

NOTICE AND AGENDA
Silver Cliffs Common Public Infrastructure District
Board of Trustees
Special Meeting

Notice Is Hereby Given that the Silver Cliffs Common Public Infrastructure District Board of Trustees will Hold a Meeting on Thursday, September 8, 2026 at 2:00 p.m. at the Leeds Town Hall, 218 North Main St., Leeds, Utah 84746

1. Welcome and Call to Order
2. Approval of June 18, 2026 Minutes
3. Consideration of Resolution 2026-05 Approving an Infrastructure Acquisition Agreement, an Administrative Funding Agreement, and all Other Agreements, including Engagement of Legal Counsel, Consultants, and Construction Management in Conjunction with the Issuance and Sale of Limited Tax General Obligation Bonds, Series 2026a-1 and Special Assessment Bonds, Series 2026a-2
4. Consideration of Ordinance 2026-01 Adopting Facilities Fees Within the Boundary of the Silver Cliffs Commons Public Infrastructure District to be Collected at the Time of Application for a Building Permit
5. Updates
6. Adjourn

This meeting may be an electronic meeting so that board member and others may call in and participate. For any questions or needed accommodations call Brecken Anderson at 435-773-7476 or email SpecialDistrict.mgmt@gmail.com.

PENDING MINUTES
Silver Cliffs Common Public Infrastructure District
Board of Trustees
Special Meeting

**Silver Cliffs Common Public Infrastructure District Board of Trustees Held a Meeting on
Thursday, June 18, 2026 at 3:00 p.m. at the Leeds Town Hall, 218 North Main St., Leeds, Utah
84746**

Members Present: Paul Morris, Michael Wagstaff (Mike), and Davis Anderson

Public Present: Brecken Anderson

1. Welcome and Call to Order
 - a. Paul Morris starts the meeting
2. Election of Chair, Vice Chair/Treasurer
 - a. Paul begins the election process. Paul explains how Davis is currently joining via Zoom and how since the PID hasn't adopted an Electronic Meetings Policy yet that he can't participate.
 - b. Mike moves that Paul Morris is elected as Chair.
 - c. Paul Seconds
 - d. Vote:

Paul Morris	Yes Vote
Mike Wagstaff	Yes Vote
 - e. Unanimous
 - f. Paul moves that Michael Wagstaff is elected as Vice Chair/Treasurer
 - g. Mike Seconds
 - h. Vote:

Paul Morris	Yes Vote
Mike Wagstaff	Yes Vote
 - i. Unanimous
 - j. Paul Morris is Chair
 - k. Michael Wagstaff is Vice-Chair
3. Adoption of Electronic Meetings Policy
 - a. Paul explains the policy. How it must be adopted as a resolution. That Resolution is 2026-00. Paul explains Resolution 2026-00 and the policy.
 - b. No discussion
 - c. Paul calls for a motion
 - d. Mike moves to adopt Resolution 2026-00
 - e. Paul seconds
 - f. Vote:

Paul Morris	Yes Vote
Mike Wagstaff	Yes Vote
 - g. Unanimous
 - h. Davis is now able to participate fully
4. Appointment of District Clerk and District Budget Officer
 - a. Paul explains how he is combining Agenda item #7 with this agenda item.
5. Oath of Office
 - a. Now that we have a District Clerk we can do this.
 - b. Brecken Anderson the District Cler goes through the Oath of Office.

- c. Each member fulfills the Oath of Office
- 6. Open and Public Meetings Training
 - a. Paul explains how the minutes should reflect that this annual meetings training is happening in the LEADS District meeting next Tuesday June 23rd, 2026
- 7. Consideration of Resolution 2026-01 Designating the Vice Chair/Treasurer as Responsible for Overseeing and Executing Contracting for Services and Selecting the Same Contractors as Used by the Land Enhancement and Development Special District for Management, Accountants, Auditor, and Legal Counsel
 - a. Paul explains the resolution
 - b. Mike asks if this still gives them the ability to change things in the future. Paul confirms that this doesn't bind us forever to work with these people but rather authorizes the Vice-Chair to negotiate and engage these contractors.
 - c. No other discussions
 - d. Mike motions to adopt and approve Resolution 2026-01
 - e. Davis seconds
 - f. No discussion
 - g. Vote:

Paul Morris	Yes Vote
Mike Wagstaff	Yes Vote
Davis Anderson	Yes Vote
 - h. Unanimous

Paul turns the time over to Aaron Wade to runs through each Resolution. Aaron explains Agenda Item 8, 9 and 10 in detail.

- 8. Consideration of Resolution 2026-02 of the Board of Trustees of the Silver Cliffs Common Public Infrastructure District Establishing the Terms and Conditions of an Assessment Ordinance and Notice of Assessment Interest for the Silver Cliffs Common Assessment Area (The "Assessment Area"); Authorizing the Execution of a Designation Resolution and an Assessment Ordinance and Notice of Assessment Interest for the Assessment Area; Approving the Appraisal for the Assessment Area; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transactions Contemplated By This Resolution; and Related Matters
 - a. Aaron explains
 - b. Mike moves that we adopt Resolution 2026-02
 - c. Davis seconds
 - d. No discussion
 - e. Vote:

Paul Morris	Yes Vote
Mike Wagstaff	Yes Vote
Davis Anderson	Yes Vote
 - f. Unanimous
- 9. Consideration of Resolution 2026- 03 of the Board of Trustees of the Silver Cliffs Common Public Infrastructure District (The "District"), Authorizing the Issuance and Sale of the District's Special Assessment Bonds, Series 2026a-2 (Silver Cliffs Common Assessment Area) (The "Series 2026a-2 Bonds") in the Aggregate Principal Amount of Not to Exceed \$15,255,000; Fixing the Maximum Principal Amount of the Series 2026a-2 Bonds, the Maximum Number of Years Over Which the Series 2026a-2 Bonds May Mature, the Maximum

Interest Rate Which the Series 2026a-2 Bonds May Bear, and the Maximum Discount From Par At Which the Series 2026a-2 Bonds May Be Sold; Delegating to Certain Officers of the District the Authority to Approve the Final Terms and Provisions of the Series 2026a-2 Bonds Within the Parameters Set Forth Herein; Authorizing the Execution By the District of an Indenture of Trust and Pledge, a Completion and Loan Agreement, a Collateral Assignment Agreement, and Other Documents Required in Connection Therewith; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transactions Contemplated By This Resolution; Providing for a Posting of a Notice of Bonds to Be Issued; and Related Matters

- a. Aaron explains
- b. No questions
- c. Davis moves that we adopt Resolution 2026-03
- d. Mike seconds
- e. No discussion
- f. Vote:

Paul Morris	Yes Vote
Mike Wagstaff	Yes Vote
Davis Anderson	Yes Vote

- g. Unanimous

10. Consideration of Resolution 2026-04 of the Board of Trustees of the Silver Cliffs Common Public Infrastructure District (The "Issuer"), Authorizing the Issuance and Sale of Limited Tax General Obligation Bonds, Series 2026a-1 and Subordinate Limited Tax General Obligation Bonds, Series 2026b in the Combined Aggregate Principal Amount of Not to Exceed \$20,000,000; Fixing the Maximum Aggregate Principal Amount of the Bonds, the Maximum Number of Years Over Which the Bonds May Mature, the Maximum Interest Rate Which the Bonds May Bear, and the Maximum Discount From Par At Which the Bonds May Be Sold; Delegating to Certain Officers of the Issuer the Authority to Approve the Final Terms and Provisions of the Bonds Within the Parameters Set Forth Herein; Providing for the Publication of a Notice of Public Hearing and Bonds to Be Issued; Providing for the Running of a Contest Period and Setting of a Public Hearing Date; Authorizing and Approving the Execution of Indentures, a Bond Purchase Agreement, a Continuing Disclosure Agreement; and Other Documents Required in Connection Therewith; Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transactions Contemplated By This Resolution; and Related Matters

- a. Aaron explains
- b. Public hearing date is selected for Wednesday 3pm on July 15th, 2026
- c. Aaron explains how he will put together a bond consent in collaboration with these documents.
- d. No questions
- e. Mike moves that we adopt Resolution 2026-04 and set the hearing date for July 15th at 3pm at the Leeds Town Hall, 218 North Main St., Leeds, Utah 84746. There will also be a Zoom Link.
- f. Davis seconds
- g. No discussion
- h. Vote:

Paul Morris	Yes Vote
Mike Wagstaff	Yes Vote
Davis Anderson	Yes Vote

- i. Unanimous
- 11. Updates
 - a. No updates
- 12. Adjourn
 - a. Mike motions to adjourn
 - b. Davis seconds
 - c. No discussion
 - d. Vote:

Paul Morris	Yes Vote
Mike Wagstaff	Yes Vote
Davis Anderson	Yes Vote
 - e. Meeting Adjourned

PENDING

September 8, 2026

The Board of Trustees (the “Board”) of the Silver Cliffs Commons Public Infrastructure District, held a special meeting on September 8, 2026, at the hour of 2:00 p.m., with the following members of the Board being present:

Paul Morris	Trustee
Michael Wagstaff	Trustee
Davis Anderson	Trustee

Also present:

Absent:

NONE

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this September 8, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by _____ and seconded by _____, was adopted by the following vote:

AYE: Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT (THE “DISTRICT”) TO APPROVE AND/OR RATIFY AN INFRASTRUCTURE ACQUISITION AND REIMBURSEMENT AGREEMENT, AN ADMINISTRATIVE FUNDING AND REIMBURSEMENT AGREEMENT, AND ALL OTHER AGREEMENTS IN CONJUNCTION WITH THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION BONDS, SERIES 2026A-1 AND SPECIAL ASSESSMENT BONDS, SERIES 2026A-2 INCLUDING BUT NOT LIMITED TO ENGAGEMENT OF LEGAL COUNSEL, CONSULTANTS, AND CONSTRUCTION MANAGEMENT; AND RELATED MATTERS

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah, including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the “District Act), Utah Code; and

WHEREAS, the District is authorized by the District Act to issue bonds for the purpose of paying all or part of the costs of acquiring, acquiring an interest in, constructing, extending, and otherwise improving publicly owned infrastructure, facilities, or systems, along with other necessary miscellaneous improvements, and to complete said improvements in a proper and workmanlike manner (collectively, the “Improvements”); and

WHEREAS, the Board of the District desires to and has taken action toward issuing bonds for the purpose of financing the costs of the Improvements; and

WHEREAS, pursuant Utah Code § 17D-4-301(10), the Board may either directly or through resolution delegate to one or more officers of the District the authority to approve and execute documents or contracts relating to the issuance of a bond and approve contracts related to the acquisition and construction of improvements, facilities, or property to be financed by a bond; and

WHEREAS, the District has need to execute various documents or contracts to issue the bonds contemplated by the District’s prior board meetings that will finance the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the issuance of bonds, are hereby ratified, approved and confirmed.

2. Pursuant to Utah Code § 17D-4-301(10), the Board hereby delegates and authorizes any or all of the following Board members and/or officers to review, negotiate, approve, and execute the documents or contracts relating to the issuance of the contemplated bonds to finance, acquire, and construct the Improvements: Paul Morris, Michael Wagstaff, Davis Anderson, and/or Brecken Anderson. The Board anticipates that the following agreements will be required to issue the bonds: an Infrastructure Acquisition and Reimbursement Agreement; an Administrative Funding and Reimbursement Agreement; various engagement agreements with professionals and consultants including, but not limited to, the following: legal counsel, underwriter, bond counsel, disclosure counsel, municipal advisor, engineer, banks, and others. The Board also anticipates the need to execute agreement(s) with Land Assist, LLC for construction management services.

3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

5. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the "Effective Date").

PASSED AND ADOPTED by the Board of Trustees of Silver Cliffs Commons
Public Infrastructure District effective as of the Effective Date set forth above.

SILVER CLIFFS COMMONS PUBLIC
INFRASTRUCTURE DISTRICT

By: _____
Chair

ATTEST:

By: _____
District Clerk

STATE OF UTAH)
)
 : ss.
County of _____)

I, _____, the undersigned duly qualified and acting District Clerk (or assistant clerk) of Silver Cliffs Public Infrastructure District (“the District”), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on September 8, 2026, commencing at the hour of 2:00 p.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on September __, 2026.

By: _____
District Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, _____, the undersigned District Clerk (or assistant clerk) of Silver Cliffs Commons Public Infrastructure District (the “the District”), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the “Board”) on September 8, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this September __, 2026.

By: _____
District Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT

Facilities Fees Ordinance

ORDINANCE No. 2026-01

AN ORDINANCE ADOPTING A FACILITIES FEE WITHIN THE BOUNDARY OF THE SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT TO BE COLLECTED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT

WHEREAS, the Silver Cliffs Commons Public Infrastructure District (“District”) was created by the Land Enhancement and Development Special District (“LEADS District”) and pursuant to §17B-1-1404(3)(a) Utah Code Annotated 1953, as amended (“UCA”) any public infrastructure district created by the LEADS District has the same authority as the LEADS District; and

WHEREAS, §17B-1-103(2)(j) UCA, grants to the LEADS District, and therefore, also the District, the authority to “impose fees or other charges for commodities, services, or facilities provided by the district, to pay some or all of the district’s costs of providing the commodities, services, and facilities, including the cost of . . . maintain and operating the district; . . . constructing . . . district facilities; [and] paying debt service on district bonds”. Further, the District may “take action the board of trustees considers appropriate and adopt regulations to assure the collection of all fees and charges that the district imposes”;

WHEREAS, in the public notice that was part of the documents that created the LEADS District, under the “Anticipated Method of Financing” section it expressly provided that “the District may impose fees and charges to pay for certain services and may issue revenue bonds secured by said fees and charges”; and

WHEREAS, the District is anticipated to issue its Limited Tax General Obligation Bonds, Series 2026a-1 (together with any additional limited tax general obligation bonds and refunding bonds thereof, the “Limited Tax Bonds”) and its Special Assessment Bonds, Series 2026a-2 (together with any additional assessment bonds and refunding bonds thereof, the “Assessment Bonds” and together with the Limited Tax Bonds, the “Bonds”) to pay for certain public facilities that will provide water, sewer, stormwater, roads, and parks to the Silver Cliffs Commons development located within the boundaries of the District (“Facilities”);

WHEREAS, the Limited Tax Bonds will be secured by property taxes within the District boundary and the District Board of Trustees finds that it appropriate and beneficial to impose the fees set forth below (“Facilities Fees”) to further secure the Limited Tax Bonds, to aid in operating the District, to reimburse the landowners for their assessments relating to the Assessment Bonds that are used to acquire, purchase, and construct the Facilities (the “Assessments”), and to benefit the Town of Leeds (“Town”) and the future residents of the Silver Cliffs Commons development in their collective interest;

WHEREAS, §17B-1-1102 UCA provides that a district that charges and collects a fee on real property is sold may proportionally pay down a general obligation bond from the money

collected from such fee, and in such event the District shall reduce the property tax rate on the parcel of property for which the fee was paid;

WHEREAS, the District desires to make a finding that the Facilities Fees represents additional revenues required for the repayment of the Limited Tax Bonds and does not constitute a proportional payment and no reduction in property taxes will occur as the result of the payment of any Facilities Fees;

WHEREAS, the District finds that the Facilities Fees are reasonably related to the overall costs of providing the Facilities and paying for debt service on the Bonds related thereto and that imposition thereof is necessary and appropriate.

NOW, THEREFORE, BE IT ORDAINED by the District as follows:

Section 1. Facilities Fees. The following fees are levied within the boundaries of the District and shall be due and paid at the time of an application to the Town for a building permit for any construction within the District:

- A. *Pledged Residential Facilities Fee.* \$10,000 per single family residential unit. This fee is pledged as security to the Limited Tax Bonds and shall be paid to the trustee of the Limited Tax Bonds, as provided in the documentation related to the Limited Tax Bonds. This fee is not pledged to the Assessment Bonds.
- B. *Contingent Facilities Fee.* Contingently, a \$3,295 per single family residential unit but this fee is charged only in the event the Town does not charge its road impact fee within the District boundary. If charged, this fee is not pledged to the Bonds, but \$1,500 of it shall be used as determined by an interlocal cooperation agreement between the District and the Town and the remainder paid to Grapevine Development, LLC, as reimbursement for the payment of Assessments, as shall be further set forth in an agreement with Grapevine Development, LLC and the District.

Section 2. Facilities Fees Administration. The provisions of this Ordinance shall be liberally construed in order to carry out the purpose and intent of the Board of Trustees in establishing the Facilities Fees and pledging some of them to the Limited Tax Bonds. The District staff shall coordinate with the Town for the orderly collection and deposit of the Facilities Fees when they are collected.

Section 3. No Proportional Pay Down. As further described in the recitals hereto, the Board of Trustees hereby finds that the application of the Facilities Fees to the payment of the Limited Tax Bonds does not constitute a proportional pay down of such Bonds pursuant to §17B-1-1102 UCA, and no reduction will be made in the property tax rate for any parcel which has paid the Facilities Fees.

Section 4. Perpetual Lien. Any unpaid Facilities Fees shall constitute a statutory and perpetual charge and lien upon the applicable structure or unit pursuant to §17B-1-902, UCA, from the date the same becomes due and payable until the date the Facilities Fees are paid. The lien shall be perpetual in nature on the applicable structure or unit and shall run with the land, as defined by the laws of the State of Utah. Such a lien may be foreclosed upon by the District in the same

manner as provided by the laws of the State of Utah for the foreclosure of an assessment lien. This Ordinance shall be recorded in the real property records of Washington County, Utah.

Section 5. Failure to Pay. Failure to make payment of the Facilities Fees due hereunder shall constitute a default in the payment of such Facilities Fees. Upon a default, interest shall accrue on such total amount of the Facilities Fees due at the rate of ten percent (10%) per annum and the District shall be entitled to institute such remedies and collection proceedings as may be authorized by Utah law, including but not limited to foreclosure of its perpetual lien. The defaulting property owner shall pay all costs, including attorneys' fees, which the District incurs in connection with the foregoing. In foreclosing the lien, the District will enforce the lien only the extent necessary to collect unpaid fees, interests, and costs.

Section 6. Application to District Boundaries. This Ordinance shall apply to all property within the District boundaries, as the same is established and amended from time to time, including, but not limited to, the property set forth in Exhibit A, attached hereto and incorporated herein by reference, and any additional property annexed into the District after the date of this Ordinance, provided that Facilities Fees relating to property annexed hereafter need not be pledged to the Limited Tax Bonds.

Section 7. Severability. If any portion of this Ordinance is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of any remaining portion of this Ordinance, which shall remain in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added as a part of this Ordinance a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable.

Section 8. Conflicting Resolutions and Ordinances. All resolutions or ordinances or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall being full force and effect immediately upon its approval and adoption.

Section 9. Contest Period. Pursuant to §17B-1-313, the Board desires that a notice of this Ordinance be published as a Class A notice under section 63G-30-102, for at least 30 days (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, and (ii) in a public location in or near the affected area of the District that is reasonably likely to be seen by residents of the affected area. Such notice shall be in substantially the form attached as Exhibit B hereto and include a copy of this Ordinance.

This Ordinance is adopted and shall be effective the 8th day of September 2026.

District Chair

ATTEST:

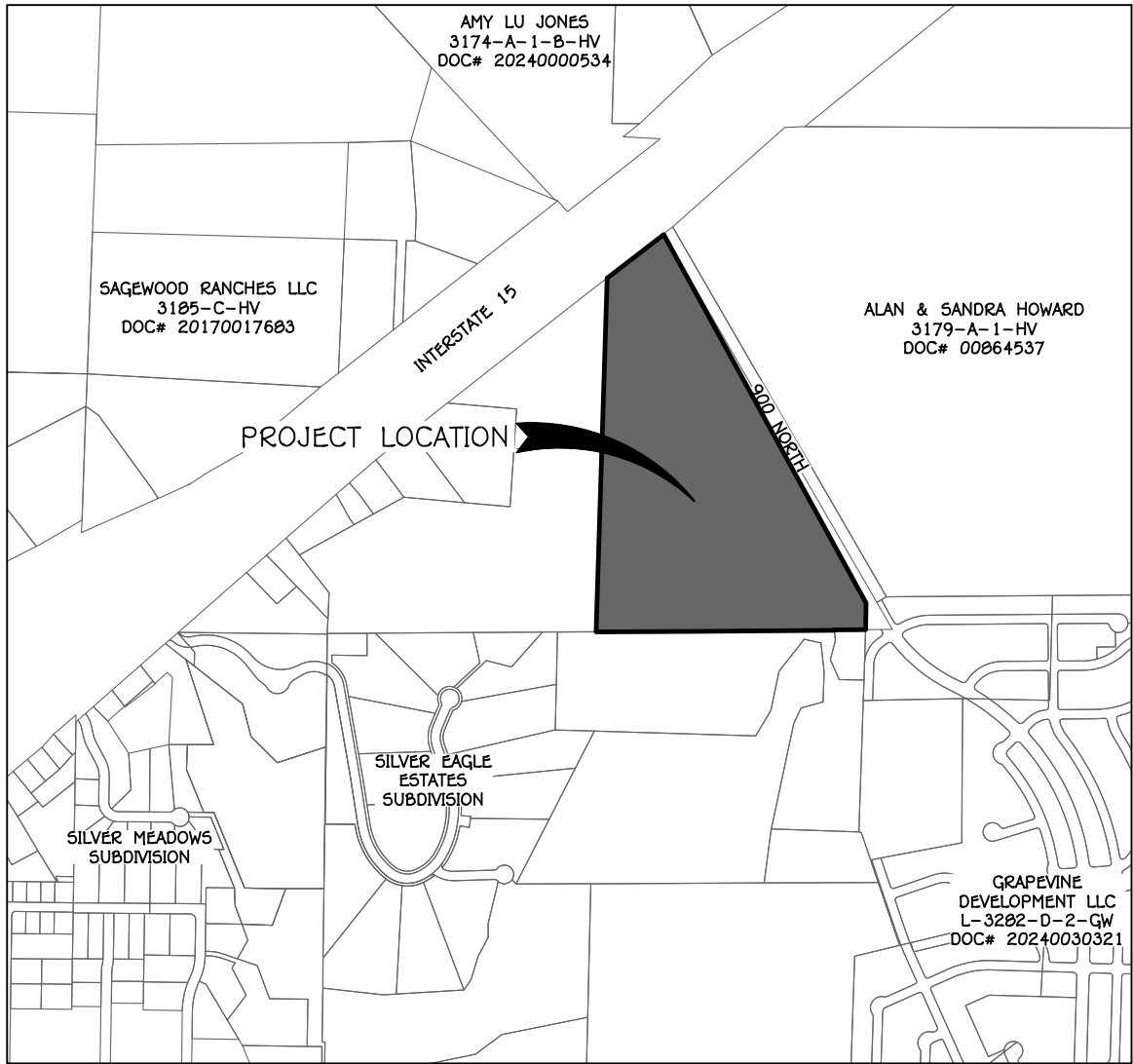
District Clerk

EXHIBIT A

DISTRICT BOUNDARIES

FINAL LOCAL ENTITY PLAT OF
SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT (AREA A)

SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
LEEDS CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

WITNESS CORNER TO W1/4 SECTION 5,
TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN
FOUND 3" GLO 1949 BRASS CAP

N 02°30'12" W 2633.86'
CORNER TO CORNER (CALCULATED)

INTERSTATE 15

MAIN STREET

FOUND RIGHT OF WAY MONUMENT

LEEDS CITY BOUNDARY



SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND THAT I HOLD CERTIFICATE NO. 5633341. I CERTIFY THAT THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED TO:

FINAL LOCAL ENTITY PLAT OF
SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT (AREA A)

AS SHOWN AND DESCRIBED HEREON.

03/25/2026
DATE:

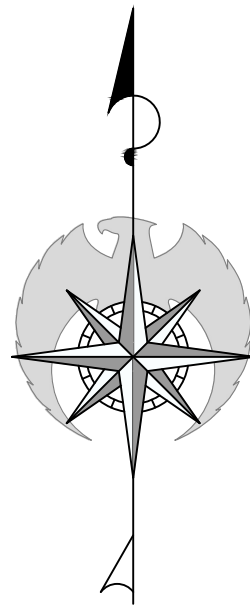


ADAM ALLEN, PLS #5633341

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 09°35'32" EAST 1,438.16 FEET ALONG THE SECTION LINE, FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 01°47'07" EAST 1,895.40 FEET MORE OR LESS THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15, THENCE NORTH 52°43'45" EAST ALONG SAID RIGHT-OF-WAY 376.41 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF 900 NORTH STREET; THENCE SOUTH 28°48'09" EAST ALONG SAID RIGHT-OF-WAY 2,247.35 FEET; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 00°59'52" WEST 142.89 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE SOUTH 09°35'32" WEST ALONG THE SECTION LINE 1,438.90 FEET TO THE POINT OF BEGINNING.

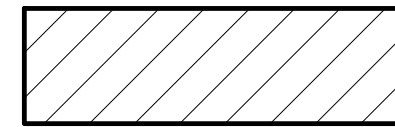
CONTAINING 1,881,909 SQUARE FEET OR 43.20 ACRES.



0 150' 300'
SCALE: 1" = 150'

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- FOUND ROW MONUMENT
- BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE



P.I.D. (AREA A) 1,881,909 SQ. FT. OR 43.20 ACRES

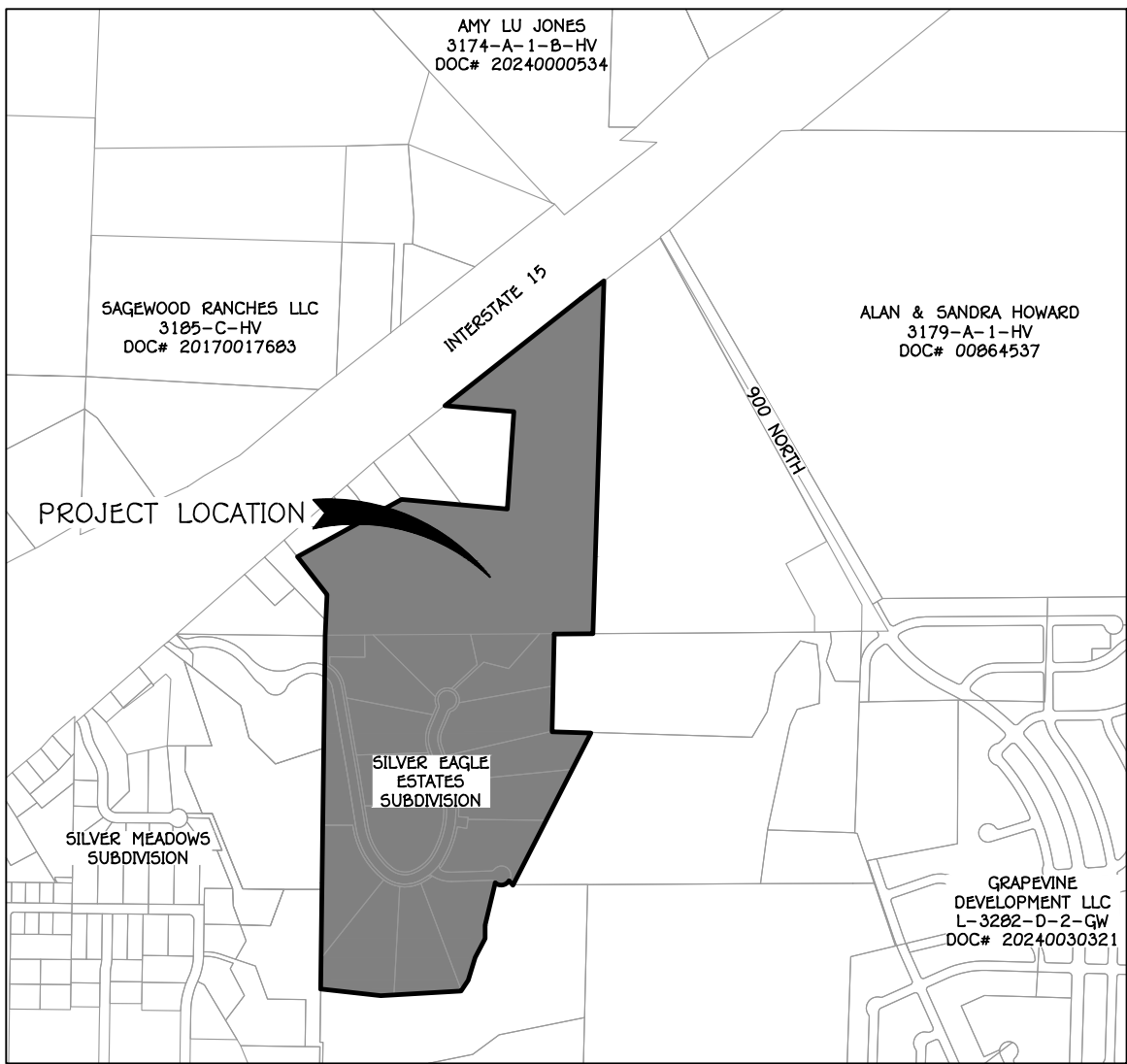
AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 25-508 SILVERCLIFF IFD DATE: 03/25/2026
FILE: COMMONS (AREA A) SCALE: N/A

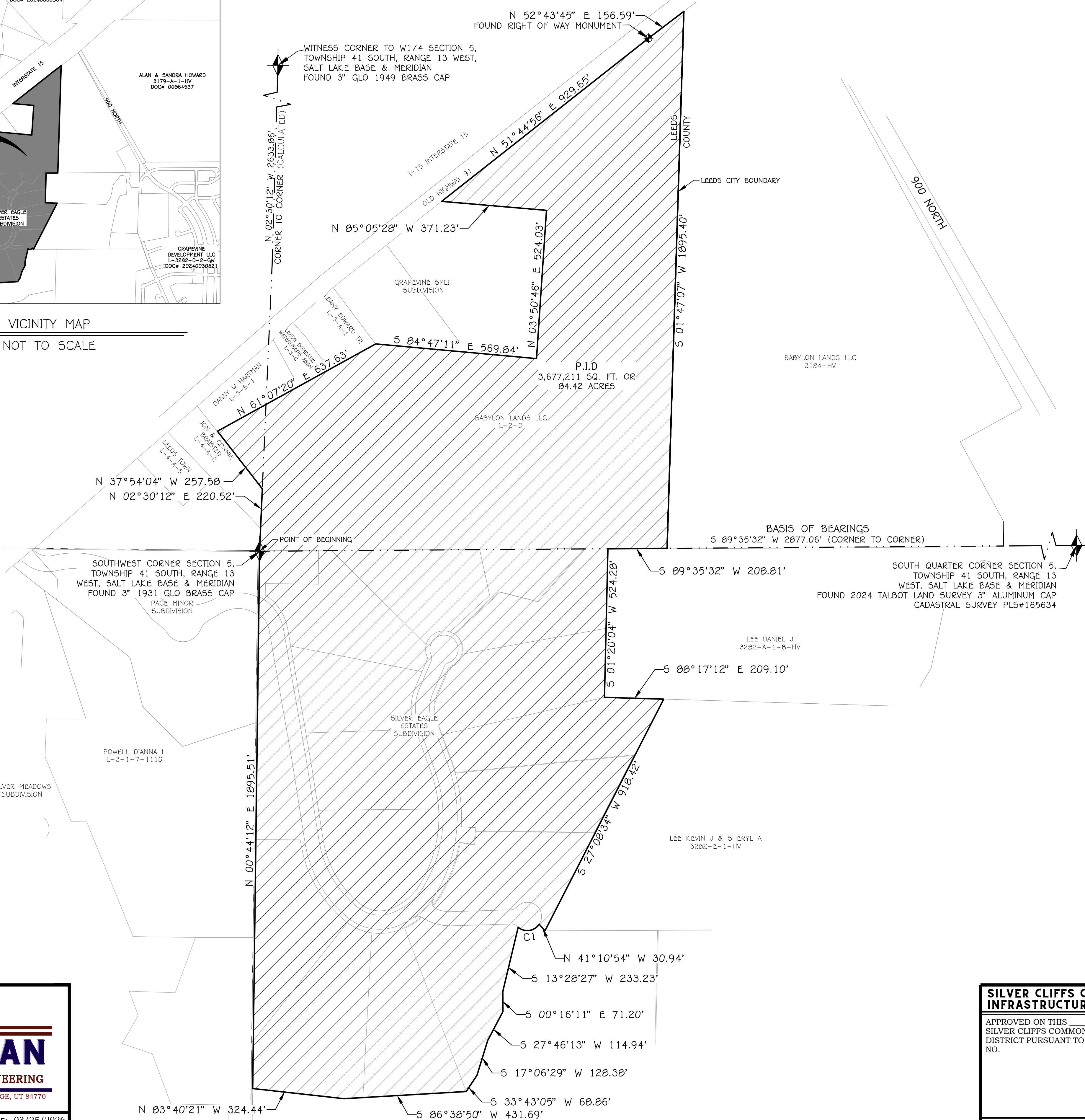
SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT	COUNTY SURVEYOR APPROVAL:	RECORDED NO.
APPROVED ON THIS ____ DAY OF ____ 20____ BY THE SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT PURSUANT TO RESOLUTION NO. _____.	I, THE WASHINGTON COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23-20 (4), AND I APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT. THIS ____ DAY OF ____ 20____.	
	SURVEYOR WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

FINAL LOCAL ENTITY PLAT OF
SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT (AREA B)

SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN
LEEDS CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
NOT TO SCALE



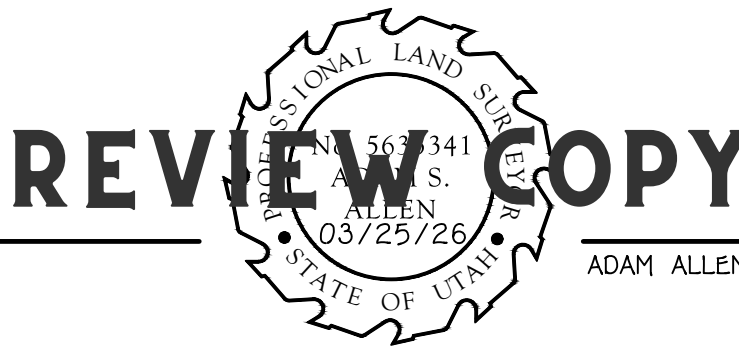
SURVEYOR'S CERTIFICATE

I, ADAM S. ALLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND THAT I HOLD CERTIFICATE NO. 5633341. I CERTIFY THAT THIS PLAT IS A COMPLETE AND ACCURATE REPRESENTATION OF THE LAND TO BE ANNEXED TO:

FINAL LOCAL ENTITY PLAT OF
SILVER COMMONS PUBLIC INFRASTRUCTURE DISTRICT (AREA B)

AS SHOWN AND DESCRIBED HEREON.

03/25/2026
DATE:

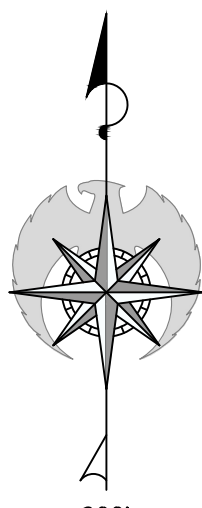


ADAM ALLEN, PLS #5633341

BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 02°30'12" EAST ALONG THE SECTION LINE AND THE EAST LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 20180048376, OFFICIAL RECORDS WASHINGTON COUNTY, UTAH, A DISTANCE OF 220.52 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PROPERTY NORTH 37°54'04" WEST 257.58 FEET TO THE MOST SOUTHERLY CORNER OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 20170015463 SAID OFFICIAL RECORDS; THENCE NORTH 61°07'20" EAST ALONG SAID LINE AND THE SOUTHEASTERLY LINES OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT NO. 00834449 AND DOCUMENT NO. 20230027632 SAID OFFICIAL RECORDS A DISTANCE OF 637.63 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NO. 20240039477 SAID OFFICIAL RECORDS; THENCE RUNNING ALONG THE SOUTH LINE OF SAID PROPERTY AND THE SOUTH, EAST, AND NORTH LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 20230023613 SAID OFFICIAL RECORDS, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 84°47'11" EAST 569.84 FEET, 2) NORTH 03°50'46" EAST 524.03 FEET, AND 3) NORTH 05°05'28" WEST 371.23 FEET MORE OR LESS TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE NORTH 51°44'56" EAST ALONG SAID RIGHT-OF-WAY LINE 929.65 FEET TO A RIGHT-OF-WAY MONUMENT BEARING STATION 935+00; THENCE NORTH 52°43'45" EAST ALONG SAID RIGHT-OF-WAY LINE 156.59 FEET; THENCE SOUTH 01°47'07" WEST 1,895.40 FEET TO A POINT ON THE SOUTHERN SECTION LINE OF AFORESAID SECTION; THENCE SOUTH 89°35'32" WEST ALONG SAID SOUTH SECTION LINE 208.81 FEET TO THE MOST NORTHEAST POINT OF SILVER EAGLE ESTATES SUBDIVISION DOCUMENT NO. 20240015226 AS ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST, SOUTH, AND WEST LINES OF SAID SUBDIVISION THE FOLLOWING THIRTEEN (13) COURSES: 1) SOUTH 01°20'04" WEST 524.28 FEET, 2) SOUTH 88°17'12" EAST 209.10 FEET, 3) SOUTH 27°08'34" WEST 918.42 FEET, 4) NORTH 41°10'54" WEST 30.94 FEET, 5) WESTERLY ALONG A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 58°36'19" WEST) THROUGH A CENTRAL ANGLE OF 97°01'13", A DISTANCE OF 84.67 FEET, 6) SOUTH 13°28'27" WEST 233.23 FEET, 7) SOUTH 00°16'11" EAST 71.20 FEET, 8) SOUTH 27°46'13" WEST 114.94 FEET, 9) SOUTH 17°06'29" WEST 128.38 FEET, 10) SOUTH 33°43'05" WEST 68.86 FEET, 11) SOUTH 86°38'50" WEST 431.69 FEET, 12) NORTH 83°40'21" WEST 324.44 FEET AND 13) NORTH 00°44'12" EAST 1,895.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,677,211 SQUARE FEET OR 84.42 ACRES.



0 200' 400'
SCALE: 1" = 200'

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- FOUND ROW MONUMENT
- BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	84.67'	50.00'	097°01'13"

P.I.D (AREA B) 3,677,211 SQ. FT. OR 84.42 ACRES

AMERICAN
CONSULTING & ENGINEERING

1173 S. 250 W. #504 ST. GEORGE, UT 84770

JOB # 25-508 SILVERCLIFF IFD DATE: 03/25/2026
FILE: COMMONS (AREA B) SCALE: N/A

SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT	COUNTY SURVEYOR APPROVAL:	RECORDED NO.
APPROVED ON THIS ____ DAY OF _____, 20____, BY THE SILVER CLIFFS COMMONS PUBLIC INFRASTRUCTURE DISTRICT PURSUANT TO RESOLUTION NO. _____.	I, THE WASHINGTON COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH CODE 17-23-20 (4), AND I APPROVE THIS PLAT AS A FINAL LOCAL ENTITY PLAT. THIS ____ DAY OF _____, 20____,	
	SURVEYOR WASHINGTON COUNTY, UTAH	FEE: COUNTY RECORDER WASHINGTON COUNTY, UTAH

EXHIBIT B

FORM OF NOTICE ORDINANCE AND CONTEST PERIOD

NOTICE IS HEREBY GIVEN pursuant to the provisions of Title 17B, Limited Purpose Local Government Entities – Special Districts of the Utah Code Annotated 1953, as amended, that on September 8, 2026, the Board of Trustees (the “Board”) of Silver Cliffs Commons Public Infrastructure District (the “District”), adopted Ordinance No. 2026-01 (the “Ordinance”) imposing certain Facilities Fees of the District, as further described therein. Pursuant to §17B-1-313 the Board desires to give notice of the Ordinance and run a contest period relating thereto.

Upon publication of this notice (i) any person in interest may file an action in a court with jurisdiction under Title 78A, Judiciary and Judicial Administration, to contest the regularity, formality, or legality of the Ordinance within 30 days after the date of publication; and (ii) if the Ordinance is not contested by filing an action in a court within the 30-day period, no one may contest the regularity, formality, or legality of the Ordinance after the expiration of the 30-day period.

[POST WITH COPY OF ORDINANCE]