

PEAKS PUBLIC INFRASTRUCTURE DISTRICT
ANNUAL CONFLICT OF INTEREST FORM

The following disclosures are required to be made annually by all officers of the Peaks Public Infrastructure District (the "District") pursuant to Utah Code Sections 67-16-7; 67-16-8; and 67-16-9. If additional space is needed, please use a separate sheet of paper. Per statute, the information provided shall be kept on file with the District and may be subject to disclosure to the public.

I, Blair Gardner, am the duly appointed Trustee of the District.

1. I am an officer, director, agent, employee or owner of a substantial interest¹ in the following business entities which are subject to the regulation of the District, and within such business entities, I hold the following positions:

Business Entity Name:	Position within Business Entity:
<u>Peaks Townhomes LLC</u>	<u>Developer</u>
_____	_____
_____	_____

2. I am an officer, director, agent, employee or owner of a substantial interest² in the following business entities which do business with or anticipate doing business with the District:

Business Entity Name:	Position within Business Entity:
<u>Peaks Townhomes LLC</u>	<u>Developer</u>
_____	_____
_____	_____

3. The following personal interests or investments of mine create a potential or actual conflict between my personal interest and my public duties:

N/A

*** * * OPTIONAL DISCLOSURES * * ***

¹ "Substantial interest" means the ownership, either legally or equitably, by an individual, the individual's spouse, and the individual's minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

² "Substantial interest" means the ownership, either legally or equitably, by an individual, the individual's spouse, and the individual's minor children, of at least 10% of the outstanding shares of a corporation or 10% interest in any other business entity.

4. The following disclosures of other business interests, investments, and other matters are not required to be made by law, but are made with the intent to more fully disclose other interests that may be deemed relevant to the administration of public duties, or in furtherance of my intent to provide a more complete disclosure of my economic or personal activities, or for other reasons:

N/A

DATED THIS 19 DAY OF February, 2026.

By: [Signature]
Name: Blair Gardner
Title: Chair

STATE OF UTAH)
) ss.
COUNTY OF Weber)

The foregoing instrument was subscribed and sworn before me this 19 day of February 2026, by Blair Gardner, an individual.

Witness my hand and official seal.

My commission expires 5-30-28.

[Signature]
Notary Public





OFFICE OF THE
STATE AUDITOR

Template

As of October 2018

Ethical Behavior Pledge Form

Annual Ethics Pledge

The following pledge is required to be made annually by all officers and employees of Peaks Public Infrastructure District:

I, Blair Gardner, am the duly appointed Chair of Peaks Public Infrastructure District.

I pledge to adhere to the code of ethics as approved by the Board of Directors. These topics include, but are not limited to: improper use of official position, accepting gifts or loans, disclosing privileged information, retaining a financial or beneficial interest in a transaction, nepotism, misuse of public resources or property, outside employment, political activity, fair and equal treatment, and conduct after leaving office or employment. Additionally, I pledge to disclose all conflicts of interest on the conflict of interest disclosure form. I understand that state statute and public infrastructure district Bylaws provide for penalties for violation of specific unethical behavior. Signing this document verifies that I have been provided time to read applicable statutes and ordinances, as well as the Peaks Public Infrastructure District code of ethics.

DATED THIS 19 DAY OF February 2026

By: [Signature]

Title/Office: _____

SWORN TO AND SUBSCRIBED BY ME

THIS 19 DAY OF February 2026

NOTARY PUBLIC



[Signature]
Expires 5/30/28
State of Utah / Weber County
737465

Disclosure of Substantial Business

Pursuant to Sections 17D-4-202 and 67-16-7 of the Utah Code, I hereby affirm that I am registered to vote at my primary residence and disclose my interest in business entities relating to my appointment to the Board of Trustees of the Peaks Infrastructure District. The nature and value of my interest is listed below.

Peaks Townhomes LLC
Xpert Enterprises LLC 50%
Lync Construction LLC 50%

Value of ownership : \$3 million each

BLAIR GARDNER

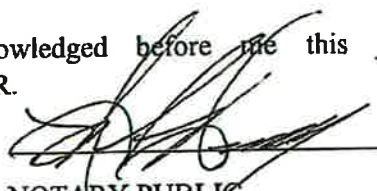


STATE OF Utah)

ss:

COUNTY OF Weber)

The foregoing instrument was acknowledged before me this 2 day of DECEMBER, 2024, by BLAIR GARDNER.


NOTARY PUBLIC

Residing at: Layton, Utah

My Commission Expires:

3-28-26

