part of an approximately 71.17-acre industrial development (the “Development”). The District plans to levy the assessments to finance the Improvements within the Development. The Improvements are more particularly described as follows:

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

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

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

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

As further engineering, costs, efficiencies, or any other issues present themselves, the District hereby reserves the right to approve reasonable changes to the allocation of expenditures described above and the location and specifications of the Improvements (but

not to the Improvements) without obtaining the consent of the property owners within the Assessment Area.

Section 4. Section 6 of the Original Designation Resolution is amended and restated to read as follows:

Section 6. The total estimated acquisition, construction and installation costs of the Improvements within the Assessment Area \$12,869,226 and the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is \$6,896,774, for an estimated total cost of \$19,766,000, all of which is anticipated to be paid by assessments to be levied against the properties within the Assessment Area to be benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. The District expects to finance a portion of the cost of the Improvements by issuing assessment bonds (the “Bonds”). The District currently estimates selling the Bonds at a true interest cost interest rate of approximately 7.10% per annum, maturing within thirty (30) years of their date of issuance. Inasmuch as bonds have not yet been issued, the District notes that the interest rate and annual payment are only as estimated and not a cap or maximum amount. It is anticipated that the reserve fund will be initially funded with proceeds of the Bonds. The estimated cost of Improvements to be assessed against the benefited properties within the Assessment Area will initially be assessed using a per developable acre methodology (the “Developable Acreage Methodology”), as further described below:

<u>Assessment</u>	<u>Assessment Methodology</u>	<u>Total Developable Acres</u>	<u>Assessment Per Developable Acre</u>
\$19,766,000.00	Developable Acreage Methodology	71.17	\$277,729.38

Section 5. The provisions of the Assessment Ordinance shall govern the levy, payment, and applicable provisions regarding the assessments notwithstanding anything contained herein to the contrary. As required by Section 11-42-206(3) of the Act, within 15 days of the completion of this Resolution, the Secretary/Clerk shall (i) record an original or certified copy of this Second Amendment to Designation Resolution with Salt Lake County.

Dated as of April 1, 2026.

NORTHPOINT INFRASTRUCTURE
FINANCING DISTRICT

By: *Megan O'Brien*
Megan O'Brien, Chair

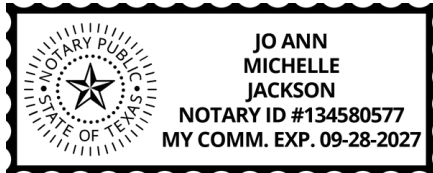
ATTEST:

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

STATE OF Texas)
COUNTY OF Montgomery) : ss.

The foregoing instrument was acknowledged before me this April 1st, 2026 by Megan O'Brien, the Chair of the Board of Trustees of Northpoint Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

Megan OBrien appeared and signed electronically presenting a Hawaii Drivers license as identification and William Channell appeared and signed presenting a Colorado drivers license as identification.



A handwritten signature in black ink, appearing to be "JMJ", written over a horizontal line.

Jo Ann Michelle Jackson, Online Notary Public

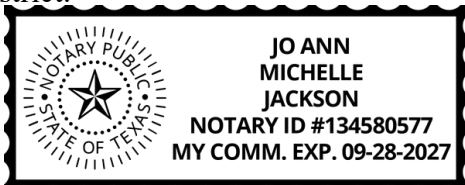
This Notarial act was completed online using two way audio video communication.

STATE OF Texas)
COUNTY OF Montgomery) : ss.

COUNTY OF Montgomery)

The foregoing instrument was acknowledged before me this April 1st, 2026 by William Channell, the Clerk/Secretary of Northpoint Infrastructure Financing District (the "District"), who represented and acknowledged that s/he signed the same for and on behalf of the District.

Megan OBrien appeared and signed electronically presenting a Hawaii Drivers license as identification and William Channell appeared and signed presenting a Colorado drivers license as identification.



A handwritten signature in black ink, appearing to be "JMJ", written over a horizontal line.

Jo Ann Michelle Jackson, Online Notary Public

This Notarial act was completed online using two way audio video communication.

EXHIBIT A

SECOND AMENDMENT
ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this “Agreement”) is entered into April 1, 2026, by Northpoint Innovation, LLC, a Utah limited liability company (the “Owner”).

R E C I T A L S:

1. As of the date hereof, the Owner owns the real property described in Exhibit A attached hereto as property within the Assessment Area (the “Subject Property”), which, upon the amendments proposed in the Designation Resolution (defined herein) shall constitute all of the property assessed within the Assessment Area described herein.

2. The Owner acknowledges that the Northpoint Infrastructure Financing District (the “District”) has previously designated an assessment area pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the “Act”), for purposes of constructing publicly owned infrastructure, facilities or systems along with other necessary miscellaneous improvements (the “Improvements”), as more fully described in the Assessment Ordinance (defined herein).

3. The estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is \$12,869,226 and the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is \$6,896,774, for an estimated total cost of \$19,766,000, all of which shall be assessed against the properties benefited within the Assessment Area. The Owner anticipates using other funding to complete the remainder of the Improvements. If the Assessments and additional funding are not sufficient to complete the Improvements, the Owner hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on the Owner’s property without any ability to contest such assessment.

4. Pursuant to the Act, the Board of Trustees of the District (the “Board”) has previously approved (i) a Designation Resolution, as subsequently amended by a First Amendment to Designation Resolution, to be recorded on the records of Salt Lake County, Utah (the “County”) (the “Original Designation Resolution”) designating an assessment area known as the “Northpoint Assessment Area” (the “Assessment Area”) and (ii) an Assessment Ordinance, as subsequently amended by a First Amendment to Assessment Ordinance and Notice of Assessment Interest, for the Assessment Area (the “Original Assessment Ordinance”), to be recorded on the records of the County, which, among other things, contemplates the reallocation and adjustment of the Assessments by the District among subdivided parcels within the Assessment Area.

5. The District and the Owner desire to amend the Original Designation Resolution pursuant to a Second Amendment to Designation Resolution (the “Second Amendment to Designation Resolution” and together with the Original Designation Resolution, the “Designation Resolution”), a copy of which is attached hereto as Exhibit B, in order to amend the developable acreage within the Assessment Area and other related changes.

6. The District and the Owner desire to amend the Original Assessment Ordinance pursuant to a Second Amendment to Assessment Ordinance (the “Second Amendment to Assessment Ordinance” and together with the Original Assessment Ordinance, the “Assessment

Ordinance”), a copy of which is attached hereto as Exhibit C, in order to update the amount to be assessed and the allocation of the Assessments (including to account for changes in the developable acreage within the Assessment Area), and certain other changes related thereto and to the issuance of the Assessment Bonds.

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

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

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

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

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

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

(e) the Owner has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Owner has not indicated 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;

(f) the Owner is not in default under any resolution, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Owner is subject, or

by which they or their properties are or may be bound, which would have a material adverse effect on the development of the Subject Property;

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

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

(i) the Assessment Bonds, together with loans and funds of the Owner and lot sale proceeds, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for Northpoint Infrastructure Financing District, as prepared by BBG Real Estate Services dated March 16, 2026;

(j) the Subject Property is located 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

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

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

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

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

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

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

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

(f) the Owner has provided the pertinent information supporting the estimated cost of the Improvements, the allocation of total developable acres in the Assessment Area, the property description and tax parcel identifications of the Subject Property and the Assessment Area and the assessment list attached to the Assessment Ordinance, and the District is relying on this Agreement in order to issue its assessment bonds related to the Improvements;

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

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

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

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

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

(l) the amount of the Assessment on the Subject Property reflects an equitable portion of the benefit the Subject Property will receive from the Improvements, but nevertheless, the Owner hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act; and

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

Section 3. Consent by Owner. The Owner, on behalf of itself, 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 the Assessment Bonds;

(c) the Designation Resolution and the Assessment Ordinance, including the First Amendment to Designation Resolution and the First Amendment to Assessment Ordinance, respectively;

(d) the allocation of Assessments as described in Exhibit A hereto and as further described in the Assessment Ordinance, including the total developable acres attributable Assessment area;

(e) 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;

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

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

(h) 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, or the issuance of the Assessment Bonds;

(i) the District imposing assessments to be paid in installments over a period of not to exceed thirty (30) years from the effective date of the Assessment Ordinance;

(j) 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

(k) 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. The Owner, 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 and the amendments thereto contemplated by the First Amendment to Designation Resolution, the adopting of the Assessment Ordinance or the levy and collection of Assessments pursuant to the Assessment Ordinance, whether by notice to the District or by judicial proceedings, or by any other means;

(c) its rights 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 they have consulted with counsel regarding the same;

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

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

Section 5. Amendment. The Owner hereby acknowledges that bond counsel will rely on the representations, warranties, acknowledgments, consents, and agreements herein contained in issuing opinions relating to the levy of the assessments and the issuance of assessment bonds and consequently agrees that this Agreement may not be amended, modified, or changed without the prior written consent of the District and such bond counsel.

Section 6. 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 7. Headings. The headings of the sections of this Agreement are inserted for convenience only and shall not affect the meaning or interpretation hereof.

Section 8. Successors and Assigns. This Agreement shall be binding upon the Owner and its successors and assigns.

Section 9. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Section 10. 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 11. Defined Terms. Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the Assessment Ordinance.

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

State of Texas, County of Montgomery

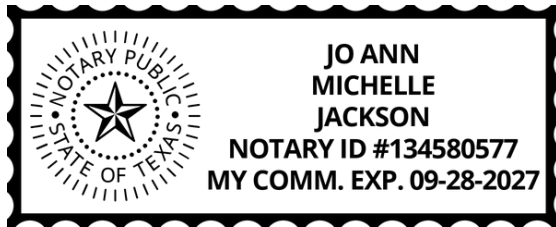
OWNER:



Jo Ann Michelle Jackson, Online Notary Public

April 1st, 2026

Megan OBrien appeared and signed electronically presenting a Hawaii Drivers license as identification



This Notarial act was completed online using two way audio video communication.

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

By: Megan OBrien

Name: Megan OBrien

Its: Chief Executive Officer

EXHIBIT A

ASSESSMENT LIST AND LEGAL DESCRIPTION

Assessment Method and Amount*

Methodology	Total Developable Acres	Assessment Per Developable Acre	Total Assessment
Per Developable Acre	71.17	\$277,729.38	\$19,766,000.00

Parcels to be Assessed*

Parcel ID Number	Owner Entity	Acreage	Developable Acreage	Total Assessment
08-09-476-033-0000	NORTHPOINT INNOVATION, LLC	38.74	30.18	\$8,381,872.70
08-09-276-026-0000	NORTHPOINT INNOVATION, LLC	30.84	26.57	7,379,269.64
08-10-100-003-0000	NORTHPOINT INNOVATION, LLC	17.62	8.72	2,421,800.20
08-09-276-020-0000	NORTHPOINT INNOVATION, LLC	4.98	3.65	1,013,712.24
08-09-276-021-0000	NORTHPOINT INNOVATION, LLC	2.34	2.05	569,345.23
Total				19,766,000.00

* Figures have been rounded.

Legal Description

The Assessment Area is more particularly described as follows:

PARCEL 1:

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

BEGINNING AT THE INTERSECTION OF THE SECTION LINE AND AN OLD EXISTING FENCE DESCRIBED IN THAT BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085325 IN BOOK 8538, AT PAGE 5535 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, WHICH IS 923.76 FEET N. 00°35'43" E. ALONG A MONUMENT LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N. 89°36'36" W. 123.29 FEET ALONG SAID OLD EXISTING FENCE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT TO A FOUND RED REBAR AND CAP STAMPED "LS 4265, R.S. INC." MARKING AN EXISTING BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085326 IN BOOK 8538, AT PAGE 5539 IN THE OFFICE OF SAID RECORDER AND SHOWN ON THAT SURVEY PLAT FILED AS S2012-04-0126 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR; THENCE N. 89°26'53" W. 85.98 FEET ALONG SAID OLD EXISTING FENCE; THENCE NORTH 455.43 FEET; THENCE N. 10°24'59" E. 258.08 FEET TO A POINT OF NON-TANGENCY WITH A 2,271.85 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY (RADIUS POINT BEARS S. 68°03'56" E.): THENCE NORTHEASTERLY 341.38 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'34" (CHORD BEARS N. 26°14'21" E. 341.06 FEET); THENCE N. 30°32'38" E. 146.03 FEET; THENCE N. 61°58'50" W. 74.03 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY 146.43 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'02" (CHORD BEARS N. 75°57'51" W. 144.98 FEET); THENCE N. 89°56'51" W. 267.15 FEET; THENCE N. 00°03'09" E. 33.00 FEET; THENCE N. 89°56'51" W. 201.08 FEET; THENCE S. 88°58'08" W. 657.75 FEET; THENCE S. 00°17'45" W. 47.01 FEET; THENCE S. 88°56'56" W. 45.02 FEET; THENCE N. 00°06'21" W. 80.02 FEET; THENCE N. 88°58'08" E. 702.88 FEET; THENCE S. 89°56'51" E. 468.54 FEET TO A POINT OF TANGENCY WITH A 366.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY 178.65 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'01" (CHORD BEARS S. 75°57'51" E. 176.88 FEET); THENCE S. 61°58'50" E. 175.56 FEET TO THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES: 1) N. 31°13'03" E. 114.35 FEET; 2) N. 29°49'14" E. 411.22 FEET TO A POINT OF TANGENCY WITH A 400.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE WESTERLY; 3) NORTHERLY 363.80 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°06'36"

(CHORD BEARS N. 03°45'56" E. 351.39 FEET); 4) N. 22°17'21" W. 37.53 FEET; 5) S. 42°57'07" E. 34.29 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHEASTERLY; 6) SOUTHEASTERLY 120.77 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°03'58" (CHORD BEARS S. 54°29'06" E. 119.96 FEET); 7) S. 66°01'05" E. 152.52 FEET TO A POINT OF TANGENCY WITH A 1,400 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE NORTHERLY; 8) EASTERLY 431.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'27" (CHORD BEARS S. 74°51'18" E. 430.15 FEET); 9) S. 83°41'32" E. 76.89 FEET TO THE WESTERLY TOP BANK OF THE JORDAN RIVER; THENCE ALONG SAID WESTERLY TOP BANK OF JORDAN RIVER THE FOLLOWING EIGHT (8) COURSES: 1) S. 31°16'24" E. (R=SOUTH 31°32'22" EAST) 110.71 FEET; 2) S. 03°54'16" W. (R=SOUTH 03°38'50" WEST) 107.46 FEET; 3) S. 50°02'42" W. (R=SOUTH 49°54'48" WEST) 148.31 FEET; 4) S. 31°42'55" W. 42.40 FEET (R=SOUTH 31°07'24" WEST 41.87 FEET); 5) S. 26°02'20" W. 54.47 FEET (R=SOUTH 25°47'40" WEST 55.13 FEET); 6) S. 12°16'48" W. 101.95 FEET; 7) S. 04°08'36" W. (R=SOUTH 03°53'10" WEST) 92.25 FEET; 8) S. 01°43'25" E. (R=SOUTH 01°58'35" EAST) 181.01 FEET; THENCE S. 86°54'02" W. (R=SOUTH 86°38'36" WEST) 9.00 FEET TO A WESTERLY LINE OF A JORDAN RIVER RELOCATION EASEMENT RECORDED AS ENTRY NO. 1969716 IN THE OFFICE OF SAID RECORDER; THENCE S. 09°56'43" E. 63.32 FEET ALONG SAID EASEMENT TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY - 215 (UDOT PROJECT NO. SP-0067 (1)-0); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES: 1) S. 45°15'55" W. (R=S 44°59'20" W) 190.77 FEET TO AN EXISTING IRON PIPE MISSING UDOT RIGHT-OF-WAY MARKER; 2) S. 30°50'52" W. (R=S 30°35'01" W) 764.62 FEET TO AN EXISTING UDOT RIGHT-OF-WAY MARKER; 3) S. 20°31'43" W. (R=S 20°31'43" W.) 118.24 FEET TO A FOUND ORANGE REBAR AND CAP STAMPED "RICHARDSON SURVEYING INC PLS 152050" MARKING THE END OF SAID BOUNDARY LINE AGREEMENT RECORDED DECEMBER 7, 2001 AS ENTRY NO. 8085325 IN THE OFFICE OF SAID RECORDER AND SHOWN ON THAT SURVEY PLAT FILED AS S2009-08-0363 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR; THENCE N. 89°36'36" W. 507.90 FEET ALONG SAID OLD EXISTING FENCE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT TO THE POINT OF BEGINNING.

PARCEL 2:

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

BEGINNING AT A SOUTHWESTERLY CORNER OF SAID ENTIRE TRACT, WHICH IS 2202.81 FEET N. 00°35'43" E. ALONG A MONUMENT LINE AND 625.38 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE N. 00°16'28" W. 609.34 FEET (R=NORTH 00°31'54" WEST) TO THE SOUTH BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED FEBRUARY 3, 1982 AS ENTRY NO. 3645004 IN THE OFFICE OF SAID RECORDER; THENCE S. 89°44'31" E.

(R=EAST) 45.06 FEET ALONG SAID SOUTH BOUNDARY LINE; THENCE N. 00°14'43" E. (R=NORTH) 950.98 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL AND EXTENSION THEREOF TO AN INTERIOR CORNER OF SAID ENTIRE TRACT; THENCE S. 89°44'34" E. (R=EAST) 377.87 FEET ALONG A NORTH BOUNDARY LINE OF SAID ENTIRE TRACT TO THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; ALONG SAID CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL THE FOLLOWING SIX (6) COURSES: 1) S. 36°37'07" E. (R=SOUTH 36°52'34" EAST) 825.44 FEET; 2) S. 39°46'12" E. 236.48 FEET; 3) S. 22°17'21" E. 37.53 FEET TO A POINT OF TANGENCY WITH A 400.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE WESTERLY; 4) SOUTHERLY 363.80 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°06'36" (CHORD BEARS S. 03°45'56" W. 351.39 FEET); 5) S. 29°49'14" W. 411.22 FEET; 6) S. 31°13'03" W. 114.35 FEET; THENCE N. 61°58'50" W. 175.56 FEET TO A POINT OF TANGENCY WITH A 366.00 - FOOT RADIUS CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY 178.65 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°58'01" (CHORD BEARS N. 75°57'51" W. 176.88 FEET); THENCE N. 89°56'51" W. 468.54 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

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

BEGINNING AT A NORTHEASTERLY CORNER OF SAID ENTIRE TRACT MARKED BY A YELLOW REBAR AND CAP STAMPED "R.S. INC. L.S. 4265", WHICH IS 4,058.68 FEET N. 00°35'43" E. ALONG A MONUMENT LINE AND 18.22 FEET S. 89°53'58" E. FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE WESTERLY TOP BANK OF JORDAN RIVER THE FOLLOWING FIFTEEN (15) COURSES: 1) S. 48°37'42" E. 59.23 FEET (R=SOUTH 48°43'40" EAST 59.16 FEET); 2) S. 64°32'57" E. (R=SOUTH 64°48'23" EAST) 95.88 FEET; 3) S. 72°21'58" E. (R=SOUTH 72°37'24" EAST) 246.84 FEET; 4) S. 49°47'11" E. 84.18 FEET (R=SOUTH 50°03'26" EAST 84.02 FEET); 5) S. 20°19'02" E. (R=SOUTH 20°33'11" EAST) 87.06 FEET; 6) S. 12°36'24" E. SOUTH 12°51'50" EAST) 174.97 FEET; 7) S. 22°32'11" E. (R=SOUTH 22°47'37" EAST) 127.61 FEET; 8) S. 29°57'36" E. (R=SOUTH 30°15'51" EAST) 137.25 FEET; 9) S. 31°45'40" E. 130.69 FEET (R=SOUTH 31°54'01" EAST 130.80 FEET); 10) S. 29°32'12" E. 251.17 FEET (R=SOUTH 29°47'30" EAST 251.13 FEET); 11) S. 33°43'45" E. 151.74 FEET (R=SOUTH 34°08'23" EAST 151.81 FEET); 12) S. 48°18'43" E. (R=SOUTH 48°34'09" EAST) 121.95 FEET; 13) S. 86°49'29" E. (R=SOUTH 87°04'55" EAST) 11.15 FEET; 14) S. 41°57'34" E. 231.38 FEET (R=SOUTH 42°13'22" EAST 231.15 FEET); 15) S. 31°16'24" E. (R=SOUTH 42°13'22" EAST) 12.80 FEET TO A SOUTHEASTERLY EXTENSION OF THE CENTERLINE OF THE EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL; THENCE ALONG SAID CENTERLINE OF EXISTING SALT LAKE CITY SEWERAGE AND DRAINAGE CANAL THE FOLLOWING SEVEN (7) COURSES: 1) N. 83°41'32" W. 76.89 FEET TO A POINT OF TANGENCY WITH

A 1400.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHERLY; 2) WESTERLY 431.86 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'27" (CHORD BEARS N. 74°51'18" W. 430.15 FEET); 3) N. 66°01'05" W. 152.52 FEET TO A POINT OF TANGENCY WITH A 300.00 - FOOT RADIUS CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY; 4) NORTHWESTERLY 120.77 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°03'58" (CHORD BEARS N. 54°29'06" W. 119.96 FEET); 5) N. 42°57'07" W. 34.29 FEET; 6) N. 39°46'12" W. 236.48 FEET; 7) N. 36°37'07" W. (R=NORTH 36°52'34" W.) 1196.89 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE S. 89°53'58" E. (R=NORTH 89°50'36" EAST) 460.37 FEET TO AND ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING.

PARCEL 4:

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

PARCEL 5:

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

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

EXHIBIT B

SECOND AMENDMENT TO
DESIGNATION RESOLUTION

[not included in recorded instrument]

EXHIBIT C

SECOND AMENDMENT TO
ASSESSMENT ORDINANCE

[not included in recorded instrument]

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF PROPERTIES TO BE ASSESSED

Parcels to be Assessed

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

Legal Description

The Assessment Area is more particularly described as follows:

PARCEL 1:

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

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

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

ENTRY NO. 8085325 IN THE OFFICE OF SAID RECORDER AND SHOWN ON THAT SURVEY PLAT FILED AS S2009-08-0363 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR; THENCE N. 89°36'36" W. 507.90 FEET ALONG SAID OLD EXISTING FENCE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT TO THE POINT OF BEGINNING.

PARCEL 2:

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

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

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

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

PARCEL 4:

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

PARCEL 5:

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

MERIDIAN AND RUNNING THENCE WEST 379.700 FEET; THENCE NORTH 268 FEET;
THENCE EAST 379.700 FEET; THENCE SOUTH 268 FEET TO THE POINT OF
BEGINNING.

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

EXHIBIT C

CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

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

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

2. The estimated costs of the improvements to be acquired, constructed and/or installed benefitting property within the Assessment Area are set forth in the attachment hereto. Said estimated costs are based on a review of construction contracts, quotes and preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof. The proposed improvements have a weighted average useful life of not less than 43.79 years.

Signed by:
By: Brandon Collins, P.E.
4E74C0D4C2444DE...

Date: March 13, 2026

ATTACHMENT

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)
Hard Costs								
3200 North Improvements								
Water								
12" Mainline	2,620	LF	\$ 87.00	\$ 227,940.00	\$ 227,940.00	\$ 0.00	40	1.05
Tie into Existing Stubs	2	EA	\$ 5,210.00	\$ 10,420.00	\$ 10,420.00	\$ 0.00	40	0.05
Stub/Plug	1	EA	\$ 950.00	\$ 950.00	\$ 950.00	\$ 0.00	40	0.00
Fire Hydrant Assembly	6	EA	\$ 10,240.00	\$ 61,440.00	\$ 61,440.00	\$ 0.00	40	0.28
Reconnect Existing Fire Hydrants - 2200 W	2	EA	\$ 7,650.00	\$ 15,300.00	\$ 15,300.00	\$ 0.00	40	0.07
Reconnect Existing Water Services	3	EA	\$ 3,325.00	\$ 9,975.00	\$ 9,975.00	\$ 0.00	40	0.05
Water Service Lateral - Stub Only	7	EA	\$ 3,500.00	\$ 24,500.00	\$ 24,500.00	\$ 0.00	40	0.11
8" DCV (Detector Check Valve) - Stub Only	7	EA	\$ 9,640.00	\$ 67,480.00	\$ 67,480.00	\$ 0.00	40	0.31
12" Tee	1	EA	\$ 2,565.00	\$ 2,565.00	\$ 2,565.00	\$ 0.00	40	0.01
12" Bend	7	EA	\$ 1,500.00	\$ 10,500.00	\$ 10,500.00	\$ 0.00	40	0.05
12" Butterfly Valve	5	EA	\$ 4,975.00	\$ 24,875.00	\$ 24,875.00	\$ 0.00	40	0.11
Fill, Flush, and Pressure Test	1	EA	\$ 2,410.00	\$ 2,410.00	\$ 2,410.00	\$ 0.00	N/A	N/A
Road Cut and Patch (2200 West)	920	LF	\$ 146.00	\$ 134,320.00	\$ 134,320.00	\$ 0.00	25	0.39
Subtotal Water				\$ 592,675.00	\$ 592,675.00	\$ 0.00		2.48
Sanitary Sewer								
12" Mainline	1,465	LF	\$ 152.00	\$ 222,680.00	\$ 222,680.00	\$ 0.00	40	1.02
12" Mainline (2200 West)	1,000	LF	\$ 400.00	\$ 400,000.00	\$ 400,000.00	\$ 0.00	40	1.84
5' Manhole	7	EA	\$ 8,760.00	\$ 61,320.00	\$ 61,320.00	\$ 0.00	40	0.28
6" Sanitary Lateral	7	EA	\$ 3,500.00	\$ 24,500.00	\$ 24,500.00	\$ 0.00	40	0.11
CCTV & Jet	1,465	LF	\$ 3.00	\$ 4,395.00	\$ 4,395.00	\$ 0.00	N/A	N/A
Subtotal Sanitary Sewer				\$ 712,895.00	\$ 712,895.00	\$ 0.00		3.26
Storm Sewer								
Curb Inlet Box (Catch Basin)	10	EA	\$ 4,240.00	\$ 42,400.00	\$ 42,400.00	\$ 0.00	40	0.20
15" Mainline	297	LF	\$ 74.00	\$ 21,978.00	\$ 21,978.00	\$ 0.00	40	0.10
18" Mainline	677	LF	\$ 78.00	\$ 52,806.00	\$ 52,806.00	\$ 0.00	40	0.24
24" Mainline	1,037	LF	\$ 96.00	\$ 99,552.00	\$ 99,552.00	\$ 0.00	40	0.46
5' Manhole	8	EA	\$ 6,070.00	\$ 48,560.00	\$ 48,560.00	\$ 0.00	40	0.22
24" FES (Pipe Connection to Canal per SLCO requirements)	1	EA	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 0.00	40	0.02
CCTV & Jet	2,011	LF	\$ 2.50	\$ 5,027.50	\$ 5,027.50	\$ 0.00	N/A	N/A
Subtotal Storm Sewer				\$ 273,823.50	\$ 273,823.50	\$ 0.00		1.24
Roadway								
14" Subbase Course (Under Asphalt only)	66,350	SF	\$ 2.30	\$ 152,605.00	\$ 152,605.00	\$ 0.00	25	0.44
10" Base Course (Under Asphalt/ 6" Curb & Gutter/Sidewalk)	66,350	SF	\$ 1.68	\$ 111,468.00	\$ 111,468.00	\$ 0.00	25	0.32
5.5" Asphalt	66,350	SF	\$ 4.25	\$ 281,987.50	\$ 281,987.50	\$ 0.00	25	0.81
Place 6" Road Base under Curb	3,240	LF	\$ 8.90	\$ 28,836.00	\$ 28,836.00	\$ 0.00	25	0.08
30" Curb & Gutter	3,240	LF	\$ 31.60	\$ 102,384.00	\$ 102,384.00	\$ 0.00	30	0.35
Subgrade Prep	96,460	SF	\$ 0.14	\$ 13,504.40	\$ 13,504.40	\$ 0.00	30	0.05
Fine Grading (Under Asphalt/Curb & Gutter/Sidewalk)	91,260	SF	\$ 0.14	\$ 12,776.40	\$ 12,776.40	\$ 0.00	30	0.04
Import & Place 4" Base under Sidewalk	16,200	SF	\$ 1.40	\$ 22,680.00	\$ 22,680.00	\$ 0.00	25	0.07
6' Sidewalk (6" Depth)	16,200	SF	\$ 8.70	\$ 140,940.00	\$ 140,940.00	\$ 0.00	30	0.49
Pedestrian Ramps	1	EA	\$ 1,965.00	\$ 1,965.00	\$ 1,965.00	\$ 0.00	30	0.01

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)
Street Light (Every 250' LF alternating on North and South Sides of Street)	7	EA	\$ 15,925.00	\$ 111,475.00	\$ 111,475.00	\$ 0.00	20	0.26
Mill 2200 W Per Last Plan	1	LS	\$ 9,750.00	\$ 9,750.00	\$ 9,750.00	\$ 0.00	N/A	N/A
Geotextile Fabric	10,800	SY	\$ 1.85	\$ 19,980.00	\$ 19,980.00	\$ 0.00	25	0.06
Adjust Manholes	15	EA	\$ 600.00	\$ 9,000.00	\$ 9,000.00	\$ 0.00	N/A	N/A
Adjust Valves	12	EA	\$ 475.00	\$ 5,700.00	\$ 5,700.00	\$ 0.00	N/A	N/A
Signage - Stop Sign	1	EA	\$ 485.00	\$ 485.00	\$ 485.00	\$ 0.00	10	0.00
Signage - Street Sign	1	EA	\$ 485.00	\$ 485.00	\$ 485.00	\$ 0.00	10	0.00
Striping - 4" Yellow Solid and Broken	2,600	LF	\$ 2.75	\$ 7,150.00	\$ 7,150.00	\$ 0.00	10	0.01
Subtotal Roadway				\$ 1,033,171.30	\$ 1,033,171.30	\$ 0.00		2.98
Earthwork & Erosion Control								
Import For Trenches for 3110 N & 2200 W	12,100	Tns	\$ 21.00	\$ 254,100.00	\$ 254,100.00	\$ 0.00	75	2.19
Import & Place Site Fill	22,850	CY	\$ 25.65	\$ 586,102.50	\$ 586,102.50	\$ 0.00	75	5.06
Site Cut / Fill	1,240	CY	\$ 5.70	\$ 7,068.00	\$ 7,068.00	\$ 0.00	75	0.06
Clear & Grub and Stockpile (4" depth)	2,220	CY	\$ 4.50	\$ 9,990.00	\$ 9,990.00	\$ 0.00	N/A	N/A
Dewatering - Budget #	1	LS	\$ 238,000.00	\$ 238,000.00	\$ 238,000.00	\$ 0.00	N/A	N/A
Silt Fence	2,600	LF	\$ 3.75	\$ 9,750.00	\$ 9,750.00	\$ 0.00	N/A	N/A
Demolition - Phase 1	1	LS	\$ 12,340.00	\$ 12,340.00	\$ 12,340.00	\$ 0.00	N/A	N/A
Inlet Protection	10	EA	\$ 215.00	\$ 2,150.00	\$ 2,150.00	\$ 0.00	N/A	N/A
Vehicle Tracking Pad	2	EA	\$ 8,240.00	\$ 16,480.00	\$ 16,480.00	\$ 0.00	N/A	N/A
Concrete Washout Area	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 0.00	N/A	N/A
Subtotal Earthwork & Erosion Control				\$ 1,137,480.50	\$ 1,137,480.50	\$ 0.00		7.31
Total 3200 North Improvements				\$ 3,750,045.30	\$ 3,750,045.30	\$ 0.00		17.27
North/South Sanitary Line Improvements								
Sanitary Sewer								
12" Mainline	944	LF	\$ 168.00	\$ 158,592.00	\$ 158,592.00	\$ 0.00	40	0.73
5' Manhole	0	LF	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	40	0.00
Tie into Existing	2	EA	\$ 8,760.00	\$ 17,520.00	\$ 17,520.00	\$ 0.00	40	0.08
6" Sanitary Lateral	1	EA	\$ 1,850.00	\$ 1,850.00	\$ 1,850.00	\$ 0.00	40	0.01
CCTV & Jet	944	LF	\$ 3.00	\$ 2,832.00	\$ 2,832.00	\$ 0.00	N/A	N/A
Trench Import for Sewer Lines (2100 N)	6,210	Tns	\$ 21.00	\$ 130,410.00	\$ 130,410.00	\$ 0.00	N/A	N/A
Place 6" Base for Sewer Easement 940' x 16'	15,040	SF	\$ 1.35	\$ 20,304.00	\$ 20,304.00	\$ 0.00	25	0.06
Subtotal Sanitary Sewer				\$ 331,508.00	\$ 331,508.00	\$ 0.00		0.88
Roadway								
Subgrade Prep	15,040	SF	\$ 0.14	\$ 2,105.60	\$ 2,105.60	\$ 0.00	25	0.01
Adjust Manholes	2	EA	\$ 600.00	\$ 1,200.00	\$ 1,200.00	\$ 0.00	N/A	N/A
Subtotal Roadway				\$ 3,305.60	\$ 3,305.60	\$ 0.00		0.01
Earthwork & Erosion Control								
Fill to Grade with Trench Spoils	6,055	CY	\$ 5.70	\$ 34,513.50	\$ 34,513.50	\$ 0.00	75	0.30
Clear & Grub and Stockpile (4" depth)	1,455	CY	\$ 4.50	\$ 6,547.50	\$ 6,547.50	\$ 0.00	N/A	N/A
Dewatering	1	LS	\$ 171,400.00	\$ 171,400.00	\$ 171,400.00	\$ 0.00	N/A	N/A
Subtotal Earthwork & Erosion Control				\$ 212,461.00	\$ 212,461.00	\$ 0.00		0.30
Total Noth/South Sanitary Line Improvements				\$ 547,274.60	\$ 547,274.60	\$ 0.00		1.18
Mammoth Way Improvements								
Water								
12" Mainline	1,580	LF	\$ 78.00	\$ 123,240.00	\$ 123,240.00	\$ 0.00	40	0.57

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)
Mainline Casing (Priced from 24" Steel Casing) (3 Eash) Well Points	160	LF	\$ 1,175.00	\$ 188,000.00	\$ 188,000.00	\$ 0.00	40	0.86
Water Service Stub into Lot	6	EA	\$ 3,500.00	\$ 21,000.00	\$ 0.00	\$ 21,000.00	40	0.10
8" DCV (Detector Check Valve) - Stub Only	6	EA	\$ 9,640.00	\$ 57,840.00	\$ 57,840.00	\$ 0.00	40	0.27
12" Bend	7	EA	\$ 1,500.00	\$ 10,500.00	\$ 10,500.00	\$ 0.00	40	0.05
12" Butterfly Valve	2	EA	\$ 4,975.00	\$ 9,950.00	\$ 9,950.00	\$ 0.00	40	0.05
Fire Hydrant Assembly	5	EA	\$ 10,240.00	\$ 51,200.00	\$ 51,200.00	\$ 0.00	40	0.24
12" Water line Loop under Canals	2	EA	\$ 8,965.00	\$ 17,930.00	\$ 17,930.00	\$ 0.00	40	0.08
Subtotal Water				\$ 479,660.00	\$ 458,660.00	\$ 21,000.00		2.21
Storm Sewer								
Curb Inlet Box (Catch Basin)	11	EA	\$ 4,240.00	\$ 46,640.00	\$ 46,640.00	\$ 0.00	40	0.21
18" Mainline	361	LF	\$ 78.00	\$ 28,158.00	\$ 28,158.00	\$ 0.00	40	0.13
15" Mainline	90	LF	\$ 74.00	\$ 6,660.00	\$ 6,660.00	\$ 0.00	40	0.03
5' Manhole	3	EA	\$ 6,070.00	\$ 18,210.00	\$ 18,210.00	\$ 0.00	40	0.08
15" FES (Pipe Connection to Canal per SLCO requirements)	5	EA	\$ 3,200.00	\$ 16,000.00	\$ 16,000.00	\$ 0.00	40	0.07
CCTV & Jet	451	LF	\$ 2.50	\$ 1,127.50	\$ 1,127.50	\$ 0.00	N/A	N/A
Subtotal Storm Sewer				\$ 116,795.50	\$ 116,795.50	\$ 0.00		0.53
Roadway								
14" Subbase Course (Under Asphalt only)	56,400	SF	\$ 2.30	\$ 129,720.00	\$ 129,720.00	\$ 0.00	25	0.37
10" Base Course (Under Asphalt/Curb & Gutter/Sidewalk)	56,400	SF	\$ 1.68	\$ 94,752.00	\$ 94,752.00	\$ 0.00	25	0.27
5.5" Asphalt	56,400	SF	\$ 4.25	\$ 239,700.00	\$ 239,700.00	\$ 0.00	25	0.69
Import & Place 6" Base under Curb	3,200	LF	\$ 8.90	\$ 28,480.00	\$ 28,480.00	\$ 0.00	25	0.08
30" Curb & Gutter	3,200	LF	\$ 31.60	\$ 101,120.00	\$ 101,120.00	\$ 0.00	30	0.35
Subgrade Prep	79,500	SF	\$ 0.14	\$ 11,130.00	\$ 11,130.00	\$ 0.00	30	0.04
Fine Grading (Under Asphalt/Curb & Gutter/Sidewalk)	79,200	SF	\$ 0.14	\$ 11,088.00	\$ 11,088.00	\$ 0.00	30	0.04
Import & Place 4" Base under Sidewalk	18,000	SF	\$ 1.40	\$ 25,200.00	\$ 25,200.00	\$ 0.00	25	0.07
6' Sidewalk (6" Depth)	18,000	SF	\$ 8.70	\$ 156,600.00	\$ 156,600.00	\$ 0.00	30	0.54
Street Light (Every 250' LF East Side of Street)	7	EA	\$ 15,925.00	\$ 111,475.00	\$ 111,475.00	\$ 0.00	20	0.26
North Bridge - 57' Span x 32' Wide	1	LS	\$ 425,000.00	\$ 425,000.00	\$ 425,000.00	\$ 0.00	45	2.20
South Bridge - 42' Span x 32' Wide	1	LS	\$ 360,000.00	\$ 360,000.00	\$ 360,000.00	\$ 0.00	45	1.86
Geotextile Fabric	8,120	SY	\$ 1.85	\$ 15,022.00	\$ 15,022.00	\$ 0.00	25	0.04
Adjust Manholes	14	EA	\$ 600.00	\$ 8,400.00	\$ 8,400.00	\$ 0.00	N/A	N/A
Adjust Valves	8	EA	\$ 475.00	\$ 3,800.00	\$ 3,800.00	\$ 0.00	N/A	N/A
Guardrail	1,420	LF	\$ 45.00	\$ 63,900.00	\$ 63,900.00	\$ 0.00	10	0.07
Striping - 4" Yellow Solid and Broken	1,500	LF	\$ 2.25	\$ 3,375.00	\$ 3,375.00	\$ 0.00	10	0.00
Subtotal Roadway				\$ 1,788,762.00	\$ 1,788,762.00	\$ 0.00		6.89
Sanitary Lift Station								
Lift Station Estimate from Designer	1	EA	\$ 240,000.00	\$ 240,000.00	\$ 240,000.00	\$ 0.00	50	1.38
Subtotal Sanitary Life Station				\$ 240,000.00	\$ 240,000.00	\$ 0.00		1.38
Landscaping								
Native Seeding - Park Strips - Budget #	53,000	SF	\$ 0.25	\$ 13,250.00	\$ 13,250.00	\$ 0.00	50	0.08
2" Caliper Trees - Every 50'	52	EA	\$ 550.00	\$ 28,600.00	\$ 28,600.00	\$ 0.00	30	0.10
Subtotal Landscaping				\$ 41,850.00	\$ 41,850.00	\$ 0.00		0.08
Earthwork & Erosion Control								
Import for Trenches (2000 W)	1,560	Tns	\$ 21.00	\$ 32,760.00	\$ 32,760.00	\$ 0.00	75	0.28
Import & Place Site Fill	28,090	CY	\$ 25.65	\$ 720,508.50	\$ 720,508.50	\$ 0.00	75	6.22

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)
Clear & Grub and Stockpile (4" depth)	2,150	CY	\$ 4.50	\$ 9,675.00	\$ 9,675.00	\$ 0.00	N/A	N/A
Dewatering - Budget #	1	LS	\$ 28,000.00	\$ 28,000.00	\$ 28,000.00	\$ 0.00	N/A	N/A
Silt Fence	1,500	LF	\$ 3.75	\$ 5,625.00	\$ 5,625.00	\$ 0.00	N/A	N/A
Demolition - Phase 2	1	LS	\$ 7,325.00	\$ 7,325.00	\$ 7,325.00	\$ 0.00	N/A	N/A
Inlet Protection	6	EA	\$ 215.00	\$ 1,290.00	\$ 1,290.00	\$ 0.00	N/A	N/A
Remove Temporary Turnarounds - Asphalt	2	ES	\$ 9,140.00	\$ 18,280.00	\$ 18,280.00	\$ 0.00	N/A	N/A
Subtotal Earthwork & Erosion Control				\$ 823,463.50	\$ 823,463.50	\$ 0.00		6.50
Total Mammoth Way Improvements				\$ 3,490,531.00	\$ 3,469,531.00	\$ 21,000.00		17.69
3030 North Improvements - West Road								
Water								
12" Mainline	860	LF	\$ 74.00	\$ 63,640.00	\$ 63,640.00	\$ 0.00	40	0.29
2" Water Meter with 1 1/2" S&W Valve for Irrigation	1	EA	\$ 10,420.00	\$ 10,420.00	\$ 10,420.00	\$ 0.00	40	0.05
8" DCV (Detector Check Valve) With Loop	1	EA	\$ 32,125.00	\$ 32,125.00	\$ 32,125.00	\$ 0.00	40	0.15
12" Tee	1	EA	\$ 2,425.00	\$ 2,425.00	\$ 2,425.00	\$ 0.00	40	0.01
12" Butterfly Valve	3	EA	\$ 4,775.00	\$ 14,325.00	\$ 14,325.00	\$ 0.00	40	0.07
Fire Hydrant Assembly (2) with Loop	5	EA	\$ 11,220.00	\$ 56,100.00	\$ 56,100.00	\$ 0.00	40	0.26
Steel Casings for Water Under Sewer - (1) 6", (2) 12", (1) 16"	4	EA	\$ 3,140.00	\$ 12,560.00	\$ 12,560.00	\$ 0.00	40	0.06
Connect to Existing & Road Repair	1	EA	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 0.00	25	0.04
Subtotal Water				\$ 206,095.00	\$ 206,095.00	\$ 0.00		0.92
Sanitary Sewer								
12" Mainline	784	LF	\$ 69.50	\$ 54,488.00	\$ 54,488.00	\$ 0.00	40	0.25
5' Manhole	2	EA	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 0.00	40	0.06
Tie into Existing with 5' Manhole & Road Repair	1	EA	\$ 17,450.00	\$ 17,450.00	\$ 17,450.00	\$ 0.00	40	0.08
CCTV & Jet	784	LF	\$ 3.00	\$ 2,352.00	\$ 2,352.00	\$ 0.00	N/A	N/A
Subtotal Sanitary Sewer				\$ 86,290.00	\$ 86,290.00	\$ 0.00		0.39
Storm Sewer								
Curb Inlet Box (Catch Basin)	5	EA	\$ 3,520.00	\$ 17,600.00	\$ 17,600.00	\$ 0.00	40	0.08
15" Mainline	142	LF	\$ 69.00	\$ 9,798.00	\$ 9,798.00	\$ 0.00	40	0.05
24" Mainline	1,090	LF	\$ 98.00	\$ 106,820.00	\$ 106,820.00	\$ 0.00	40	0.49
5' Manhole	5	EA	\$ 6,070.00	\$ 30,350.00	\$ 30,350.00	\$ 0.00	40	0.14
CCTV & Jet	1,232	LF	\$ 2.50	\$ 3,080.00	\$ 3,080.00	\$ 0.00	N/A	N/A
Subtotal Storm Sewer				\$ 167,648.00	\$ 167,648.00	\$ 0.00		0.76
Roadway								
14" Subbase Course (Under Asphalt only)	18,475	SF	\$ 2.30	\$ 42,492.50	\$ 42,492.50	\$ 0.00	25	0.12
10" Base Course (Under Asphalt/Curb & Gutter/Sidewalk)	18,475	SF	\$ 1.68	\$ 31,038.00	\$ 31,038.00	\$ 0.00	25	0.09
5" Asphalt	18,475	SF	\$ 3.75	\$ 69,281.25	\$ 69,281.25	\$ 0.00	25	0.20
Import & Place 6" Base under Curb	665	LF	\$ 8.90	\$ 5,918.50	\$ 5,918.50	\$ 0.00	25	0.02
30" Curb & Gutter	665	LF	\$ 31.60	\$ 21,014.00	\$ 21,014.00	\$ 0.00	30	0.07
Subgrade Prep	22,810	SF	\$ 0.14	\$ 3,193.40	\$ 3,193.40	\$ 0.00	30	0.01
Fine Grading (Under Asphalt/Curb & Gutter/Sidewalk)	23,350	SF	\$ 0.14	\$ 3,269.00	\$ 3,269.00	\$ 0.00	30	0.01
Import & Place 4" Base under Sidewalks	3,325	SF	\$ 1.40	\$ 4,655.00	\$ 4,655.00	\$ 0.00	25	0.01
5' Sidewalk (4" Depth)	3,325	SF	\$ 8.70	\$ 28,927.50	\$ 28,927.50	\$ 0.00	30	0.10
Street Light (Every 250' LF alternating on North and South Sides of Street)	3	EA	\$ 15,925.00	\$ 47,775.00	\$ 47,775.00	\$ 0.00	20	0.11
Geotextile Fabric	2,595	SY	\$ 1.85	\$ 4,800.75	\$ 4,800.75	\$ 0.00	25	0.01
Adjust Manholes	7	EA	\$ 600.00	\$ 4,200.00	\$ 4,200.00	\$ 0.00	N/A	N/A

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)
Adjust Valves	3	EA	\$ 475.00	\$ 1,425.00	\$ 1,425.00	\$ 0.00	N/A	N/A
Striping - 4" Yellow Solid and Broken	750	LF	\$ 2.25	\$ 1,687.50	\$ 1,687.50	\$ 0.00	10	0.00
Subtotal Roadway				\$ 269,677.40	\$ 269,677.40	\$ 0.00		0.76
Earthwork & Erosion Control								
Import & Place Site Fill	510	CY	\$ 25.65	\$ 13,081.50	\$ 13,081.50	\$ 0.00	75	0.11
Clear & Grub and Stockpile (4" depth)	345	CY	\$ 4.50	\$ 1,552.50	\$ 1,552.50	\$ 0.00	N/A	N/A
Dewatering	1	LS	\$ 14,200.00	\$ 14,200.00	\$ 14,200.00	\$ 0.00	N/A	N/A
Silt Fence	860	LF	\$ 3.75	\$ 3,225.00	\$ 3,225.00	\$ 0.00	N/A	N/A
Inlet Protection	5	EA	\$ 215.00	\$ 1,075.00	\$ 1,075.00	\$ 0.00	N/A	N/A
Vehicle Tracking Pad	1	EA	\$ 8,240.00	\$ 8,240.00	\$ 8,240.00	\$ 0.00	N/A	N/A
Subtotal Earthwork & Erosion Control				\$ 41,374.00	\$ 41,374.00	\$ 0.00		0.11
Total 3030 North Improvements - West Road				\$ 771,084.40	\$ 771,084.40	\$ 0.00		2.94
96' Diameter Temporary Turn Around - Subbase, Base, & Asphalt Roadway								
12" Subbase	14,500	SF	\$ 2.15	\$ 31,175.00	\$ 31,175.00	\$ 0.00	N/A	N/A
11" Compacted Road Base	14,500	SF	\$ 1.80	\$ 26,100.00	\$ 26,100.00	\$ 0.00	N/A	N/A
6" Thick Asphalt	14,500	SF	\$ 4.55	\$ 65,975.00	\$ 65,975.00	\$ 0.00	N/A	N/A
Field Fence Around Turnarounds - 4 Wire & Tee Posts	2	EA	\$ 3,625.00	\$ 7,250.00	\$ 7,250.00	\$ 0.00	N/A	N/A
Subtotal Roadway				\$ 130,500.00	\$ 130,500.00	\$ 0.00		0.00
Total 96' Diameter Temporary Turn Around - Subbase, Base, & Asphalt				\$ 130,500.00	\$ 130,500.00	\$ 0.00		0.00
3030 North Improvements - East Road								
Water								
12" Mainline	745	LF	\$ 74.00	\$ 55,130.00	\$ 55,130.00	\$ 0.00	40	0.25
Water Service Stub into Lot	2	EA	\$ 3,500.00	\$ 7,000.00	\$ 0.00	\$ 7,000.00	40	0.03
8" DCV (Detector Check Valve) Stub Only	2	EA	\$ 9,640.00	\$ 19,280.00	\$ 19,280.00	\$ 0.00	40	0.09
12" Bend	2	EA	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00	\$ 0.00	40	0.01
12" Butterfly Valve	1	EA	\$ 4,975.00	\$ 4,975.00	\$ 4,975.00	\$ 0.00	40	0.02
Fire Hydrant Assembly	2	EA	\$ 10,240.00	\$ 20,480.00	\$ 20,480.00	\$ 0.00	40	0.09
Subtotal Water				\$ 109,865.00	\$ 102,865.00	\$ 7,000.00		0.51
Sanitary Sewer								
12" Mainline	715	LF	\$ 152.00	\$ 108,680.00	\$ 108,680.00	\$ 0.00	40	0.50
5' Manhole	3	EA	\$ 9,640.00	\$ 28,920.00	\$ 28,920.00	\$ 0.00	40	0.13
Tie into Existing	1	EA	\$ 3,250.00	\$ 3,250.00	\$ 3,250.00	\$ 0.00	40	0.01
CCTV & Jet	715	LF	\$ 3.00	\$ 2,145.00	\$ 2,145.00	\$ 0.00	N/A	N/A
Subtotal Sanitary Sewer				\$ 142,995.00	\$ 142,995.00	\$ 0.00		0.65
Storm Sewer								
Curb Inlet Box (Catch Basin)	4	EA	\$ 4,240.00	\$ 16,960.00	\$ 16,960.00	\$ 0.00	40	0.08
15" Mainline	80	LF	\$ 74.00	\$ 5,920.00	\$ 5,920.00	\$ 0.00	40	0.03
Connect to Existing 5' SD Manhole	4	EA	\$ 1,840.00	\$ 7,360.00	\$ 7,360.00	\$ 0.00	40	0.03
CCTV & Jet	80	LF	\$ 2.50	\$ 200.00	\$ 200.00	\$ 0.00	N/A	N/A
Subtotal Storm Sewer				\$ 30,440.00	\$ 30,440.00	\$ 0.00		0.14
Roadway								
14" Subbase Course (Under Asphalt only)	21,160	SF	\$ 2.30	\$ 48,668.00	\$ 48,668.00	\$ 0.00	25	0.14
10" Base Course (Under Asphalt/Curb & Gutter/Sidewalk)	21,160	SF	\$ 1.68	\$ 35,548.80	\$ 35,548.80	\$ 0.00	25	0.10

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)
5.5" Asphalt	21,160	SF	\$ 4.25	\$ 89,930.00	\$ 89,930.00	\$ 0.00	25	0.26
Import & Place 6' Base under Curb	1,310	LF	\$ 8.90	\$ 11,659.00	\$ 11,659.00	\$ 0.00	25	0.03
30" Curb & Gutter	1,310	LF	\$ 31.60	\$ 41,396.00	\$ 41,396.00	\$ 0.00	30	0.14
Subgrade Prep	28,310	SF	\$ 0.14	\$ 3,963.40	\$ 3,963.40	\$ 0.00	30	0.01
Fine Grading (Under Asphalt/Curb & Gutter/Sidewalk)	36,970	SF	\$ 0.14	\$ 5,175.80	\$ 5,175.80	\$ 0.00	30	0.02
Import & Place 4" Base under Sidewalk	3,735	SF	\$ 1.40	\$ 5,229.00	\$ 5,229.00	\$ 0.00	25	0.02
6' Sidewalk (4" Depth)	3,735	SF	\$ 8.70	\$ 32,494.50	\$ 32,494.50	\$ 0.00	30	0.11
Street Light (Every 250' LF alternating on North and South Sides of Street)	3	EA	\$ 15,925.00	\$ 47,775.00	\$ 47,775.00	\$ 0.00	20	0.11
Geotextile Fabric	4,725	SY	\$ 1.85	\$ 8,741.25	\$ 8,741.25	\$ 0.00	25	0.03
Adjust Manholes	5	EA	\$ 600.00	\$ 3,000.00	\$ 3,000.00	\$ 0.00	N/A	N/A
Adjust Valves	3	EA	\$ 475.00	\$ 1,425.00	\$ 1,425.00	\$ 0.00	N/A	N/A
Striping - 4" Yellow Solid and Broken	750	LF	\$ 2.25	\$ 1,687.50	\$ 1,687.50	\$ 0.00	10	0.00
Subtotal Roadway				\$ 336,693.25	\$ 336,693.25	\$ 0.00		0.97
Earthwork & Erosion Control								
Import for Trenches (3030 N - East)	6,065	Tns	\$ 21.00	\$ 127,365.00	\$ 127,365.00	\$ 0.00	75	1.10
Import & Place Site Fill	6,110	CY	\$ 25.65	\$ 156,721.50	\$ 156,721.50	\$ 0.00	75	1.35
Clear & Grub and Stockpile (4" depth)	890	CY	\$ 4.50	\$ 4,005.00	\$ 4,005.00	\$ 0.00	N/A	N/A
Dewatering	1	LS	\$ 133,000.00	\$ 133,000.00	\$ 133,000.00	\$ 0.00	N/A	N/A
Silt Fence	750	LF	\$ 3.75	\$ 2,812.50	\$ 2,812.50	\$ 0.00	N/A	N/A
Inlet Protection	4	EA	\$ 215.00	\$ 860.00	\$ 860.00	\$ 0.00	N/A	N/A
Subtotal Earthwork & Erosion Control				\$ 424,764.00	\$ 424,764.00	\$ 0.00		2.45
Total 3030 North Improvements - East Road				\$ 1,044,757.25	\$ 1,037,757.25	\$ 7,000.00		4.72
Subtotal Hard Costs				\$ 9,734,192.55	\$ 9,706,192.55	\$ 28,000.00		43.79
Soft Costs/Contingencies								
General Soft Costs/Contingencies								
Mobilization	1.0	LS	\$ 74,250.00	\$ 74,250.00	\$ 74,250.00	\$ 0.00	N/A	N/A
Utility Trench for Power & Comm Lines w/ 6" Conduit & Elbows -No Vaults	5,300	LF	\$ 24.00	\$ 127,200.00	\$ 127,200.00	\$ 0.00	N/A	N/A
1.25" Interduct for Fiber	5,720	LF	\$ 3.50	\$ 20,020.00	\$ 20,020.00	\$ 0.00	N/A	N/A
Bore 6" Power Conduit under Canals	3	EA	\$ 17,885.00	\$ 53,655.00	\$ 53,655.00	\$ 0.00	N/A	N/A
16" Sch 40 Casing for Gas Crossings	140	LF	\$ 79.00	\$ 11,060.00	\$ 0.00	\$ 11,060.00	N/A	N/A
Electric / Power	1.0	LS	\$ 300,000.00	\$ 300,000.00	\$ 0.00	\$ 300,000.00	N/A	N/A
Testing & Observation	1.0	LS	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 0.00	N/A	N/A
Survey	1.0	LS	\$ 135,000.00	\$ 135,000.00	\$ 135,000.00	\$ 0.00	N/A	N/A
Construction Management	5.0	%	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 0.00	N/A	N/A
Telecom	1.0	EA	\$ 150,000.00	\$ 150,000.00	\$ 0.00	\$ 150,000.00	N/A	N/A
Gas	1.0	EA	\$ 387,000.00	\$ 387,000.00	\$ 0.00	\$ 387,000.00	N/A	N/A
Bonding	1.0	EA	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 0.00	N/A	N/A
Offsite Sanitary Required by City	1.0	EA	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 0.00	N/A	N/A
Platting	1.0	EA	\$ 13,000.00	\$ 13,000.00	\$ 1,530.10	\$ 11,469.90	N/A	N/A
Master Planning	1.0	EA	\$ 27,000.00	\$ 27,000.00	\$ 3,177.90	\$ 23,822.10	N/A	N/A
Infrastructure Design Plans	1.0	EA	\$ 138,200.00	\$ 138,200.00	\$ 138,200.00	\$ 0.00	N/A	N/A
Stockpile	1.0	EA	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 0.00	N/A	N/A
Water Analysis	1.0	EA	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 0.00	N/A	N/A
Lift Station Design	1.0	EA	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 0.00	N/A	N/A
Due Diligence	1.0	EA	\$ 273,000.00	\$ 273,000.00	\$ 0.00	\$ 273,000.00	N/A	N/A

Northpoint Infrastructure Financing District
Northpoint Innovation Park Master Plans
Cost Estimate

Item Description	Qty	Unit	Unit Price	Extension	Public	Private	Useful Life (Years)	Weighted Average Useful Life (Years)
Carry Costs	1.0	EA	\$ 195,476.84	\$ 195,476.84	\$ 0.00	\$ 195,476.84	N/A	N/A
City Tap Fees	1.0	EA	\$ 240,000.00	\$ 240,000.00	\$ 0.00	\$ 240,000.00	N/A	N/A
Contingency	1.0	EA	\$ 750,000.00	\$ 750,000.00	\$ 750,000.00	\$ 0.00	N/A	N/A
Subtotal General Soft Costs/Contingencies				\$ 4,754,861.84	\$ 3,163,033.00	\$ 1,591,828.84		0.00
Subtotal Soft Costs				\$ 4,754,861.84	\$ 3,163,033.00	\$ 1,591,828.84		0.00
Total Costs				\$ 14,489,054.39	\$ 12,869,225.55	\$ 1,619,828.84		43.79

Notes/Assumptions

- 1. General Conditions are incidental
- 2. Unit prices provided were priced by Tycon and Contech, unless otherwise noted. These Prices were reviewed and found reasonable.
- 3. Quantities provided were provided by Tycon and Contech. These quantities were reviewed and found reasonable.
- 4. Mammoth Way quantities were compared against preliminary site layout exhibits.