

**PETITION REQUESTING THE CREATION OF FIVE PUBLIC INFRASTRUCTURE
DISTRICTS IN COALVILLE CITY, UTAH**

October 13, 2022

Coalville City
Attn: Nachele Sargent, City Recorder
10 No. Main, P.O. Box 188
Coalville, Utah 84017

The undersigned (the “Petitioners”) hereby request Coalville City, Utah (the “City”) create the Wohali Public Infrastructure District Nos. 1 through 5 (the “Districts”) pursuant to the Local District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the “Act”). The Petitioners request the Districts in order to assist in the financing of public infrastructure relating to the construction of the Wohali Development (collectively, the “Development”).

I. Petitioners:

Wohali Land Estates LLC and Wohali Partners, LLC
247 Village View Drive
Coalville, UT 84017
801-979-2960
landplanning@wohalipartners.com

Each Petitioner constitutes a sponsor, with Philip Dunn designated as the contact sponsor. There are no registered voters residing within the proposed District boundaries or the annexation area. Copies of the Summit County records of the District Boundaries demonstrating that the Petitioners are the owners of such parcels is attached as Exhibit B.

II. Proposed District Boundaries

The Petitioners request the Districts be comprised of the legal descriptions set forth in Exhibit A (the “District Boundaries”). Additionally, in accordance Section 17D-4-201(3) of the Act, the Petitioners request the City approve the annexation of all or a portion of approximately 1,600 acres, as more fully described in Exhibit A (the “Annexation Area”), into any District upon resolution of such District in accordance with the Act. See Exhibit A for legal descriptions and maps of the proposed District Boundaries and the Annexation Area.

III. Requested Service

The Petitioners request the District be created for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act, including, but not limited to the construction of a right-of-way, all as shall be further described in a governing document relating to the District.

IV. Board of Trustees

The Petitioners propose that the Board of Trustees for the District be initially composed of 3 members appointed by the City Council and comprising of property owners, their agents, or officers, as follows:

- (a) John R. Kaiser, 7 Holly Lane, Setauket, NY 11733
- (b) Dave Boyden, 5499 S. Woodcrest Drive, Holladay, UT 84117
- (c) Thomas Cottone, 1 Evans Lane, Setauket, NY 11733

V. Petitioner Representations

The Petitioners hereby represent and warrant that:

- (d) John Kaiser is authorized to sign on behalf of the Petitioners;
- (e) The Petitioners are the sole owners of the real property included within the District Boundaries;
- (f) This Petition is signed by 100% of the surface property owners of real property within the District Boundaries;
- (g) The Petitioners will not include any portion of the Annexation Area into the District without the consent of 100% of the surface property owners thereof and registered voters, if any, residing within such area;
- (h) There are no registered voters residing within the District Boundaries; and
- (i) The proposed Trustees listed above are registered voters at their primary residence and are either a property owner or the agent or officer of a property owner.

VI. Petitioner Consent

The Petitioners hereby consent to:

- (a) The creation of a public infrastructure district within the District Boundaries;
- (b) Philip Dunn acting as the contact sponsor with respect to this Petition;
- (c) The annexation of the Annexation Area into the District in accordance with the Act;
- (d) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17D-4-202(3)(a) of the Act;

(e) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act pursuant to Section 17D-4-201(2)(b) of the Act;

(f) The District levying a property tax of up to 0.015 per dollar of taxable value of taxable property within the District, and acknowledge that the properties of the Petitioners will be subject to such tax; and

(g) The issuance by the District of bonds repayable through property taxes.

VII. Electronic Means; Counterparts

This Petition may be conducted by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

IN WITNESS WHEREOF, the Petitioners have each executed this Petition as of the date indicated above.

Petitioners:

WOHALI LAND ESTATES LLC, as
property owner


John Kaiser (Oct 12, 2022 13:46 MDT)

Oct 12, 2022

By: John Kaiser

Its: Partner

EXHIBIT A
DISTRICT BOUNDARY AND ANNEXATION AREA MAP

District Boundaries

District No. 1

BEGINNING AT A POINT WHICH IS SOUTH 242.19 FEET AND S06°18'26"W 400.00 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S83°41'43"E 150.00 FEET; THENCE S06°18'26"W 100.00 FEET; THENCE N83°41'43"W 150.00 FEET; THENCE N06°18'26"E 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,000 SQFT OR .344 ACRES

District No. 2

BEGINNING AT A POINT WHICH IS SOUTH 242.19 FEET AND S06°18'26"W 300.00 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S83°41'43"E 150.00 FEET; THENCE S06°18'26"W 100.00 FEET; THENCE N83°41'43"W 150.00 FEET; THENCE N06°18'26"E 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,000 SQFT OR .344 ACRES

District No. 3

BEGINNING AT A POINT WHICH IS SOUTH 242.19 FEET AND S06°18'26"W 200.00 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S83°41'43"E 150.00 FEET; THENCE S06°18'26"W 100.00 FEET; THENCE N83°41'43"W 150.00 FEET; THENCE N06°18'26"E 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,000 SQFT OR .344 ACRES

District No. 4

BEGINNING AT A POINT WHICH IS SOUTH 242.19 FEET AND S06°18'26"W 100.00 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S83°41'43"E 150.00 FEET; THENCE S06°18'26"W 100.00 FEET; THENCE N83°41'43"W 150.00 FEET; THENCE N06°18'26"E 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,000 SQFT OR .344 ACRES

District No. 5

BEGINNING AT A POINT WHICH IS SOUTH 242.19 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S83°41'43"E 150.00 FEET; THENCE S06°18'26"W 100.00 FEET; THENCE N83°41'43"W 150.00 FEET; THENCE N06°18'26"E 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 15,000 SQFT OR .344 ACRES

Annexation Area

AS SURVEYED PROPERTY BOUNDARIES:

PARCELS CT--289-A, CT-285-A, CT-287-A, CT-310, CT-303, CT-446-C, CT-446, CT-448, CT-446-A, CT-446-B, CT-447-B AND CT-447

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 89°11'21" EAST 3743.70 FEET; THENCE SOUTH 56°22'29" EAST 406.43 FEET; THENCE SOUTH 17°05'28" EAST 369.20 FEET; THENCE SOUTH 48°07'57" EAST 780.00 FEET; THENCE SOUTH 12°44'02" WEST 123.14 FEET; THENCE SOUTH 19°38'38" WEST 291.90 FEET; THENCE SOUTH 19°38'38" WEST 1180.02 FEET; THENCE SOUTH 19°38'38" WEST 160.08 FEET; THENCE SOUTH 23°08'38" WEST 700.00 FEET; THENCE SOUTH 0°42'14" EAST 201.88 FEET; THENCE SOUTH 0°42'14" EAST 387.14 FEET; THENCE SOUTH 89°59'49" EAST 387.39 FEET; THENCE SOUTH 21°37'45" WEST 483.72 FEET; THENCE SOUTH 21°37'45" WEST 960.50 FEET; THENCE SOUTH 88°26'37" WEST 1148.59 FEET; THENCE NORTH 89°17'17" WEST 2616.35 FEET; THENCE NORTH 0°11'51" WEST 746.45 FEET; THENCE SOUTH 89°14'02" WEST 245.57 FEET; THENCE SOUTH 89°14'02" WEST 1732.04 FEET; THENCE NORTH 24°14'35" EAST 114.04 FEET; THENCE SOUTH 81°22'24" WEST 4028.44 FEET; THENCE NORTH 57°24'30" WEST 5260.39 FEET; THENCE NORTH 69°41'17" EAST 935.37 FEET; THENCE NORTH 43°11'17" EAST 1900.00 FEET; THENCE NORTH 28°56'17" EAST 1025.00 FEET; THENCE NORTH 28°01'17" EAST 2293.08 FEET; THENCE NORTH 83°49'36" EAST 682.00 FEET; THENCE SOUTH 0°05'27" EAST 1048.23 FEET; THENCE SOUTH 88°52'20" EAST 5453.59 FEET; TO THE POINT OF BEGINNING.

CONTAINS: 66,460,626 sq.ft or 1,525.70 ac

PARCEL CT-441

BEGINNING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°36'14" EAST 1,803.94 FEET ALONG THE SECTION LINE, MORE OR LESS, TO THE USA PROPERTY; THENCE SOUTH 06°59'54" EAST 237.08 FEET; THENCE SOUTH 18°53'54" EAST 502.00 FEET; THENCE SOUTH 28°19'54" EAST 190.60 FEET; THENCE SOUTH 01°08'06" WEST 182.65 FEET TO PARCEL NS-440; THE NEXT (3) COURSES ARE ALONG THE EXISTING FENCE LINE COMMON TO PARCEL NS-440; THENCE NORTH 88°40'16" WEST 1,902.33 FEET; THENCE SOUTH 00°58'29" EAST 992.30 FEET; THENCE SOUTH 88°37'54" EAST 1,039.76 FEET TO A 3 WAY FENCE CORNER; THENCE SOUTH 15°31'34" EAST 636.72 FEET ALONG AN EXISTING LINE OF FENCE COMMON TO PARCEL NS- 437; THENCE NORTH 89°08'43" WEST 1,363.89 FEET ALONG THE PROJECTION OF AN EXISTING LINE OF FENCE TO THE WEST QUARTER CORNER OF SAID SECTION 17, SAID QUARTER CORNER BEING MARKED WITH AN ORIGINAL STONE; THENCE NORTH 00°55'18" WEST 2,670.12 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

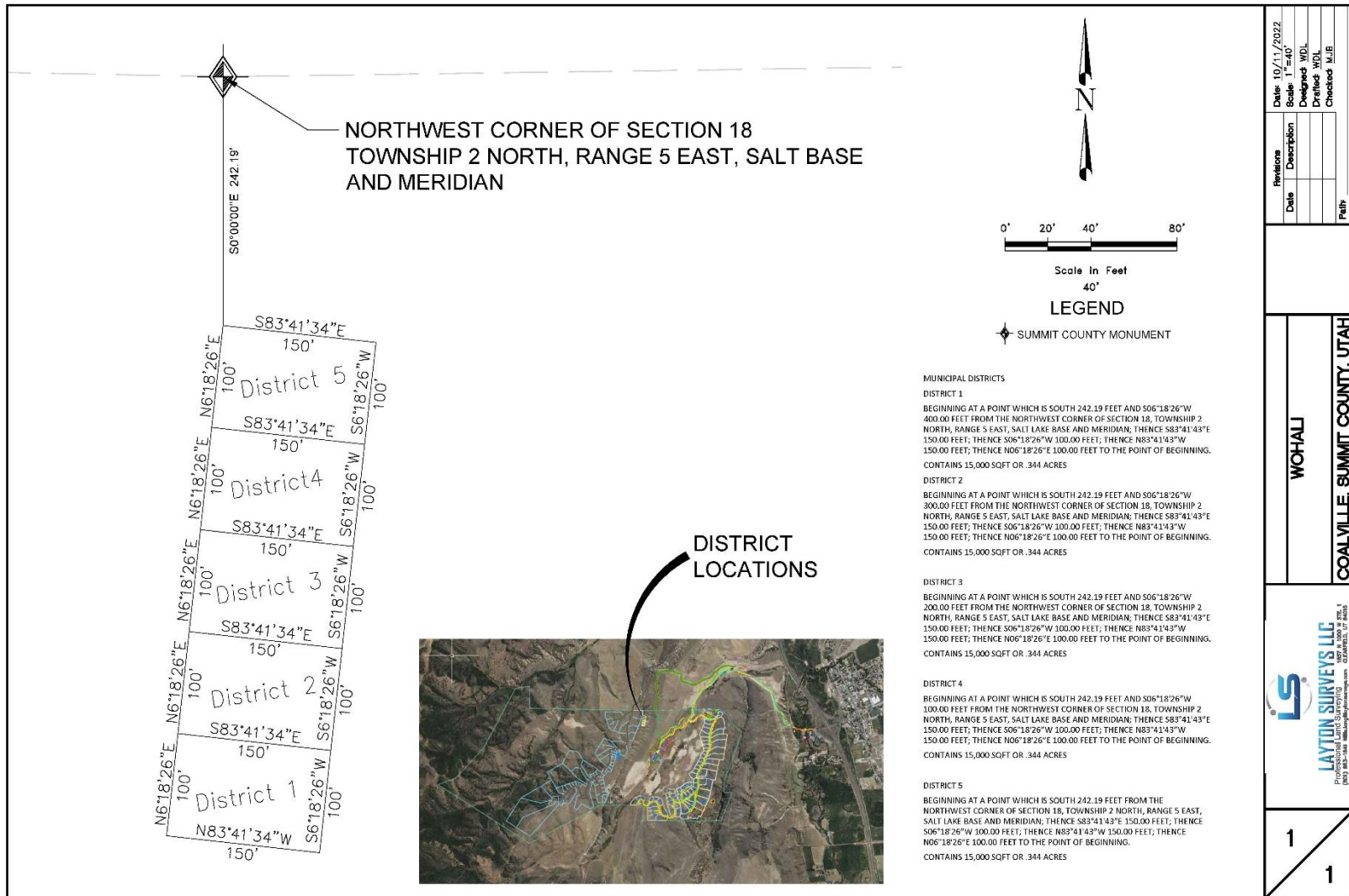
CONTAINS 68.68 AC

PARCEL CT-449

BEGINNING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°10'22" WEST 138.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 08°20'22" WEST 168.00 FEET; THENCE SOUTH 03°10'22" WEST 128.00 FEET; THENCE SOUTH 16°55'22" WEST 788.00 FEET; THENCE SOUTH 13°28'41" WEST 71.32 FEET; THE NEXT (5) COURSES ARE ALONG THE ADJACENT WOHALI PARTNERS BOUNDARY AS DELINEATED BY AN EXISTING RECORD OF SURVEY; THENCE SOUTH 12°43'34" WEST 123.14 FEET; THENCE SOUTH 19°38'10" WEST 1,632.00 FEET; THENCE SOUTH 23°08'10" WEST 700.00 FEET; THENCE SOUTH 00°42'42" EAST 589.00 FEET; THENCE NORTH 89°59'43" EAST 1,313.27 FEET, MORE OR LESS, TO THE SECTION LINE; THENCE NORTH 00°29'49" WEST 1,339.27 FEET ALONG SAID LINE TO THE EAST QUARTER CORNER OF SECTION 18, SAID QUARTER CORNER BEING MARKED WITH AN ORIGINAL STONE; THENCE NORTH 00°55'18" WEST 2,670.12 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 69.66 AC

Map of District Boundaries



Map of Annexation Area

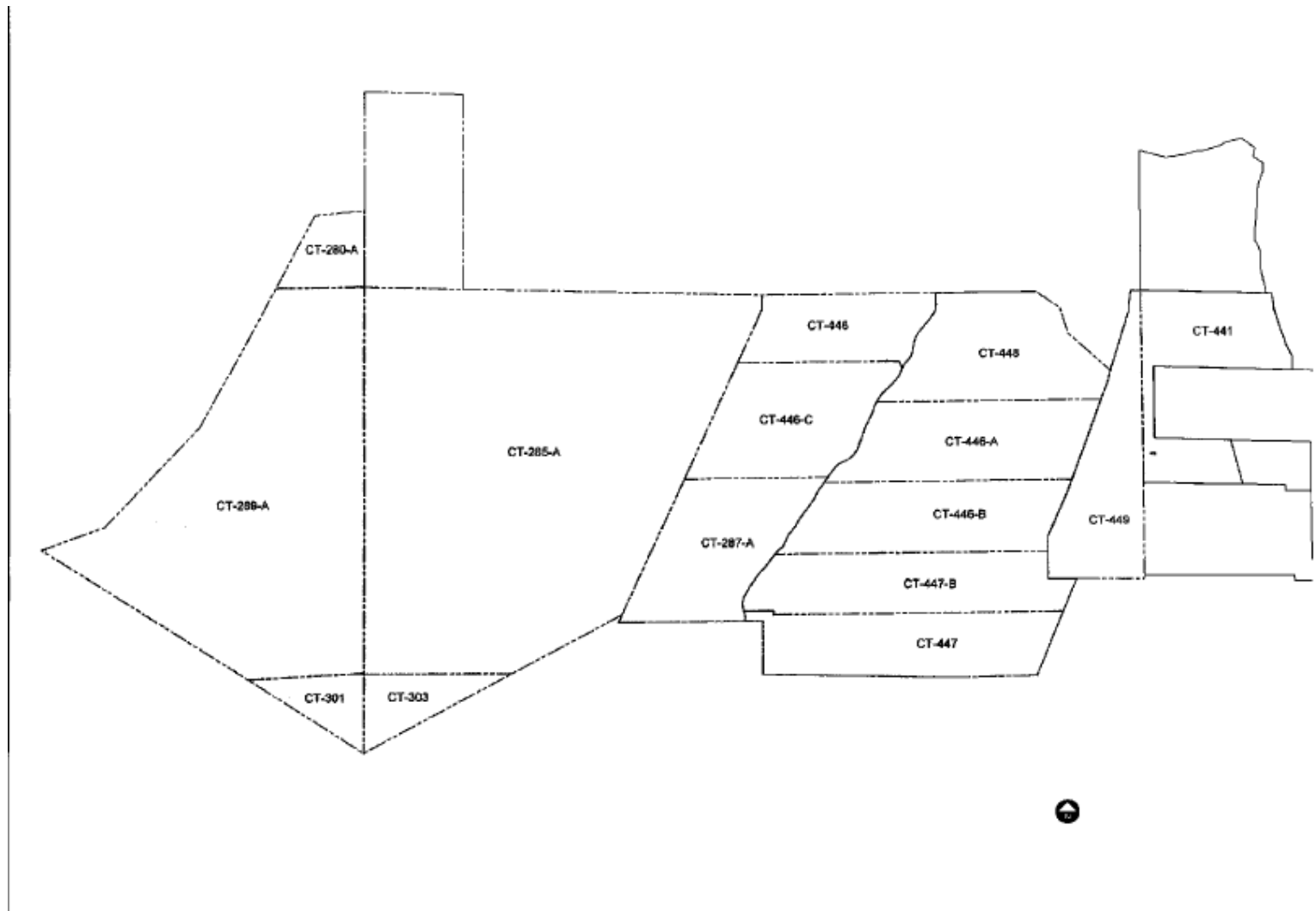


EXHIBIT B
COPY OF COUNTY RECORDS

Account 0083570

Location

Account Number 0083570

Acres 50.52

Situs ,

Tax District 01 - COALVILLE A,D,U

Parcel Number CT-446

Geo Neighborhood 37-33-40 - Coalville Town

Legal A PORTION OF LAND LOCATED IN SEC 18 T2NR5E & IN SEC 13 T2NR4E SLBM & HAVING A BASIS OF BEARING TAKEN AS N 00°07'21" W BETWEEN THE SW COR & THE NW COR OF SD SEC 18 DESC AS FOLLOWS: BEG AT THE NW COR OF SEC 18 T2NR5E SLBM; TH N 89°15'20" E 2368.50 FT ALONG THE SEC LINE TO THE CENTER OF A DIRT RD; THE FOLLOWING NINE (9) COURSES ARE ALONG SD RD; TH S 3°42'51" W 41.39 FT; TH S 3°28'18" E 94.65 FT; TH ALONG THE ARC OF A CUR TO THE RIGHT 205.90 FT; A RAD OF 270.80 FT; A CHORD OF 200.98 FT BEARING S 16°33'51" W; TH S 38°54'31" W 235.59 FT; TH ALONG THE ARC OF A CUR TO THE LEFT 194.95 FT; A RAD OF 332.11 FT; A CHORD OF 192.17 FT BEARING S 26°54'29" W; TH S 10°59'29" W 161.80 FT; TH ALONG THE ARC OF A CUR TO THE RIGHT 90.95 FT; A RAD OF 213.42 FT; A CHORD OF 90.26 FT BEARING S 26°21'13" W; TH S 41°03'30" W 54.77 FT; TH ALONG THE ARC OF A CUR TO THE LEFT 96.93 FT; A RAD OF 244.03 FT; A CHORD OF 96.29 FT BEARING S 31°32'15" W; TH N 24°34'29" W 110.00 FT; TH S 89°15'20" W 2213.06 FT TO THE E'LY LINE OF PARCEL NS-285; TH N 24°19'05" E 818.78 FT ALONG SD LINE TO THE SEC LINE; TH N 0°07'21" W 198.00 FT ALONG THE SEC LINE TO THE PT OF BEG CONT 50.57 AC

(LESS 0.05 AC 2768-405, 2703-1043 CT-446-448-1) BAL 50.52 AC M/L TWD-453 XWD-97 M73-683 397-185 529-774 599-694 606-238 1717-1936 1854-383 1933-284 2425-279 2429-1378 (2431-1120) 2735-368 CANCELED-NOW: COMBINED WITH CT-WOH-COMB FOR THE 2023 TAX YEAR (5/23/2022)

Parent Parcels

City

Owner

Name WOHALI LAND ESTATES LLC

5553 LILLEHAMMER LN
PARK CITY, UT 84098

Value

Market (2022) \$625,453

Taxable \$625,453

Tax Area: 01 **Tax Rate:** 0.006544

Type	Actual	Assessed	Acres	SQFT
Improvement	\$166,013	\$166,013		
Land	\$459,440	\$459,440	49.520	43560.000

Transfers

Entry Number

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[01176663](#)

Form Name

Recording Date

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Images

- [Photo](#)
- [Sketch](#)



Account 0421994

Location

Account Number 0421994

Acres 80.00

Situs ,

Tax District 01 - COALVILLE A,D,U

Parcel Number CT-446-C

Geo Neighborhood 37-33-40 - Coalville Town

Legal A PORTION OF LAND LOCATED IN SEC 18 T2NR5E & IN SEC 13 T2NR4E SLBM & HAVING A BASIS OF BEARING TAKEN AS N 00°07'21" W BETWEEN THE SW COR & THE NW COR OF SD SEC 18 DESC AS FOLLOWS: BEG AT A PT N 00°07'21" W 2736.07 FT ALONG THE SEC LINE & N 89°15'20" E 900.59 FT FROM THE SW COR OF SEC 18 T2NR5E SLBM WH PT IS LOCATED AT THE CENTER OF A DIRT RD; TH S 89°15'20" W 1970.29 FT TO THE E'LY LINE OF PARCEL NS-285; TH N 24°19'05" E 1766.44 FT ALONG SD LINE; TH N 89°15'20" E 2213.06 FT; TH S 24°34'29" E 110.00 FT TO THE C/L OF A DIRT RD; THE FOLLOWING EIGHTEEN (18) COURSES ARE ALONG SD RD C/L; TH S 20°54'43" W 88.30 FT; TH S 27°42'30" W 41.44 FT; TH S 40°56'29" W 142.46 FT; TH S 46°46'23" W 118.19 FT; TH S 43°53'18" W 73.17 FT; TH S 31°51'34" W 154.49 FT; TH S 25°34'56" W 54.09 FT; TH S 16°08'47" W 92.48 FT; TH S 24°52'18" W 80.58 FT; TH S 28°06'35" W 122.82 FT; TH S 19°23'23" W 259.96 FT; TH S 21°12'37" W 84.37 FT; TH S 35°06'58" W 74.92 FT; TH ALONG THE ARC OF A CUR TO THE RIGHT 110.40 FT; A RAD OF 251.85 FT; A CHORD OF 109.52 FT BEARING S 51°36'10" W; TH S 66°58'53" W 64.61 FT; TH ALONG THE ARC OF A CUR TO THE LEFT 138.24 FT; A RAD OF 378.28 FT; A CHORD OF 137.48 FT BEARING S 50°55'28" W; TH S 34°40'15" W 126.82 FT; TH S 41°03'16" W 43.34 FT TO THE PT OF BEG CONT 80.00 AC 1717-1935 1854-383 1933-284 2425-279 2429-1378 (2431-1120) 2735-368

(NOTE: ANNEXED INTO COALVILLE PRIOR SERIAL #NS-446-C)

CANCELED-NOW: COMBINED WITH CT-WOH-COMB FOR THE 2023 TAX YEAR (5/23/2022)

Parent Parcels NS-287
NS-446

City

Owner

Name WOHALI LAND ESTATES LLC

5553 LILLEHAMMER LN
PARK CITY, UT 84098

Value

Market (2022) \$320,000

Taxable \$320,000

Tax Area: 01 **Tax Rate:**
0.006544

Type	Actual	Assessed	Acres
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Land	\$320,000	\$320,000	80.000
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Transfers

Entry Number

[01187314](#)

[01119698](#)

[01082015](#)

[01079137](#)

[01078277](#)

[01076230](#)

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Form Name

Recording Date

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[09/26/2017 08:04:43 AM](#)

[08/25/2017 04:23:26 PM](#)

[06/03/2008 03:22:01 PM](#)

Wohali - Petition Requesting the Formation of PIDs 1 through 5

Final Audit Report

2022-10-12

Created:	2022-10-12
By:	Philip Dunn (pdunn@wohalibuilders.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEfMNhk1rqjIXm6k-zLjssSkWJOI2UGn

"Wohali - Petition Requesting the Formation of PIDs 1 through 5" History

 Document created by Philip Dunn (pdunn@wohalibuilders.com)

2022-10-12 - 7:42:46 PM GMT

 Document emailed to jkaiser@wohalipartners.com for signature

2022-10-12 - 7:44:01 PM GMT

 Email viewed by jkaiser@wohalipartners.com

2022-10-12 - 7:44:41 PM GMT

 Signer jkaiser@wohalipartners.com entered name at signing as John Kaiser

2022-10-12 - 7:46:20 PM GMT

 Document e-signed by John Kaiser (jkaiser@wohalipartners.com)

Signature Date: 2022-10-12 - 7:46:22 PM GMT - Time Source: server

 Agreement completed.

2022-10-12 - 7:46:22 PM GMT