

Deseret Public Infrastructure District Conflict of Interest Disclosure Form

Information and Instructions

*This form was prepared in compliance with the Utah Public Officers' and Employees' Ethics Act, Utah Code Ann. § 67-16-16, which requires "special public officers" to prepare a written conflict of interest disclosure statement and submit it to the governing body of the district **no sooner than January 1 and no later than January 31** of each year during which the special public officer holds elected or appointed office. This form requires a response to each item of information described in Utah Code Ann. § 20A-11-1604(6). This requirement only applies to districts with an annual budget of \$10 Million or greater.*

"Special public officers" include members of a board of trustees of a special district or members of an administrative control board of a special service district.

This disclosure form shall be posted on the district's website within ten days of submission, and the Lieutenant Governor of Utah will be provided with a link to the electronic posting.

Note that it is unlawful for a special public officer to fail to comply with these requirements. Special public officers who fail to comply are guilty of a class B misdemeanor, and the district is required to report violations to the attorney general. Additionally, the district must impose a civil fine of \$100 against special public officers who violate these requirements.

The district shall notify special public officers of a failure to comply within 5 days after the district determines that a violation has occurred and shall direct the officer to submit a report or an amended report to correct the problem within seven days.

For a special public officer who is also a state legislator, a member of a legislative body of a county or municipality, or who is otherwise required to make a written disclosure under another provision of law, you are not required to submit a second conflict of interest disclosure form, but you must provide a link to the disclosure statement posted on such relevant agency's website.

For more detailed information on these requirements, please refer to Utah Code Ann. § 67-1616.

This form uses tables. Please add as many additional rows as necessary for each item.

Date This Form was Completed	March 26, 2026
Name of Officeholder	Shaun W. Johnson

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Section 1: Employment

You must disclose all current employers as well as any employers during the preceding year.

Current Employer	Address	Occupation/Job Title
SJ Managing Company	183 E. Main Street, Suite 2 Grantsville, UT 84029	President

Non-current Employers from Preceding Year	Address	Occupation/Job Title

Section 2: Entities in which you are an owner or officer

You must disclose all current entities as well as any entities during the preceding year.

Name of Entity (Current)	Type of business or activity conducted by the entity	Your position in the entity
SJ HoldCo, LLC	Equity Holding Company	Sole Member
Timpie Holdings, LLC	Real Estate Holding Company	Manager and Sole Member
SJ Managing Company	Development and Construction Advisory Services	President (Shaun) Member (SJ HoldCo, LLC)
VT Grantsville HoldCo LLC	Real Estate Developer	Minority Profits Interest Holder (Timpie Holdings, LLC)
Johnny's Ice Hutch, LLC	Shaved Ice Shack	Member (SJ HoldCo, LLC)
Verity, LLC	General Construction Contractor	Manager (Shaun) Minority Member (SJ HoldCo, LLC)
SJ Civil, LLC	Infrastructure construction contractor	Member (SJ HoldCo, LLC)

Non-current Entities from preceding year	Type of business or activity conducted by the entity	Your position in the entity

Section 3: Income Sources

You must disclose each individual or entity from whom you have received \$5,000 or more in income currently and during the preceding year.

If you provide goods or services to multiple customers or clients as part of a business or a licensed profession, you are only required to provide this information in relation to the entity or practice through

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which the regulated officeholder provides the goods or services and you are not required to provide the information in relation to individual customers or clients.

Name of Individual or Entity	Type of business or activity conducted by the individual or entity
SJ Managing Company	Development and construction advisory services
SJ HoldCo, LLC	Equity Holding Company

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Section 4: Investments

You must disclose each entity in which you hold any stocks or bonds having a fair market value of \$5,000 or more as of the date of disclosure or during the preceding year but excluding funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds.

Name of Entity (Current)	Type of business or activity conducted by the entity
N/A	

Non-current Entities from Preceding Year	Type of business or activity conducted by the entity

Section 5: Leadership Roles

You must disclose each entity in which you currently serve, or served in the preceding year, in a paid leadership capacity or in a paid or unpaid position on a board of directors. Do not include entities that you already included in Sections 2, 3 or 4.

Name of Entity (Current)	Type of business or activity conducted by the entity	Your position in the entity
N/A		

Non-current Entities from Preceding Year	Type of business or activity conducted by the entity	Your position in the entity

Section 6: Real Property (Optional)

You may disclose a real property that you hold an ownership or other financial interest that you believe may constitute a conflict of interest.

Property Details	Type of Interest Held
1,724 acre real property in Grantsville City owned by VT Grantsville Land Co, LLC	Timpie Holdings holds a minority profits interest in VT Grantsville Land Co. SJ Hold Co LLC entered into a Consultant Services Agreement with VT Grantsville Land Co, LLC dated December 2024, pursuant to which VT Grantsville Land Co, LLC pays SJ Hold Co LLC services fees for project development and construction consultant and advisory services relating to the Property.

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	SJ Hold Co entered into a Consultant Services Agreement with VT Grantsville Land Co, LLC dated October 2025, pursuant to which VT Grantsville Land Co, LLC will pay SJ Hold Co LLC a services fee for providing consultant and advisory services with respect to the acquisition of water necessary for development of the Property. SJ Managing Company is serving in the capacity of VT Grantsville Land Co, LLC's owner's rep with respect to construction contracts relating to the construction of improvements to the Property.
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Section 7: Spouse

You must disclose the name of your spouse as well as all current employers as well as any employers during the preceding year.

Name of Spouse		
Emily Johnson		
Current Employer of Spouse	Address	Occupation/Title
N/A		
Non-current Employers of Spouse from Preceding Year	Address	Occupation/Job Title
N/A		

Section 8: Other Adult Household Members

You must disclose the name of any adult in your household who is not related by blood or marriage as well as all current employers and occupations. Please copy and paste these tables if you need to disclose more than one individual.

Name of Individual	N/A
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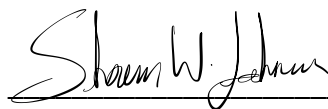
Current Employer of Individual	Address	Occupation/Job Title

Section 9: Additional Disclosures (Optional)

You may disclose any other matter or interest that you believe may constitute a conflict of interest.

Description	
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I certify that I believe this form to be true and accurate to the best of my knowledge.



Signature of Special Public Officer

April 7, 2026

Date