

**PETITION TO WITHDRAW PROPERTY FROM
IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT**

(Withdrawal #2)

TO: **IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT**, a Utah public infrastructure district (the “**District**”)

FROM: **DALFFENRIED DEVELOPMENT, LLC**, a Utah limited liability company (the “**Petitioner**”)

DATE: February 27, 2026

This Petition to Withdraw Property from the District is submitted in accordance with Title 17D, Chapter 4, Section 201(4)(a), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the withdrawal by the District of approximately 2.76 acres of property in Cedar City, Iron County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may adopt a resolution to withdraw the Property.

The undersigned Petitioner is designated a sponsor, and the contact sponsor, of this Petition.

In support of this Petition, Petitioner affirmatively represents, acknowledges, and certifies the following matters:

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing upon the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or once the withdrawal final local entity plat is recorded, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s withdrawal of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. The Property so described is located within the approved Annexation Area of the District;

7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and

Each individual who signs on behalf of a trust or business entity represents that he or she has authority to do so, and to petition for the withdrawal on behalf of the trust or business entity, and further represents that there is no legal impediment to the trust or business entity's signing of this Petition.

This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

(signature pages follow)

Made effective as of the date first set forth above.

PETITIONER:

Dalffenried Development, LLC
a Utah limited liability company
176 W. 725 S.
Cedar City, UT 84720

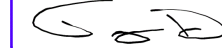
DocuSigned by:



By: Mark O. Leavitt, Trustee of the Dixie & Anne
Leavitt Family Foundation
Member of Dalffenried Development, LLC

By: Hyve Homes Inc.
Member of Dalffenried Development, LLC

Signed by:



By: James E. Degraffenried
President of Hyve Homes Inc.

EXHIBIT A
LEGAL DESCRIPTION OF THE WITHDRAWAL PROPERTY

Legal Description – Withdrawal # 2

BEGINNING AT A POINT N89°53'37"E, 2120.77 FEET ALONG THE SECTION LINE FROM THE WEST 1/4 CORNER OF SECTION 28, T36S, R11W, SLB&M, SAID POINT BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF SERENITY DRIVE AND A NON-TANGENT CURVATURE TO THE LEFT HAVING A RADIUS OF 522.50 FEET AND A CENTRAL ANGLE OF 3°23'42" (RADIUS POINT BEARS (S56°25'16"W); THENCE ALONG THE ARC OF SAID CURVE 30.96 FEET; THENCE N58°59'06"E, 98.09 FEET; THENCE N0°00'00"E, 94.83 FEET; THENCE N64°36'01"E, 194.83 FEET; THENCE S70°23'59"E, 70.71 FEET; THENCE S25°23'59"E, 100.00 FEET; THENCE S12°21'15"E, 142.75 FEET TO THE 1/4 SECTION LINE; THENCE ALONG SAID 1/4 SECTION LINE N89°53'37"E, 102.99 FEET; THENCE N77°25'09"E, 84.27 FEET; THENCE N49°11'19"E, 151.53 FEET; THENCE N40°15'00"E, 138.09 FEET; THENCE S49°08'36"E, 290.82 FEET; THENCE S68°11'06"E, 84.63 FEET TO THE 1/4 SECTION LINE; THENCE ALONG SAID 1/4 SECTION LINE S89°53'37"W, 1069.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15' PUBLIC UTILITY EASEMENT ALONG SERENITY DRIVE.

CONTAINS APPROXIMATELY 2.76 ACRES.

EXHIBIT B
MAP OF WITHDRAWAL PROPERTY

