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).: 03-118-0050, 03-112-0041, 03-112-0043, 03-112-0042

AVIAN SHORES PUBLIC INFRASTRUCTURE DISTRICT
AVIAN SHORES ASSESSMENT AREA NO. 1

DESIGNATION RESOLUTION

DATED AS OF JUNE 25, 2026

WHEREAS, the Board of Trustees (the "Board") of Avian Shores Public Infrastructure District (the "District"), adopted a resolution on June 25, 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 Avian Shores 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 "Avian Shores Assessment Area No. 1" (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 192-acre residential development (the "Development"). The District plans to levy assessments to finance the Improvements within the Development. The Improvements generally include the following:

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

-Water improvements, including, but not limited to, mains, stations, valves, lines, tees/crosses, bends, thrust blocks, trenches, collars, trench spoils, fire hydrants, meters, blow offs and appurtenances (various sizes).

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

-Storm drain improvements, including, but not limited to, storm drain pipes, manholes, catch basins, junction boxes, inlets, culverts, cleanouts, trench spoils, collars, trash racks, rip-rap, tie-ins, 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 thirty (30) years and that it is in the District and the Owners' best interest for certain property owner installments to be paid for up to thirty (30) years.

Section 6. The total estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is $38,041,317 and that the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs, is $7,847,532, for an estimated total cost of $45,888,849 of which $29,736,000, 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 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 6.819% 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:

Assessment	Assessment Methodology	Improvements	Assessment Per ERU
$29,736,000	ERU Methodology	All above-described Improvements	$39,999.11

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 D, 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 Box Elder County and (ii) where applicable, file with the Box Elder County Recorder a notice of proposed assessment.

Dated as of June 25, 2026.

AVIAN SHORES PUBLIC INFRASTRUCTURE DISTRICT

By: Clay Jensen
Clay Jensen (Jun 26, 2026 11:23:09 MDT)
Clay Jensen, Chair

ATTEST:

By: Nathaniel Strong
Nate Strong, Clerk/Secretary

EXHIBIT A

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

ACKNOWLEDGMENT, WAIVER AND CONSENT AGREEMENT

This Acknowledgment, Waiver and Consent Agreement (this "Agreement") is entered into June 25, 2026, by Heritage Land Holdings, LLC, a Utah limited liability company ("Heritage").

R E C I T A L S:

1. As of the date hereof, Heritage owns the real property described in Exhibit A attached hereto (the "Subject Property"), which constitutes all of the property to be assessed within the Assessment Area described herein.

2. Heritage desires that Avian Shores 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).

3. The estimated acquisition, construction and installation costs of the Improvements within the Assessment Area is \$38,041,317 and the estimated overhead costs, administrative costs, costs of funding reserves, capitalized interest, and debt issuance costs is \$7,847,532, for an estimated total cost of \$45,888,849, of which \$29,736,000 shall be assessed within the Assessment Area. Heritage anticipates using other funding to complete the remainder of the Improvements. If the Assessments and additional funding are not sufficient to complete the Improvements, Heritage hereby agrees to pay to complete the Improvements, including, but not limited to, an additional assessment on the Subject Property 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 Heritage. Heritage is solely responsible for the estimates and allocation.

4. 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 "Avian Shores Assessment Area No. 1" (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.

5. Heritage and the District desire to expedite the designation of the Assessment Area by waiving certain statutory procedures as permitted by the Act for the purpose of accelerating the financing of the Improvements.

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, Heritage hereby agrees as follows:

Section 1. <u>Representations and Warranties of Heritage</u>. Heritage hereby represents and warrants that:

(a) Heritage is the sole owner of the Subject Property.

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

(c) the execution and delivery of this Agreement by Heritage does not conflict with, violate, or constitute on the part of Heritage as 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 Heritage is a party or by which Heritage is or may be bound or to which any of the property or assets of Heritage is or may be subject; or (iii) the creation and governing instruments of Heritage, 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 Heritage is a party, or threatened against Heritage (i) seeking to restrain or enjoin the levy or collection of the Assessments, (ii) contesting or affecting the establishment or existence of Heritage or any of its officers or employees, its assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of Heritage, 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 Heritage of this Agreement;

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

(g) Heritage 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) Heritage 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 funds and loans of Heritage and lot sale proceeds, will be sufficient to complete the Improvements in order to achieve finished lots as contemplated in the Appraisal Report for the District, prepared by Colliers Valuation & Advisory Services, dated June 15, 2026;

(j) the Subject Property is located in Brigham City, in Box Elder 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 is authorized to execute and deliver this Agreement for and on behalf of Heritage.

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

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

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

(c) the consents set forth in Section 3 herein will benefit Heritage 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) Heritage 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;

(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 Heritage is a party or to which its property or assets are subject;

(h) Heritage 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, Heritage 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 related to the Assessment Area, 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 ERU 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, Heritage hereby consents to such Assessment as provided in Section 11-42-409(5) of the Act; and

(m) Heritage 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 Heritage. Heritage, 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 lot within the Assessment Area;

(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 Heritage was responsible for providing the legal description and tax identification number of each parcel of property within the Assessment Area, and in the event of a shortfall described in Section 11-42-

206(3)(e) of the Act, Heritage 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 the Assessment Ordinance;

(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. Heritage, 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;

(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 Heritage 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. Heritage 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 unenforceability 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 unenforceability.

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

OWNER:

HERITAGE LAND HOLDINGS LLC, a Utah limited liability company, as property owner of the real property identified in Exhibit A hereto

By: Aaron Robertson
Aaron Robertson (Jun 26, 2026 10:27:31 MDT)

Name: Aaron Robertson

Its: Vice President

EXHIBIT A

TAX ID AND LEGAL DESCRIPTION OF PROPERTY TO BE ASSESSED

Assessment Method and Amount*

Total Assessment	$29,736,000
Total ERUs	743.416
Assessment Per ERU	$39,999.11

Lot Type	Classification	Quantity	Lien/Lot	ERUs/Unit	Total Assessment
Villas	A	53	$39,999.11	1.000	$2,119,953
Cottages	B	298	44,999.01	1.125	13,409,706
Estates	C	58	48,332.28	1.208	2,803,272
Townhomes	D	242	34,999.23	0.875	8,469,813,
Condos	E	120	24,443.80	0.611	2,933,256
Total		**771**			**$29,736,000**

*Figures have been rounded

Parcel Identification Number†	Owner Entity	Classification	Total Assessments
03-118-0050, 03-112-0041, 03-112-0043, 03-112-0042	Heritage Land Holdings LLC	A, B, C, D, E	$29,736,000

† Only a portion of certain parcels are located within the Assessment Area.

LEGAL DESCRIPTION

The Assessment Area is more particularly described as follows:

PARCEL 1 (03-118-0050):
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN THENCE S 00°33'46" E 1295.19 FEET ALONG THE WEST LINE OF SAID SECTION 23; THENCE EAST 73.31 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE S 89°50'31" E 1479.45 FEET; THENCE S 00°22'55" W 99.49 FEET; THENCE S 22°27'25" E 66.70 FEET; THENCE S 00°09'38" E 259.99 FEET; THENCE S 21°37'51" W 63.30 FEET; THENCE S 00°52'53" W 197.87 FEET; THENCE S 00°12'36" W 276.99 FEET; THENCE S 09°45'09" E 65.89 FEET; THENCE S 02°08'27" W 85.02 FEET; THENCE N 89°55'34" W 1474.46 FEET TO THE EAST RIGHT OF WAY LINE OF 1200 WEST STREET; THENCE N 00°34'33" W 1106.93 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
CONTAINS 37.61 ACRES

PARCEL 2 (03-112-0041):
NE/4 OF SE/4 OF SEC 22, T 09N, R 02W, SLBM.
LESS: [03-112-0029] TRACT DEEDED TO BRIGHAM CITY CORPORATION. PART OF THE NE/4 OF THE SE/4 OF SECTION 22, T 09N, R 02W, SLBM. BEGINNING AT THE NE CORNER OF SAID SE/4 BEING A POINT LOCATED 2649.30 FT S 00*14'42" E ALONG THE EAST LINE OF SAID SEC FROM THE NE CORNER OF SAID SEC 22; THENCE S 00*14'42" E 1328.23 FT TO THE SE CORNER OF THE NE/4 OF SAID SE/4; THENCE S 90*00'00" W 32.09 FT ALONG THE SOUTH LINE OF THE NE/4 OF SAID SE/4 TO THE NEW WEST R/W LINE OF 1200 WEST ST; N 00*15'29" W 1328.23 FT ALONG SAID NEW WEST R/W LINE TO THE NORTH LINE OF THE NE/4 OF SAID SE/4; N 90*00'00" E 32.39 FT TO THE POINT OF BEGINNING.
CONTAINS 39.98 ACRES

PARCEL 3 (03-112-0043):
WEST HALF OF THE FOLLOWING DESCRIBED PARCEL:
SE/4 OF THE SE/4 OF SEC 22, T 09N, R 02W, SLBM.
LESS: [03-112-0025] PART OF THE SE/4 OF THE SE/4 OF SEC 22, T 09N, R 02W, SLBM. BEGINNING AT THE SE CORNER OF SAID SEC 22 AND RUNNING THENCE N 90*00'00" W 31.78 FT ALONG THE SOUTH LINE OF SAID SE/4 TO NEW WEST R/W LINE OF 1200 WEST ST; N 00*15'29" W 1325.84 FT ALONG SAID NEW WEST R/W LINE TO THE NORTH LINE OF THE SE/4 OF SAID SE/4; N 90*00'00" E 32.09 FT ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SEC 22; S 00*14'42" E 1325.84 FT ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
CONTAINS 19.92 ACRES

PARCEL 4 (03-112-0042):
EAST HALF OF THE FOLLOWING DESCRIBED PARCEL:
SE/4 OF THE SE/4 OF SEC 22, T 09N, R 02W, SLBM.
LESS: [03-112-0025] PART OF THE SE/4 OF THE SE/4 OF SEC 22, T 09N, R 02W, SLBM. BEGINNING AT THE SE CORNER OF SAID SEC 22 AND RUNNING THENCE N 90*00'00" W 31.78 FT ALONG THE SOUTH LINE OF SAID SE/4 TO NEW WEST R/W LINE OF 1200 WEST ST; N 00*15'29" W 1325.84 FT ALONG SAID NEW WEST R/W LINE TO THE NORTH LINE OF THE SE/4 OF SAID SE/4; N 90*00'00" E 32.09 FT ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SEC 22; S 00*14'42" E 1325.84 FT ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
CONTAINS 19.92 ACRES

<u>EXHIBIT B</u>

DESIGNATION RESOLUTION

(Excluded from Document)

<u>EXHIBIT C</u>

ASSESSMENT ORDINANCE AND NOTICE OF ASSESSMENT INTEREST

(Excluded from Document)

EXHIBIT B

LEGAL DESCRIPTION AND TAX ID NUMBERS OF PROPERTIES TO BE ASSESSED

Parcel Identification Number	Owner Entity
03-118-0050	Heritage Land Holdings, LLC
03-112-0041	Heritage Land Holdings, LLC
03-112-0043	Heritage Land Holdings, LLC
03-112-0042	Heritage Land Holdings, LLC

Legal Description

The Assessment Area is more particularly described as follows:

PARCEL 1 (03-118-0050):
PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN THENCE S 00°33'46" E 1295.19 FEET ALONG THE WEST LINE OF SAID SECTION 23; THENCE EAST 73.31 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE S 89°50'31" E 1479.45 FEET; THENCE S 00°22'55" W 99.49 FEET; THENCE S 22°27'25" E 66.70 FEET; THENCE S 00°09'38" E 259.99 FEET; THENCE S 21°37'51" W 63.30 FEET; THENCE S 00°52'53" W 197.87 FEET; THENCE S 00°12'36" W 276.99 FEET; THENCE S 09°45'09" E 65.89 FEET; THENCE S 02°08'27" W 85.02 FEET; THENCE N 89°55'34" W 1474.46 FEET TO THE EAST RIGHT OF WAY LINE OF 1200 WEST STREET; THENCE N 00°34'33" W 1106.93 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.
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PARCEL 2 (03-112-0041):
NE/4 OF SE/4 OF SEC 22, T 09N, R 02W, SLBM.
LESS: [03-112-0029] TRACT DEEDED TO BRIGHAM CITY CORPORATION. PART OF THE NE/4 OF THE SE/4 OF SECTION 22, T 09N, R 02W, SLBM. BEGINNING AT THE NE CORNER OF SAID SE/4 BEING A POINT LOCATED 2649.30 FT S 00*14'42" E ALONG THE EAST LINE OF SAID SEC FROM THE NE CORNER OF SAID SEC 22; THENCE S 00*14'42" E 1328.23 FT TO THE SE CORNER OF THE NE/4 OF SAID SE/4; THENCE S 90*00'00" W 32.09 FT ALONG THE SOUTH LINE OF THE NE/4 OF SAID SE/4 TO THE NEW WEST R/W LINE OF 1200 WEST ST; N 00*15'29" W 1328.23 FT ALONG SAID NEW WEST R/W LINE TO THE NORTH LINE OF THE NE/4 OF SAID SE/4; N 90*00'00" E 32.39 FT TO THE POINT OF BEGINNING.
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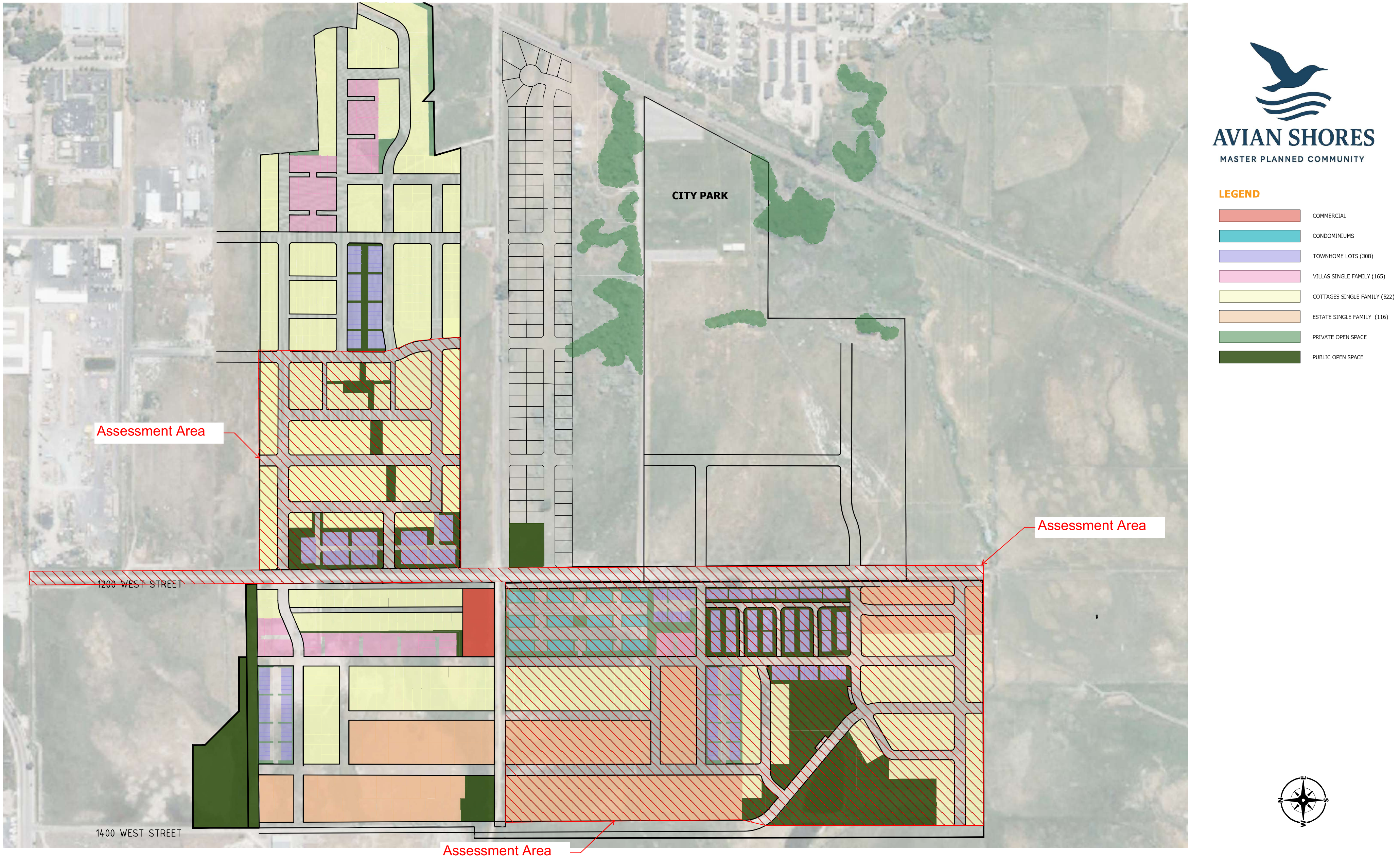
WEST HALF OF THE FOLLOWING DESCRIBED PARCEL:
SE/4 OF THE SE/4 OF SEC 22, T 09N, R 02W, SLBM.
LESS: [03-112-0025] PART OF THE SE/4 OF THE SE/4 OF SEC 22, T 09N, R 02W, SLBM. BEGINNING AT THE SE CORNER OF SAID SEC 22 AND RUNNING THENCE N 90*00'00" W 31.78 FT ALONG THE SOUTH LINE OF SAID SE/4 TO NEW WEST R/W LINE OF 1200 WEST ST; N 00*15'29" W 1325.84 FT ALONG SAID NEW WEST R/W LINE TO THE NORTH LINE OF THE SE/4 OF SAID SE/4; N 90*00'00" E 32.09 FT ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SEC 22; S 00*14'42" E 1325.84 FT ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
CONTAINS 19.92 ACRES

PARCEL 4 (03-112-0042):
EAST HALF OF THE FOLLOWING DESCRIBED PARCEL:
SE/4 OF THE SE/4 OF SEC 22, T 09N, R 02W, SLBM.
LESS: [03-112-0025] PART OF THE SE/4 OF THE SE/4 OF SEC 22, T 09N, R 02W, SLBM. BEGINNING AT THE SE CORNER OF SAID SEC 22 AND RUNNING THENCE N 90*00'00" W 31.78 FT ALONG THE SOUTH LINE OF SAID SE/4 TO NEW WEST R/W LINE OF 1200 WEST ST; N 00*15'29" W 1325.84 FT ALONG SAID NEW WEST R/W LINE TO THE NORTH LINE OF THE SE/4 OF SAID SE/4; N 90*00'00" E 32.09 FT ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SEC 22; S 00*14'42" E 1325.84 FT ALONG SAID EAST LINE TO THE POINT OF BEGINNING.
CONTAINS 19.92 ACRES

EXHIBIT C

MAP AND DEPICTION OF BOUNDARY OF THE ASSESSMENT AREA
AND LOCATION OF IMPROVEMENTS



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

MASTER PLAN COMMUNITY

EXHIBIT 2

CITY OF BRIGHAM, BOX ELDER COUNTY

Drawn: T.PRIDEMORE
Proj. No. 116 - 01
Date: 16 February 2026
File: 116-06_Concept Plan_2026.02.16

This plan is for illustrative purposes only.

EXHIBIT D

CERTIFICATE OF PROJECT ENGINEER

CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Avian Shored Public Infrastructure District (the "Assessment Area") hereby certifies as follows:

1. I am a professional engineer engaged by the Avian Shored Public Infrastructure 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 preliminary construction drawings, preliminary plats, and the master plan 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 30 years, assuming regular maintenance is performed.

By: Andrew Gaittens

The Connextion Group – Civil, LLC
Andrew Gaittens, PE

Date: June 16, 2026

<u>ATTACHMENTS</u>

Attachment A
Avian Shores Public Infrastructure District
Civil Infrastructure and Facilities Cost Estimate

Civil Improvements - Phase 1							
Item	QTY	UNIT	UNIT COST	Total Cost	Assumed Cost Allocation		
					Eligible - Dedicated to Other Public Entity	Eligible for PID Dedication	Non-Eligible Costs
Bringham City Corp 1200 West Road Expansion Project							
General Conditions							
Mobilization	1	LS	$17,000.00	$17,000.00	$17,000.00	$0.00	$0.00
Traffic Control	1	LS	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00
Erosion Control & SWPP	1	LS	$34,000.00	$34,000.00	$34,000.00	$0.00	$0.00
Signage and Striping	1	LS	$15,000.00	$15,000.00	$15,000.00	$0.00	$0.00
Grading							
Clearing and Grubbing	9.22	AC	$3,200.00	$29,494.95	$29,494.95	$0.00	$0.00
Striping Topsoil - 6" Topsoil	5,340	CY	$3.00	$16,019.44	$16,019.44	$0.00	$0.00
Cut to Fill	15,000	CY	$4.50	$67,500.00	$67,500.00	$0.00	$0.00
Pond Berm Import	3,300	CY	$2.85	$9,405.00	$9,405.00	$0.00	$0.00
Demolition							
Remove Fence	475	LF	$20.00	$9,500.00	$9,500.00	$0.00	$0.00
Remove Existing Pavement	100,000	SF	$0.75	$75,000.00	$75,000.00	$0.00	$0.00
Storm Sewer							
2' x 3' SD Catch Basin	4	EA	$2,900.00	$11,600.00	$11,600.00	$0.00	$0.00
4' x 6' SD Combo Box	5	EA	$8,230.00	$41,150.00	$41,150.00	$0.00	$0.00
15" RCP	235	LF	$85.00	$19,975.00	$19,975.00	$0.00	$0.00
24" RCP	60	LF	$100.00	$6,000.00	$6,000.00	$0.00	$0.00
30" RCP	3,400	LF	$125.00	$425,000.00	$425,000.00	$0.00	$0.00
18" Rip Rap Area	175	SF	$12.00	$2,100.00	$2,100.00	$0.00	$0.00
30" RCP FES	1	EA	$4,075.00	$4,075.00	$4,075.00	$0.00	$0.00
Concrete Spillway	1	EA	$30,000.00	$30,000.00	$30,000.00	$0.00	$0.00
Adjust Manholes	4	EA	$550.00	$2,200.00	$2,200.00	$0.00	$0.00
Outlet Structure	1	EA	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00
Sanitary Sewer							
Adjust Sanitary Manhole	9	EA	$528.00	$4,752.00	$4,752.00	$0.00	$0.00
Water							
Adjust Water Valve Box	2	EA	$350.00	$700.00	$700.00	$0.00	$0.00
Raise Water Manhole	1	EA	$525.00	$525.00	$525.00	$0.00	$0.00
Relocate Fire Hydrant	1	EA	$6,000.00	$6,000.00	$6,000.00	$0.00	$0.00
Secondary Water							
12" PVC	2,345	LF	$75.00	$175,875.00	$175,875.00	$0.00	$0.00
12" Gate Valve	4	EA	$4,800.00	$19,200.00	$19,200.00	$0.00	$0.00
12" MJ Tee	2	EA	$2,000.00	$4,000.00	$4,000.00	$0.00	$0.00
12" Cap Dry	1	EA	$1,200.00	$1,200.00	$1,200.00	$0.00	$0.00
Adjust Secondary Water Valve Box	2	EA	$420.00	$840.00	$840.00	$0.00	$0.00
Street							
4" Asphalt	235,000	SF	$2.25	$528,750.00	$528,750.00	$0.00	$0.00
6" Untreated Base Course	235,000	SF	$0.85	$199,750.00	$199,750.00	$0.00	$0.00
12" Granular Sub-Base	260,703	SF	$1.75	$456,230.47	$456,230.47	$0.00	$0.00
Curb & Gutter	6,069	LF	$27.00	$163,863.00	$163,863.00	$0.00	$0.00
5' Sidewalk	18,485	SF	$10.00	$184,850.00	$184,850.00	$0.00	$0.00
10' Sidewalk	27,150	SF	$10.00	$271,500.00	$271,500.00	$0.00	$0.00
4" Gravel Base Course	45,635	SF	$0.95	$43,353.25	$43,353.25	$0.00	$0.00
Handicap Ramp	7	EA	$2,350.00	$16,450.00	$16,450.00	$0.00	$0.00
Dry Utilities							
Backbone Electric	3,035	LF	$40.00	$121,380.00	$121,380.00	$0.00	$0.00
Backbone Gas	3,035	LF	$40.00	$121,380.00	$0.00	$0.00	$121,380.00
Landscaping and Irrigation							
Open Fencing	2,550	LF	$100.00	$255,000.00	$255,000.00	$0.00	$0.00
Privacy Fencing	1,280	LF	$165.00	$211,200.00	$211,200.00	$0.00	$0.00
ROW Landscape and Irrigation	43,200.00	SF	$3.50	$151,200.00	$151,200.00	$0.00	$0.00
Subtotal Civil Infrastructure: Bringham City Corp 1200 West Road Expansion Project				**$3,793,018.11**	**$3,671,638.11**	**$0.00**	**$121,380.00**
1200 West Street Additional Expansion							
General Conditions							
Mobilization	1	LS	$11,000.00	$11,000.00	$11,000.00	$0.00	$0.00
Traffic Control	1	LS	$15,000.00	$15,000.00	$15,000.00	$0.00	$0.00
Erosion Control & SWPP	1	LS	$22,000.00	$22,000.00	$22,000.00	$0.00	$0.00
Signage and Striping	1	LS	$10,000.00	$10,000.00	$10,000.00	$0.00	$0.00
Grading							
Clearing and Grubbing	3.89	AC	$3,200.00	$12,459.14	$12,459.14	$0.00	$0.00
Striping Topsoil - 6" Topsoil	2,341	CY	$3.00	$7,022.22	$7,022.22	$0.00	$0.00
Cut to Fill	5,500	CY	$4.50	$24,750.00	$24,750.00	$0.00	$0.00
Demolition							

Remove Trees	1	LS	$25,000.00	$25,000.00	$25,000.00	$0.00	$0.00
Remove Existing Pavement	43,200	SF	$0.75	$32,400.00	$32,400.00	$0.00	$0.00
Storm Sewer							
15" RCP	108	LF	$85.00	$9,180.00	$9,180.00	$0.00	$0.00
30" RCP	1,000	LF	$125.00	$125,000.00	$125,000.00	$0.00	$0.00
4' x 6' Combo Box	1	EA	$6,738.00	$6,738.00	$6,738.00	$0.00	$0.00
Curb Inlet	1	EA	$6,000.00	$6,000.00	$6,000.00	$0.00	$0.00
Water							
Connect to Existing	1	EA	$5,873.00	$5,873.00	$5,873.00	$0.00	$0.00
6" PVC	95	LF	$40.00	$3,800.00	$3,800.00	$0.00	$0.00
8" PVC	1,750	LF	$50.00	$87,500.00	$87,500.00	$0.00	$0.00
6" Gate Valve	3	EA	$2,775.00	$8,325.00	$8,325.00	$0.00	$0.00
8" Gate Valve	12	EA	$2,550.00	$30,600.00	$30,600.00	$0.00	$0.00
8" x 6" Tee	3	EA	$1,620.00	$4,860.00	$4,860.00	$0.00	$0.00
8" x 8" Tee	2	EA	$1,115.00	$2,230.00	$2,230.00	$0.00	$0.00
Fire Hydrants	3	EA	$9,500.00	$28,500.00	$28,500.00	$0.00	$0.00
Secondary Water							
12" PVC	1,630	LF	$75.00	$122,250.00	$122,250.00	$0.00	$0.00
Street							
4" Asphalt	108,800	SF	$2.25	$244,800.00	$244,800.00	$0.00	$0.00
6" Untreated Base Course	108,800	SF	$0.85	$92,480.00	$92,480.00	$0.00	$0.00
12" Granular Sub-Base	120,700	SF	$1.75	$211,225.00	$211,225.00	$0.00	$0.00
2" - 6" Curb and Gutter	3,400	LF	$27.00	$91,800.00	$91,800.00	$0.00	$0.00
4' Sidewalk	6,460	SF	$10.00	$64,600.00	$64,600.00	$0.00	$0.00
10' Sidewalk	18,080	SF	$10.00	$180,800.00	$180,800.00	$0.00	$0.00
4" Gravel Base Course	24,540	SF	$0.85	$20,859.00	$20,859.00	$0.00	$0.00
Dry Utilities							
Streetlights	6	EA	$6,500.00	$39,000.00	$39,000.00	$0.00	$0.00
Backbone Electric	1,700	LF	$40.00	$68,000.00	$68,000.00	$0.00	$0.00
Backbone Gas	1,700	LF	$40.00	$68,000.00	$0.00	$0.00	$68,000.00
Landscaping and Irrigation							
Open Fencing	1,545	LF	$100.00	$154,500.00	$154,500.00	$0.00	$0.00
Privacy Fencing	1,403	LF	$165.00	$231,495.00	$231,495.00	$0.00	$0.00
ROW Landscape and Irrigation	19,200.00	SF	$3.50	$67,200.00	$67,200.00	$0.00	$0.00
Subtotal Civil Infrastructure: 1200 West Street Additional Expansion				**$2,135,246.36**	**$2,067,246.36**	**$0.00**	**$68,000.00**
Sand Piper Ridge Subdivision Preliminary Plat - Sand Piper Meadows Phases 1-2 and Sand Piper Village Phase 1							
General Conditions							
Mobilization	1	LS	$21,000.00	$21,000.00	$21,000.00	$0.00	$0.00
Traffic Control	1	LS	$11,000.00	$11,000.00	$11,000.00	$0.00	$0.00
Erosion Control & SWPP	1	LS	$41,000.00	$41,000.00	$41,000.00	$0.00	$0.00
Signage and Striping	1	LS	$15,000.00	$15,000.00	$15,000.00	$0.00	$0.00
Site Earthwork							
Clearing and Grubbing	13.09	AC	$3,200.00	$41,878.40	$8,509.75	$9,675.15	$23,693.49
Striping Topsoil - 6" Topsoil	10,557	CY	$3.00	$31,670.54	$6,435.50	$7,316.83	$17,918.21
Overlot Grading Cut to Fill	31,671	CY	$4.50	$142,517.43	$35,629.36	$35,629.36	$71,258.72
Storm Sewer							
15" RCP	958	LF	$85.00	$81,430.00	$81,430.00	$0.00	$0.00
18" RCP	2,235	LF	$100.00	$223,500.00	$110,500.00	$113,000.00	$0.00
Curb Inlet	21	EA	$6,000.00	$126,000.00	$126,000.00	$0.00	$0.00
Drop Inlet	9	EA	$6,895.00	$62,055.00	$20,685.00	$41,370.00	$0.00
Manhole	7	EA	$7,400.00	$51,800.00	$51,800.00	$0.00	$0.00
Sanitary Sewer							
Connect to Existing	2	EA	$2,900.00	$5,800.00	$2,900.00	$2,900.00	$0.00
8" PVC	3,100	LF	$75.00	$232,500.00	$143,175.00	$89,325.00	$0.00
Manhole	11	EA	$7,500.00	$82,500.00	$45,000.00	$37,500.00	$0.00
Sanitary Sewer Laterals	110	EA	$2,000.00	$220,000.00	$0.00	$0.00	$220,000.00
Water							
Connect to Existing	2	EA	$5,800.00	$11,600.00	$11,600.00	$0.00	$0.00
6" PVC	57	LF	$25.00	$1,425.00	$1,425.00	$0.00	$0.00
8" PVC	3,050	LF	$50.00	$152,500.00	$152,500.00	$0.00	$0.00
6" Gate Valve	4	EA	$2,775.00	$11,100.00	$11,100.00	$0.00	$0.00
8" Gate Valve	25	EA	$2,550.00	$63,750.00	$63,750.00	$0.00	$0.00
12" Gate Valve	4	EA	$6,500.00	$26,000.00	$26,000.00	$0.00	$0.00
12" x 8" Tee	2	EA	$2,000.00	$4,000.00	$4,000.00	$0.00	$0.00
8" x 6" Tee	4	EA	$1,620.00	$6,480.00	$6,480.00	$0.00	$0.00
8" x 8" Tee	3	EA	$1,115.00	$3,345.00	$3,345.00	$0.00	$0.00
8" x 8" Cross	1	EA	$1,200.00	$1,200.00	$1,200.00	$0.00	$0.00
Fire Hydrant	4	EA	$10,000.00	$40,000.00	$40,000.00	$0.00	$0.00
Water Service Laterals	110	EA	$2,000.00	$220,000.00	$0.00	$0.00	$220,000.00
Secondary Water							
Connect to Existing	2	EA	$1,563.00	$3,126.00	$3,126.00	$0.00	$0.00

6" PVC	2,224	LF	$20.05	$44,591.20	$44,591.20	$0.00	$0.00
6" Gate Valve	13	EA	$2,771.00	$36,023.00	$36,023.00	$0.00	$0.00
6" x 6" Tee	3	EA	$900.00	$2,700.00	$2,700.00	$0.00	$0.00
12" x 6" Tee	2	EA	$1,800.00	$3,600.00	$3,600.00	$0.00	$0.00
Secondary Water Service Laterals	110	EA	$2,000.00	$220,000.00	$0.00	$0.00	$220,000.00
Street							
3" Asphalt	82,250	SF	$1.85	$152,162.50	$152,162.50	$0.00	$0.00
9" Gravel Base	94,000	SF	$1.15	$108,100.00	$108,100.00	$0.00	$0.00
Alley Paving	32,500	SF	$15.00	$487,500.00	$0.00	$487,500.00	$0.00
12" Ribbon Curb	2,300	LF	$10.00	$23,000.00	$0.00	$23,000.00	$0.00
2'-6" Curb and Gutter	4,111	LF	$27.00	$110,997.00	$110,997.00	$0.00	$0.00
4' Sidewalk	18,800	SF	$10.00	$188,000.00	$188,000.00	$0.00	$0.00
4" Gravel Base Course	18,800	SF	$0.94	$17,634.40	$17,634.40	$0.00	$0.00
Dry Utilities							
Streetlights	7	EA	$6,500.00	$45,500.00	$45,500.00	$0.00	$0.00
Backbone Electric	2,056	LF	$40.00	$82,220.00	$82,220.00	$0.00	$0.00
Backbone Gas	2,056	LF	$40.00	$82,220.00	$0.00	$0.00	$82,220.00
Landscaping and Irrigation							
ROW Landscape and Irrigation	23,500.00	SF	$3.00	$70,500.00	$70,500.00	$0.00	$0.00
Open Space Landscape and Irrigation	99,316.80	SF	$3.00	$297,950.40	$0.00	$297,950.40	$0.00
Subtotal Civil Infrastructure: Sand Piper Ridge Subdivision Preliminary Plat - Sand Piper Meadows Phases 1-2 and Sand Piper Village Phase 1				**$3,906,875.87**	**$1,906,618.71**	**$1,145,166.74**	**$855,090.42**
Heron Ridge Subdivision Preliminary Plat Phase 1							
General Conditions							
Mobilization	1	LS	$19,000.00	$19,000.00	$19,000.00	$0.00	$0.00
Traffic Control	1	LS	$10,000.00	$10,000.00	$10,000.00	$0.00	$0.00
Erosion Control & SWPP	1	LS	$37,000.00	$37,000.00	$37,000.00	$0.00	$0.00
Signage and Striping	1	LS	$17,000.00	$17,000.00	$17,000.00	$0.00	$0.00
Site Earthwork							
Clearing and Grubbing	9.87	AC	$3,200.00	$31,584.00	$6,417.92	$7,296.84	$17,869.24
Striping Topsoil - 6" Topsoil	7,962	CY	$3.00	$23,885.40	$4,853.55	$5,518.24	$13,513.62
Overlot Grading Cut to Fill	23,885	CY	$4.50	$107,484.30	$26,871.08	$26,871.08	$53,742.15
Storm Sewer							
15" RCP	1,776	LF	$80.00	$142,080.00	$83,440.00	$58,640.00	$0.00
Curb Inlet	10	EA	$6,000.00	$60,000.00	$60,000.00	$0.00	$0.00
Drop Inlet	10	EA	$6,895.00	$68,950.00	$34,475.00	$34,475.00	$0.00
Manhole	2	EA	$7,452.00	$14,904.00	$14,904.00	$0.00	$0.00
Temporary Pond	4	EA	$5,000.00	$20,000.00	$0.00	$0.00	$20,000.00
Sanitary Sewer							
Connect to Existing	3	EA	$2,900.00	$8,700.00	$8,700.00	$0.00	$0.00
8" PVC	2,446	LF	$60.00	$146,760.00	$73,800.00	$72,960.00	$0.00
Manhole	12	EA	$8,225.00	$98,700.00	$57,575.00	$41,125.00	$0.00
Sanitary Sewer Laterals	96	EA	$2,000.00	$192,000.00	$0.00	$0.00	$192,000.00
6" Forcemain	256	LF	$50.00	$12,800.00	$12,800.00	$0.00	$0.00
Water							
Connect to Existing	2	EA	$5,873.00	$11,746.00	$11,746.00	$0.00	$0.00
6" PVC	61	LF	$20.05	$1,223.05	$1,223.05	$0.00	$0.00
8" PVC	3,138	LF	$47.30	$148,427.40	$148,427.40	$0.00	$0.00
6" Gate Valve	5	EA	$2,771.00	$13,855.00	$13,855.00	$0.00	$0.00
8" Gate Valve	35	EA	$2,546.00	$89,110.00	$89,110.00	$0.00	$0.00
8" x 6" Tee	5	EA	$1,619.48	$8,097.40	$8,097.40	$0.00	$0.00
8" x 8" Tee	5	EA	$1,116.00	$5,580.00	$5,580.00	$0.00	$0.00
8" x 8" Cross	2	EA	$1,212.00	$2,424.00	$2,424.00	$0.00	$0.00
Fire Hydrant	5	EA	$10,260.00	$51,300.00	$51,300.00	$0.00	$0.00
Water Service Laterals	96	EA	$2,000.00	$192,000.00	$0.00	$0.00	$192,000.00
Secondary Water							
Connect to Existing	2	EA	$1,563.00	$3,126.00	$3,126.00	$0.00	$0.00
6" Gate Valve	6	EA	$2,771.00	$16,626.00	$16,626.00	$0.00	$0.00
12" Gate Valve	4	EA	$7,000.00	$28,000.00	$28,000.00	$0.00	$0.00
6" PVC	1,336	LF	$20.05	$26,777.18	$26,777.18	$0.00	$0.00
6" x 6" Tee	2	EA	$900.00	$1,800.00	$1,800.00	$0.00	$0.00
Secondary Water Service Laterals	96	EA	$2,000.00	$192,000.00	$0.00	$0.00	$192,000.00
Street							
3" Asphalt	54,793	SF	$1.85	$101,367.05	$101,367.05	$0.00	$0.00
9" Gravel Base	71,263	SF	$1.14	$81,239.82	$81,239.82	$0.00	$0.00
Alley Paving	27,849	SF	$15.00	$417,735.00	$0.00	$417,735.00	$0.00
12" Ribbon Curb	2,065	LF	$10.00	$20,650.00	$0.00	$20,650.00	$0.00
2'-6" Curb and Gutter	3,294	LF	$27.00	$88,938.00	$88,938.00	$0.00	$0.00
4' Sidewalk	14,760	SF	$10.00	$147,600.00	$130,560.00	$17,040.00	$0.00
4" Gravel Base Course	14,760	SF	$0.94	$13,874.40	$12,272.64	$1,601.76	$0.00
ADA Ramp	4	EA	$3,670.00	$14,680.00	$14,680.00	$0.00	$0.00

Parking Area	35,659	SF	$10.00	$356,590.00	$0.00	$356,590.00	$0.00
Dry Utilities							
Streetlights	3	EA	$6,500.00	$19,500.00	$19,500.00	$0.00	$0.00
Backbone Electric	1,647	LF	$40.00	$65,880.00	$65,880.00	$0.00	$0.00
Backbone Gas	1,647	LF	$40.00	$65,880.00	$0.00	$0.00	$65,880.00
Landscaping and Irrigation							
ROW Landscape and Irrigation	0.45	AC	$160,000.00	$72,595.04	$72,595.04	$0.00	$0.00
Open Space Landscape and Irrigation	1.23	AC	$160,000.00	$196,062.44	$0.00	$196,062.44	$0.00
Subtotal Civil Infrastructure: Heron Ridge Subdivision Preliminary Plat Phase 1				**$3,465,531.48**	**$1,461,961.12**	**$1,256,565.35**	**$747,005.01**
Sand Piper Meadows Phases 3-7+ & Sand Piper Village Phase 2 - Phase 1 Construction							
General Conditions							
Mobilization	1	LS	$22,500.00	$22,500.00	$22,500.00	$0.00	$0.00
Traffic Control	1	LS	$11,500.00	$11,500.00	$11,500.00	$0.00	$0.00
Erosion Control & SWPP	1	LS	$45,000.00	$45,000.00	$45,000.00	$0.00	$0.00
Signage and Striping	1	LS	$13,500.00	$13,500.00	$13,500.00	$0.00	$0.00
Site Earthwork							
Clearing and Grubbing	17.43	AC	$3,200.00	$55,791.96	$16,496.50	$4,014.62	$35,280.84
Striping Topsoil - 6" Topsoil	14,064	CY	$3.00	$42,192.67	$8,573.61	$9,747.76	$23,871.30
Overlot Grading Cut to Fill	42,193	CY	$4.50	$189,867.00	$47,466.75	$47,466.75	$94,933.50
Storm Sewer							
Storm Sewer Budget	17	AC	$21,000.00	$366,134.71	$366,134.71	$0.00	$0.00
Sanitary Sewer							
8" PVC	3,940	LF	$75.00	$295,500.00	$264,225.00	$31,275.00	$0.00
Manhole	11	EA	$7,500.00	$82,500.00	$67,500.00	$15,000.00	$0.00
Sanitary Sewer Laterals	121	EA	$2,000.00	$242,000.00	$0.00	$0.00	$242,000.00
Water							
6" PVC	213	LF	$25.00	$5,325.00	$5,325.00	$0.00	$0.00
8" PVC	4,760	LF	$50.00	$238,000.00	$206,150.00	$31,850.00	$0.00
6" Gate Valve	7	EA	$2,771.00	$19,397.00	$19,397.00	$0.00	$0.00
8" Gate Valve	35	EA	$2,546.00	$89,110.00	$89,110.00	$0.00	$0.00
8" x 6" Tee	7	EA	$1,619.48	$11,336.36	$11,336.36	$0.00	$0.00
8" x 8" Tee	6	EA	$1,116.00	$6,696.00	$6,696.00	$0.00	$0.00
8" x 8" Cross	4	EA	$1,212.00	$4,848.00	$4,848.00	$0.00	$0.00
Fire Hydrant	7	EA	$10,260.00	$71,820.00	$71,820.00	$0.00	$0.00
Water Service Laterals	121	EA	$2,000.00	$242,000.00	$0.00	$0.00	$242,000.00
Secondary Water							
6" Gate Valve	25	EA	$2,771.00	$69,275.00	$69,275.00	$0.00	$0.00
6" PVC	4,760	LF	$20.05	$95,438.00	$95,438.00	$0.00	$0.00
6" x 6" Tee	7	EA	$900.00	$6,300.00	$6,300.00	$0.00	$0.00
Secondary Water Service Laterals	121	EA	$2,000.00	$242,000.00	$0.00	$0.00	$242,000.00
Street							
3" Asphalt	134,190	SF	$1.85	$248,251.50	$248,251.50	$0.00	$0.00
9" Gravel Base	169,425	SF	$1.14	$193,144.50	$179,201.16	$13,943.34	$0.00
Alley Paving	12,231	SF	$15.00	$183,465.00	$0.00	$183,465.00	$0.00
12" Ribbon Curb	866	LF	$10.00	$8,655.78	$0.00	$8,655.78	$0.00
2'-6" Curb and Gutter	7,668	LF	$27.00	$207,036.00	$207,036.00	$0.00	$0.00
4' Sidewalk	30,672	SF	$10.00	$306,720.00	$306,720.00	$0.00	$0.00
4" Gravel Base Course	30,672	SF	$10.00	$306,720.00	$306,720.00	$0.00	$0.00
ADA Ramp	16	EA	$3,670.00	$58,720.00	$58,720.00	$0.00	$0.00
Dry Utilities							
Streetlights	14	EA	$6,500.00	$91,000.00	$91,000.00	$0.00	$0.00
Backbone Electric	3,834	LF	$40.00	$153,360.00	$153,360.00	$0.00	$0.00
Backbone Gas	3,834	LF	$40.00	$153,360.00	$0.00	$0.00	$153,360.00
Landscaping and Irrigation							
ROW Landscape and Irrigation	38,340.00	SF	$3.00	$115,020.00	$115,020.00	$0.00	$0.00
Open Space Landscape and Irrigation	40,716.00	SF	$3.00	$122,148.00	$0.00	$122,148.00	$0.00
frastructure: Sand Piper Meadows Phases 3-7+ & Sand Piper Village Phase 2 - Phase 1 Construction				**$4,615,632.48**	**$3,114,620.59**	**$467,566.25**	**$1,033,445.63**
Heron Ridge Phases 2 & 3							
General Conditions							
Mobilization	1	LS	$37,500.00	$37,500.00	$37,500.00	$0.00	$0.00
Traffic Control	1	LS	$18,000.00	$18,000.00	$18,000.00	$0.00	$0.00
Erosion Control & SWPP	1	LS	$75,000.00	$75,000.00	$75,000.00	$0.00	$0.00
Signage and Striping	1	LS	$35,000.00	$35,000.00	$35,000.00	$0.00	$0.00
Site Earthwork							
Clearing and Grubbing	29.93	AC	$3,200.00	$95,769.40	$20,208.71	$33,185.16	$42,375.54
Striping Topsoil - 6" Topsoil	24,142	CY	$3.00	$72,425.61	$14,716.99	$16,732.46	$40,976.16
Overlot Grading Cut to Fill	72,426	CY	$4.50	$325,915.25	$81,478.81	$81,478.81	$162,957.63
Storm Sewer							
Storm Sewer Budget	30	AC	$21,000.00	$628,486.71	$628,486.71	$0.00	$0.00
Sanitary Sewer							

8" PVC	4,877	LF	$60.30	$294,083.10	$291,068.10	$3,015.00	$0.00
Manhole	18	EA	$8,225.00	$148,050.00	$148,050.00	$0.00	$0.00
Sanitary Sewer Laterals	199	EA	$2,000.00	$398,000.00	$0.00	$0.00	$398,000.00
6" Forcemain	1,059	LF	$50.00	$52,950.00	$52,950.00	$0.00	$0.00
Lift Station	1	LS	$900,000.00	$900,000.00	$900,000.00	$0.00	$0.00
Water							
6" PVC	150	LF	$20.05	$3,007.50	$3,007.50	$0.00	$0.00
8" PVC	5,198	LF	$47.30	$245,865.40	$243,405.80	$2,459.60	$0.00
6" Gate Valve	5	EA	$2,771.00	$13,855.00	$13,855.00	$0.00	$0.00
8" Gate Valve	20	EA	$2,546.00	$50,920.00	$50,920.00	$0.00	$0.00
8" x 6" Tee	5	EA	$1,619.48	$8,097.40	$8,097.40	$0.00	$0.00
8" x 8" Tee	4	EA	$1,116.00	$4,464.00	$4,464.00	$0.00	$0.00
8" x 8" Cross	2	EA	$1,212.00	$2,424.00	$2,424.00	$0.00	$0.00
Fire Hydrant	5	EA	$10,260.00	$51,300.00	$51,300.00	$0.00	$0.00
Water Service Laterals	199	EA	$2,000.00	$398,000.00	$0.00	$0.00	$398,000.00
Secondary Water							
6" Gate Valve	18	EA	$2,771.00	$49,878.00	$49,878.00	$0.00	$0.00
6" PVC	4,750	LF	$20.05	$95,237.50	$95,237.50	$0.00	$0.00
6" x 6" Tee	6	EA	$900.00	$5,400.00	$5,400.00	$0.00	$0.00
Secondary Water Service Laterals	199	EA	$2,000.00	$398,000.00	$0.00	$0.00	$398,000.00
Street							
3" Asphalt	166,250	SF	$1.85	$307,562.50	$307,562.50	$0.00	$0.00
9" Gravel Base	203,332	SF	$1.14	$231,798.48	$222,015.00	$9,783.48	$0.00
Alley Paving	1,983	SF	$15.00	$29,745.00	$0.00	$29,745.00	$0.00
12" Ribbon Curb	140	LF	$10.00	$1,403.35	$0.00	$1,403.35	$0.00
2'-6" Curb and Gutter	9,500	LF	$27.00	$256,500.00	$256,500.00	$0.00	$0.00
4' Sidewalk	38,000	SF	$10.00	$380,000.00	$380,000.00	$0.00	$0.00
4" Gravel Base Course	38,000	SF	$0.94	$35,720.00	$35,720.00	$0.00	$0.00
ADA Ramp	16	EA	$3,670.00	$58,720.00	$58,720.00	$0.00	$0.00
Parking Area	6,599	SF	$12.00	$79,188.00	$0.00	$79,188.00	$0.00
Dry Utilities							
Streetlights	17	EA	$6,500.00	$110,500.00	$110,500.00	$0.00	$0.00
Backbone Electric	4,750	LF	$30.00	$142,500.00	$142,500.00	$0.00	$0.00
Backbone Gas	4,750	LF	$35.00	$166,250.00	$0.00	$0.00	$166,250.00
Landscaping and Irrigation							
ROW Landscape and Irrigation	1.31	AC	$160,000.00	$209,366.39	$209,366.39	$0.00	$0.00
Open Space Landscape and Irrigation	6.41	AC	$160,000.00	$1,024,844.81	$0.00	$1,024,844.81	$0.00
Subtotal Civil Infrastructure: Heron Ridge Phases 2 & 3				**$7,441,727.41**	**$4,553,332.41**	**$1,281,835.68**	**$1,606,559.32**
Meadowlark & Sparrow Haven - Phase 1 Construction							
General Conditions							
Mobilization	1	LS	$52,000.00	$52,000.00	$52,000.00	$0.00	$0.00
Traffic Control	1	LS	$26,000.00	$26,000.00	$26,000.00	$0.00	$0.00
Erosion Control & SWPP	1	LS	$103,500.00	$103,500.00	$103,500.00	$0.00	$0.00
Signage and Striping	1	LS	$52,000.00	$52,000.00	$52,000.00	$0.00	$0.00
Site Earthwork							
Clearing and Grubbing	37.96	AC	$3,200.00	$121,486.35	$19,089.04	$20,102.77	$82,294.54
Striping Topsoil - 6" Topsoil	30,625	CY	$3.00	$91,874.06	$18,668.95	$21,225.63	$51,979.48
Overlot Grading Cut to Fill	91,874	CY	$4.50	$413,433.25	$103,358.31	$103,358.31	$206,716.63
Storm Sewer							
Storm Sewer Budget	38	AC	$18,000.00	$683,360.74	$683,360.74	$0.00	$0.00
Sanitary Sewer							
Connect to Existing	1	EA	$2,900.00	$2,900.00	$2,900.00	$0.00	$0.00
8" PVC	6,630	LF	$60.30	$399,789.00	$286,666.20	$113,122.80	$0.00
Manhole	15	EA	$8,225.00	$123,375.00	$90,475.00	$32,900.00	$0.00
Sanitary Sewer Laterals	252	EA	$2,000.00	$504,000.00	$0.00	$0.00	$504,000.00
Water							
Connect to Existing	1	EA	$5,873.00	$5,873.00	$5,873.00	$0.00	$0.00
6" PVC	353	LF	$20.05	$7,077.65	$4,290.70	$2,786.95	$0.00
8" PVC	7,356	LF	$47.30	$347,938.80	$244,020.70	$103,918.10	$0.00
6" Gate Valve	12	EA	$2,771.00	$33,252.00	$22,168.00	$11,084.00	$0.00
8" Gate Valve	35	EA	$2,546.00	$89,110.00	$81,472.00	$7,638.00	$0.00
8" x 6" Tee	12	EA	$1,619.48	$19,433.76	$12,955.84	$6,477.92	$0.00
8" x 8" Tee	9	EA	$1,116.00	$10,044.00	$8,928.00	$1,116.00	$0.00
8" x 8" Cross	2	EA	$1,212.00	$2,424.00	$2,424.00	$0.00	$0.00
Fire Hydrant	12	EA	$10,260.00	$123,120.00	$82,080.00	$41,040.00	$0.00
Water Service Laterals	252	EA	$2,000.00	$504,000.00	$0.00	$0.00	$504,000.00
Secondary Water							
6" Gate Valve	20	EA	$2,771.00	$55,420.00	$55,420.00	$0.00	$0.00
6" PVC	4,812	LF	$20.05	$96,480.60	$96,480.60	$0.00	$0.00
6" x 6" Tee	7	EA	$900.00	$6,300.00	$6,300.00	$0.00	$0.00
Secondary Water Service Laterals	252	EA	$2,000.00	$504,000.00	$0.00	$0.00	$504,000.00

Street							
3" Asphalt	168,420	SF	$1.85	$311,577.00	$311,577.00	$0.00	$0.00
9" Gravel Base	393,898	SF	$1.14	$449,043.72	$224,912.88	$224,130.84	$0.00
Alley Paving	16,087	SF	$15.00	$241,305.00	$0.00	$241,305.00	$0.00
12" Ribbon Curb	1,138	LF	$10.00	$11,384.65	$0.00	$11,384.65	$0.00
2'-6" Curb and Gutter	9,624	LF	$27.60	$265,622.40	$265,622.40	$0.00	$0.00
4' Sidewalk	38,496	SF	$9.93	$382,265.28	$382,265.28	$0.00	$0.00
4" Gravel Base Course	38,496	SF	$0.94	$36,186.24	$36,186.24	$0.00	$0.00
ADA Ramp	19	EA	$3,670.00	$69,730.00	$69,730.00	$0.00	$0.00
Parking Area	180,519	SF	$10.00	$1,805,190.00	$0.00	$1,805,190.00	$0.00
Dry Utilities							
Streetlights	17	EA	$6,500.00	$110,500.00	$110,500.00	$0.00	$0.00
Backbone Electric	4,812	LF	$30.00	$144,360.00	$144,360.00	$0.00	$0.00
Backbone Gas	4,812	LF	$35.00	$168,420.00	$0.00	$0.00	$168,420.00
Landscaping and Irrigation							
ROW Landscape and Irrigation	1.33	AC	$160,000.00	$212,099.17	$212,099.17	$0.00	$0.00
Open Space Landscape and Irrigation	4.44	AC	$160,000.00	$709,715.34	$0.00	$709,715.34	$0.00
Subtotal Civil Infrastructure: Meadowlark & Sparrow Haven - Phase 1 Construction				**$9,295,591.01**	**$3,817,684.06**	**$3,456,496.31**	**$2,021,410.64**
Other Costs							
City Paving Fees	1	LS	$949,703.00	$949,703.00	$949,703.00	$0.00	$0.00
				$0.00			$0.00
				$0.00			
				$0.00			$0.00
Subtotal Civil Infrastructure: Other Costs				**$949,703.00**	**$949,703.00**	**$0.00**	**$0.00**
Subtotal Civil Infrastructure: Civil Improvements - Phase 1				**$35,603,325.72**	**$21,542,804.36**	**$7,607,630.34**	**$6,452,891.02**
Construction Contingency			15%	$5,340,498.86	$3,231,420.65	$1,141,144.55	$967,933.65
Project Management			3%	$1,068,099.77	$646,284.13	$228,228.91	$193,586.73
Planning, Engineering, Design			5%	$1,780,166.29	$1,077,140.22	$380,381.52	$322,644.55
Survey and Geotech			4%	$1,424,133.03	$861,712.17	$304,305.21	$258,115.64
Permitting and Entitlement Fees			3.5%	$1,246,116.40	$753,998.15	$266,267.06	$225,851.19
Subtotal Civil Infrastructure: Civil Improvements - Phase 1				**$46,462,340.06**	**$28,113,359.69**	**$9,927,957.59**	**$8,421,022.78**
ESTIMATED TOTAL COST (EXCLUDING VERTICAL CONSTRUCTION)[1/]				**$46,462,340.06**	**$28,113,359.69**	**$9,927,957.59**	**$8,421,022.78**

Cost Estimate Developed By: The Connextion Group - Civil, LLC - 4/10/2026

Notes:

1/ Costs presented are an estimate based on project understanding and are subject to change. Actual costs may vary.

2/ Any significant changes in labor rates, material costs, or supply chain issues may result in a final cost that differs from this estimate.

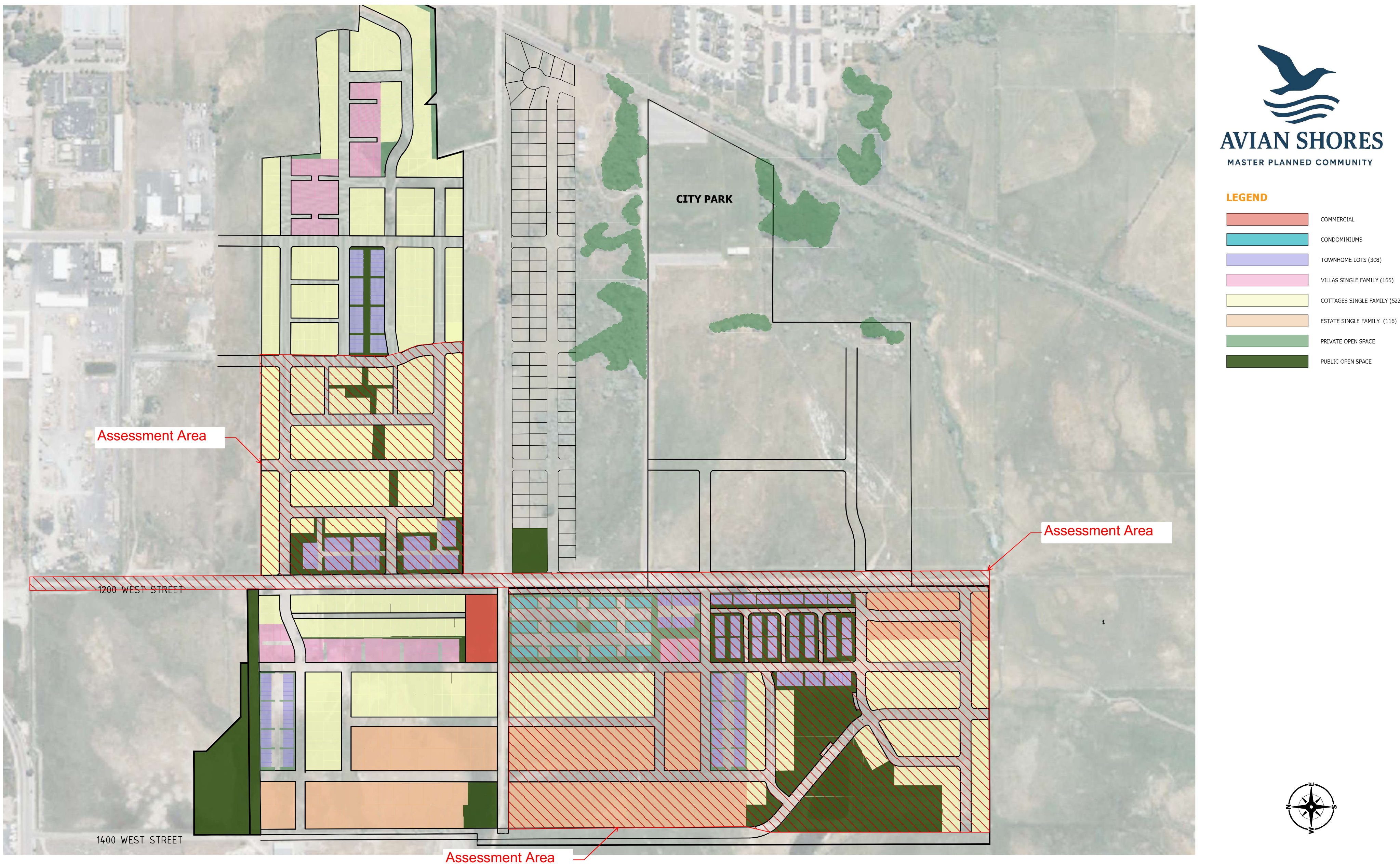
3/ Estimate is for civil infrastructure and associated soft costs only.

4/ Assumed the alleys, parking areas, private parks, and associated storm sewer will be owned by the District or other public entity.

5/ Assumed Bringham City Municipal will own and maintain power, water, sewer, trash, storm water, public street improvements, and the City park improvements.

6/ Assumed Enbridge will own and maintain gas improvements.

Attachment B
Avian Shores Public Infrastructure District
Infrastructure Map Exhibit



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
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MASTER PLAN COMMUNITY

EXHIBIT 2

CITY OF BRIGHAM, BOX ELDER COUNTY

Drawn: T.PRIDEMORE
Proj. No. 116 - 01
Date: 16 February 2026
File: 116-06_Concept Plan_2026.02.16

This plan is for illustrative purposes only.