

STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1 ANNEXATION #1 located in SALT LAKE COUNTY, dated JUNE 2, 2025, complying with §17D-4-201, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1 ANNEXATION #1 located in SALT LAKE COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 13th day of June, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF IMPENDING BOUNDARY ACTION
ANNEXATION OF PROPERTY
(ANNEXATION NO. 1)

To: Lieutenant Governor, State of Utah

From: Point Phase 1 Public Infrastructure District No. 1 (the “District”)

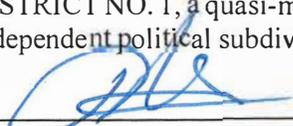
NOTICE IS HEREBY GIVEN that the Board of Trustees of the Point Phase 1 Public Infrastructure District No. 1 (the “Board”), desires to annex property into the boundaries of the District pursuant to Utah Code Section 17D-4-201(3).

A petition meeting the requirements for annexation set forth in Utah Code Section 17D-4-201(3) has been filed with the District. (the “Petition”). The Board has adopted a resolution approving the annexation of the property as set forth in the Petition, a true and correct copy of which is attached hereto and incorporated herein by this reference as **Exhibit A**. The District hereby certifies that all requirements applicable to the annexation of the property set forth in the Petition have been met. The annexation of property is not anticipated to result in the employment of personnel and therefore Utah Code Section 67-1a-6.5(3)(d) is not applicable in this case.

A copy of the Approved Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Section 17-23-20 and that has been approved by the Salt Lake County surveyor as a final local entity plat is attached hereto and incorporated herein by this reference as **Exhibit B**.

CERTIFIED this 2nd day of June, 2025.

POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1, a quasi-municipal corporation and independent political subdivision of the State of Utah



Officer of the District

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The above and foregoing instrument was subscribed and sworn before me this 2nd day of June 2025, by Jay Hardy, as an Officer of the Point Phase 1 Public Infrastructure District No. 1.

WITNESS my hand and official seal.

(SEAL)





Notary Public

My commission expires: 10-25-2026

Exhibit A

Resolution Approving Annexation

RESOLUTION
OF THE BOARD OF TRUSTEES OF THE
POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1
ANNEXING PROPERTY
(ANNEXATION NO. 1)

WHEREAS, Point Phase 1 Public Infrastructure District No. 1 (the “**District**”) is a quasi-municipal corporation and independent political subdivision of the State of Utah, duly organized and existing pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the “**PID Act**”) and relevant portions of the Limited Purpose Local Government Entities – Special Districts, Title 17B, Utah Code Annotated 1953 (the “**District Act**” and together with the PID Act, the “**Act**”); and

WHEREAS, Utah Code Section 17D-4-201(3)(a)(i)(B) provides that an area outside the boundaries of the District may be annexed into the District if the Board of Trustees of the District (the “**Board**”) adopts a resolution to annex the area, provided that the governing document authorizes the Board to annex an area without the further consent of the creating entity; and

WHEREAS, the District is governed in accordance with the Act and the governing document which was adopted by the Board of the Point of the Mountain State Land Authority on June 11, 2024, as amended on May 14, 2025 (the “**Governing Document**”); and

WHEREAS, pursuant to Section V.A.5 of the Governing Document, the Point of the Mountain State Land Authority (“**POMSLA**”), by approved of the Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into any of the Districts upon such District obtaining consents as may be required by the PID Act and the passage of a resolution by the District’s Board approving such annexation; and

WHEREAS, in conformance with Utah Code Section 17D-4-201(3)(a)(iii), a Petition for Annexation has been filed with POMSLA, signed by CLW Point Partners LLC, the ground lessee under a valid and binding ground lease with the State of Utah (the fee owner of the Property), who holds the exclusive right to develop and act with respect to the Property under such lease, thereby demonstrating the consent of the authorized property interest to annex the Property into the District; and

WHEREAS, the District desires to adopt this resolution to annex the Property into the District’s boundaries.

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

1. **Approval of Annexation.** The Board hereby acknowledges the Petition attached hereto as **Exhibit A** and approves the annexation of the property described in the Petition into the boundaries of the District.

ADOPTED MAY 21, 2025

DISTRICT:

**POINT PHASE 1 PUBLIC
INFRASTRUCTURE DISTRICT NO. 1**, a
quasi-municipal corporation and independent
political subdivision of the State of Utah

By: Jay Hardy
Jay Hardy (May 23, 2025 14:06 MDT)
Officer of the District

Attest:

Robert Booth
By: Robert Booth (May 23, 2025 12:00 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Megan J. Murphy
General Counsel to the District

CERTIFICATION OF RESOLUTION

I hereby certify that the foregoing constitutes a true and correct copy of the Resolution Annexing Property adopted by the Board at a meeting held on May 21, 2025, at (the offices of the Colmena Group, 1201 E. Wilmington Ave, Suite 115, Salt Lake City, UT 84106 and via Teams and Teleconference.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 23 day of May, 2025.

Jay Hardy
Jay Hardy (May 23, 2025 14:06 MDT)

Signature

Jay Hardy

Printed Name

Exhibit A

Petition for Annexation

1

PETITION FOR ANNEXATION OF PROPERTY

TO: BOARD OF TRUSTEES OF
THE POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1
COUNTY OF SALT LAKE, UTAH

Pursuant to the provisions of Utah Code Section 17D-4-201(3)(a)(iii), CLW POINT PARTNERS LLC, a Delaware limited liability company dba The Point Partners (the "Petitioner"), hereby respectfully requests that the POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (the "District"), by and through its Board of Trustees, annex the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner submits this petition in its capacity as the ground lessee of the Property pursuant to a valid and binding ground lease agreement with the State of Utah, the fee owner of the Property (the "Owner"). Under the terms of the ground lease, the Petitioner holds the exclusive right to develop, manage, and improve the Property, and is authorized to act on behalf of the ground lease interest with respect to all matters affecting the Property, including petitions for annexation into a public infrastructure district. The Owner, as the surface property owner, has previously provided its written consent to the creation of the District, as evidenced by that certain Consent to the Creation of Public Infrastructure District Nos. 1 through 9, dated June 19, 2024, recorded in the official records of Salt Lake County. The governing documents of the District, including the District's Governing Document approved pursuant to Utah Code Title 17D, Chapter 4, expressly contemplate the inclusion of additional property into the District boundaries upon petition by an authorized property interest. Accordingly, the Petitioner, acting as the developer under the ground lease and pursuant to the authority granted therein, submits this Petition for Annexation to formally request annexation of the Property into the District boundaries in accordance with Utah Code Section 17D-4-201(3)(a)(iii), the Owner's prior consent, and the provisions of the Governing Document.

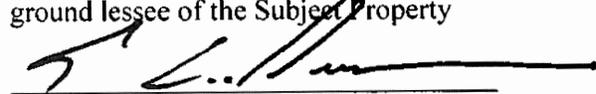
By its signature below, the Petitioner consents to and requests annexation of the Property into the boundaries of the District.

The name and address of the Petitioner are as follows:

CLW Point Partners LLC
8111 Douglas Avenue, Ste 600
Dallas, TX 75225

PETITIONER:

CLW POINT PARTNERS LLC, a Delaware Limited Liability Company, as ground lessee of the Subject Property



By: PATRICK GILLIGAN

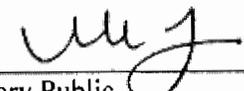
Its: AUTH. SIGNATORY

STATE OF ~~LEAH~~ WASHINGTON)
)
COUNTY OF King) ss.

The foregoing instrument was acknowledged before me this 20th day of May, 2025, by Patrick Gilligan, as the Authorized Signer of CLW Point Partners, LLC.

Witness my hand and official seal.

My commission expires: 1/26/28



Notary Public

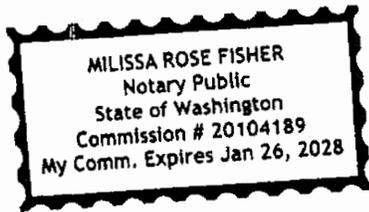


Exhibit A

Property

The Point – PID

State of Utah Department of Adm Serv. Div. Fac Const. Mgmt

Parcel No.: 33-01-300-007

3-5-2025

A parcel of land located in the South Half of Section 1 and the North Half of Section 12, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as:

Beginning at a point being 1301.98 feet South 89°39'24" East from the Southwest Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 17°19'44" West 39.64 feet; thence South 29°34'15" East 24.47 feet; thence easterly 4.82 feet along the arc of a 576.56 foot non-tangent radius curve to the left, through a central angle of 0°28'44", chord bears South 71°59'48" East 4.82 feet; thence easterly 359.34 feet along the arc of a 5291.00 foot reverse curve to the right, through a central angle of 3°53'29", chord bears South 70°17'26" East 359.27 feet; thence easterly 181.78 feet along the arc of a 984.50 foot reverse curve to the left, through a central angle of 10°34'46", chord bears South 73°38'04" East 181.52 feet; thence South 81°27'22" East 70.00 feet; thence easterly 51.34 feet along the arc of a 885.00 foot radius curve to the left, through a central angle of 3°19'27", chord bears South 85°25'09" East 51.34 feet; thence easterly 191.82 feet along the arc of a 2310.00 foot radius compound curve to the left, through a central angle of 4°45'28", chord bears South 89°27'37" East 191.76 feet; thence easterly 104.78 feet along the arc of a 456.00 foot radius reverse curve to the right, through a central angle of 13°09'55", chord bears South 85°15'23" East 104.55 feet; thence easterly 283.14 feet along the arc of a 894.00 foot radius reverse curve to the left, through a central angle of 18°08'47", chord bears South 87°44'48" East 281.96 feet; thence easterly 233.05 feet along the arc of a 1006.00 foot radius reverse curve to the right, through a central angle of 13°16'23", chord bears North 89°49'00" East 232.53 feet; thence easterly 141.94 feet along the arc of a 534.00 foot radius reverse curve to the left, through a central angle of 15°13'45", chord bears North 88°50'19" East 141.52 feet; thence easterly 65.68 feet along the arc of a 681.00 foot radius reverse curve to the right, through a central angle of 5°31'33", chord bears North 83°59'13" East 65.65 feet; thence South 89°52'45" East 70.00 feet; thence easterly 70.74 feet along the arc of a 506.00 foot radius curve to the right, through a central angle of 8°00'36", chord bears South 83°16'05" East 70.68 feet; thence easterly 73.82 feet along the arc of a 256.48 foot radius reverse curve to the left, through a central angle of 16°29'28", chord bears South 87°30'31" East 73.57 feet; thence easterly 122.74 feet along the arc of a 146.00 foot radius reverse curve to the right, through a central angle of 48°10'11", chord bears South 71°40'09" East 119.16 feet; thence easterly 21.60 feet along the arc of a 28.98 foot radius reverse curve to the left, through a central angle of 42°42'46", chord bears South 68°56'26" East 21.11 feet; thence North 89°42'11" East 5.03 feet; thence North 00°04'27" East 274.67 feet; thence East 518.27 feet; thence North 511.93 feet; thence North 45°00'00" West 15.66 feet; thence West 344.63 feet; thence South 16°17'57" West 10.09 feet; thence southerly 13.98 feet along the arc of a 1169.50 foot radius curve to the left, through a central angle of 00°41'06", chord bears South 15°57'24" West 13.98 feet; thence South 89°59'56" West 745.28 feet; thence South 127.49 feet;

thence southerly 1.57 feet along the arc of a 1.00 foot radius curve to the right, through a central angle of $90^{\circ}00'00''$, chord bears South $45^{\circ}00'00''$ West 1.41 feet; thence West 253.00 feet; thence westerly 1.57 feet along the arc of a 1.00 foot radius curve to the right, through a central angle of $90^{\circ}00'00''$, chord bears North $45^{\circ}00'00''$ West 1.41 feet; thence North 127.51 feet; thence West 562.75 feet; thence westerly 135.32 feet along the arc of a 476.73 foot radius curve to the right, through a central angle of $16^{\circ}15'50''$, chord bears North $80^{\circ}48'40''$ West 134.87 feet; thence North $72^{\circ}39'57''$ West 311.15 feet; thence South $17^{\circ}19'51''$ West 60.50 feet; thence South $63^{\circ}58'15''$ West 9.47 feet; thence South $17^{\circ}20'03''$ West 273.53 feet; thence South $27^{\circ}39'57''$ East 17.89 feet; thence South $17^{\circ}19'34''$ West 94.38 feet; thence South $62^{\circ}19'01''$ West 17.91 feet; thence South $17^{\circ}20'03''$ West 18.33 feet; thence South $17^{\circ}23'45''$ East 28.50 feet; thence South $17^{\circ}19'44''$ West 96.03 feet to the Point of Beginning.

Contains 1,621,139 Square Feet or 37.216 Acres.

Basis of Bearing is South $89^{\circ}39'24''$ East between the Southwest corner and the witness corner (Salt Lake County monument No. 4S1W011B) to the Southeast corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Exhibit B
Final Local Entity Plat

PETITION FOR ANNEXATION OF PROPERTY

TO: BOARD OF TRUSTEES OF
THE POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1
COUNTY OF SALT LAKE, UTAH

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PETITIONER:

CLW POINT PARTNERS LLC, a Delaware Limited Liability Company, as ground lessee of the Subject Property

[Handwritten signature]

By: PATRICK GILLIGAN

Its: AUTH. SIGNATORY

STATE OF ~~UTAH~~ WASHINGTON)
COUNTY OF King)

ss.

The foregoing instrument was acknowledged before me this 20th day of May, 2025, by Patrick Gilligan, as the Authorized Signer of CLW Point Partners, LLC.

Witness my hand and official seal.

My commission expires: 1/26/28

[Handwritten signature]

Notary Public

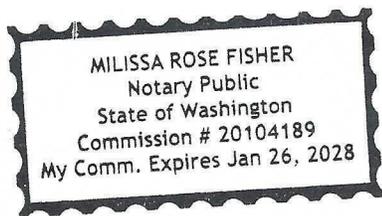


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BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT BEING 1301.98 FEET SOUTH 89°39'24" EAST FROM THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 17°19'44" WEST 39.64 FEET, THENCE SOUTH 29°34'15" EAST 24.47 FEET, THENCE EASTERLY 4.82 FEET ALONG THE ARC OF A 576.56 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°28'44", CHORD BEARS SOUTH 71°59'48" EAST 4.82 FEET, THENCE EASTERLY 359.34 FEET ALONG THE ARC OF A 5291.00 FOOT REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3°53'29", CHORD BEARS SOUTH 70°17'26" EAST 359.27 FEET, THENCE EASTERLY 181.78 FEET ALONG THE ARC OF A 984.50 FOOT REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°34'46", CHORD BEARS SOUTH 73°38'04" EAST 181.78 FEET, THENCE SOUTH 81°27'22" EAST 70.00 FEET, THENCE EASTERLY 51.34 FEET ALONG THE ARC OF A 885.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°19'27", CHORD BEARS SOUTH 85°25'09" EAST 51.34 FEET, THENCE EASTERLY 191.82 FEET ALONG THE ARC OF A 2310.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°45'28", CHORD BEARS SOUTH 89°27'37" EAST 191.76 FEET, THENCE EASTERLY 104.78 FEET ALONG THE ARC OF A 456.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°09'55", CHORD BEARS SOUTH 85°15'23" EAST 104.55 FEET, THENCE EASTERLY 283.14 FEET ALONG THE ARC OF A 884.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°08'47", CHORD BEARS SOUTH 87°44'48" EAST 281.96 FEET, THENCE EASTERLY 233.05 FEET ALONG THE ARC OF A 1006.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°18'23", CHORD BEARS NORTH 89°49'00" EAST 232.53 FEET, THENCE EASTERLY 141.94 FEET ALONG THE ARC OF A 534.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°13'45", CHORD BEARS NORTH 88°50'19" EAST 141.52 FEET, THENCE EASTERLY 65.68 FEET ALONG THE ARC OF A 681.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 5°31'33", CHORD BEARS NORTH 83°59'13" EAST 65.65 FEET, THENCE SOUTH 89°52'45" EAST 70.00 FEET, THENCE EASTERLY 70.74 FEET ALONG THE ARC OF A 506.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 8°00'36", CHORD BEARS SOUTH 83°16'05" EAST 70.68 FEET, THENCE EASTERLY 73.82 FEET ALONG THE ARC OF A 256.48 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°29'28", CHORD BEARS SOUTH 87°30'31" EAST 73.57 FEET, THENCE EASTERLY 122.74 FEET ALONG THE ARC OF A 146.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 48°10'11", CHORD BEARS SOUTH 71°40'09" EAST 119.16 FEET, THENCE EASTERLY 21.60 FEET ALONG THE ARC OF A 28.98 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°42'46", CHORD BEARS SOUTH 68°56'26" EAST 21.11 FEET, THENCE NORTH 89°42'11" EAST 5.03 FEET, THENCE NORTH 00°04'27" EAST 274.67 FEET, THENCE EAST 518.27 FEET, THENCE NORTH 511.93 FEET, THENCE NORTH 45°00'00" WEST 15.66 FEET, THENCE WEST 344.63 FEET, THENCE SOUTH 16°17'57" WEST 10.09 FEET, THENCE SOUTHERLY 13.98 FEET ALONG THE ARC OF A 1169.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°41'06", CHORD BEARS SOUTH 15°57'24" WEST 13.98 FEET, THENCE SOUTH 89°59'56" WEST 745.28 FEET, THENCE SOUTH 127.49 FEET, THENCE SOUTHERLY 1.57 FEET ALONG THE ARC OF A 1.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 45°00'00" WEST 1.41 FEET, THENCE WEST 253.00 FEET, THENCE WESTERLY 1.57 FEET ALONG THE ARC OF A 1.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS NORTH 45°00'00" WEST 1.41 FEET, THENCE NORTH 127.51 FEET, THENCE WEST 562.75 FEET, THENCE WESTERLY 135.32 FEET ALONG THE ARC OF A 476.73 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°15'50", CHORD BEARS NORTH 80°48'40" WEST 134.87 FEET, THENCE NORTH 72°39'57" WEST 311.15 FEET, THENCE SOUTH 17°19'51" WEST 60.50 FEET, THENCE SOUTH 63°58'15" WEST 9.47 FEET, THENCE SOUTH 17°20'03" WEST 273.53 FEET, THENCE SOUTH 27°39'57" EAST 17.89 FEET, THENCE SOUTH 17°19'34" WEST 84.38 FEET, THENCE SOUTH 82°19'01" WEST 17.91 FEET, THENCE SOUTH 17°20'03" WEST 18.33 FEET, THENCE SOUTH 17°23'45" EAST 28.50 FEET, THENCE SOUTH 17°19'44" WEST 96.03 FEET TO THE POINT OF BEGINNING.

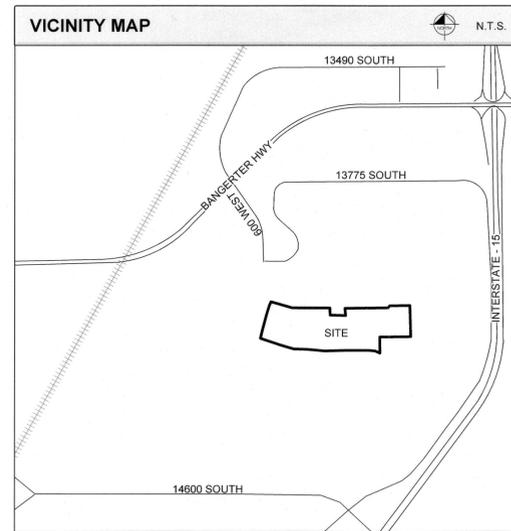
CONTAINS 1,621,139 SQUARE FEET OR 37.216 ACRES.

FINAL LOCAL ENTITY PLAT
POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1 ANNEXATION #1

(AMENDING POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1)
LOCATED IN THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°28'44"	576.56	4.82	S71°59'48"E	4.82
C2	3°53'29"	5291.00	359.34	S70°17'26"E	359.27
C3	10°34'46"	984.50	181.78	S73°38'04"E	181.52
C4	3°19'27"	885.00	51.34	S85°25'09"E	51.34
C5	4°45'28"	2310.00	191.82	S89°27'37"E	191.76
C6	13°09'55"	456.00	104.78	S85°15'23"E	104.55
C7	18°08'47"	884.00	283.14	S87°44'48"E	281.96
C8	13°18'23"	1006.00	233.05	N89°49'00"E	232.53
C9	15°13'45"	534.00	141.94	N88°50'19"E	141.52
C10	5°31'33"	681.00	65.68	N83°59'13"E	65.65
C11	8°00'36"	506.00	70.74	S83°16'05"E	70.68
C12	16°29'28"	256.48	73.82	S87°30'31"E	73.57
C13	48°10'11"	146.00	122.74	S71°40'09"E	119.16
C14	42°42'46"	28.98	21.60	S68°56'26"E	21.11
C15	0°41'06"	1169.50	13.98	S15°57'24"W	13.98
C16	90°00'00"	1.00	1.57	S45°00'00"W	1.41
C17	90°00'00"	1.00	1.57	N45°00'00"W	1.41
C18	16°15'50"	476.73	135.32	N80°48'40"W	134.87

LINE TABLE		
NO.	BEARING	LENGTH
L1	S17°19'44"W	39.64
L2	S29°34'15"E	24.47
L3	S27°39'57"E	17.89
L4	S17°19'34"W	94.38
L5	S62°19'01"W	17.91
L6	S17°20'03"W	18.33
L7	S17°23'45"E	28.50
L8	S17°19'44"W	96.03



SURVEYOR'S CERTIFICATE:

I, SHAWN R. VERNON, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 8744084 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THE MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS:

POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1 ANNEXATION #1

DATE OF PLAT: JUNE 2, 2025

SHAWN R. VERNON
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 8744084



POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1 ANNEXATION #1

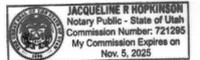
APPROVED THE 2nd DAY OF JUNE A.D. 2025 AS A FINAL LOCAL ENTITY PLAT FOR THE POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

SIGNATURE: [Signature]

PRINTED NAME: Robert Booth

TITLE: V.P. of Development / VICE CHAIR

ATTEST: [Signature] RECORDER



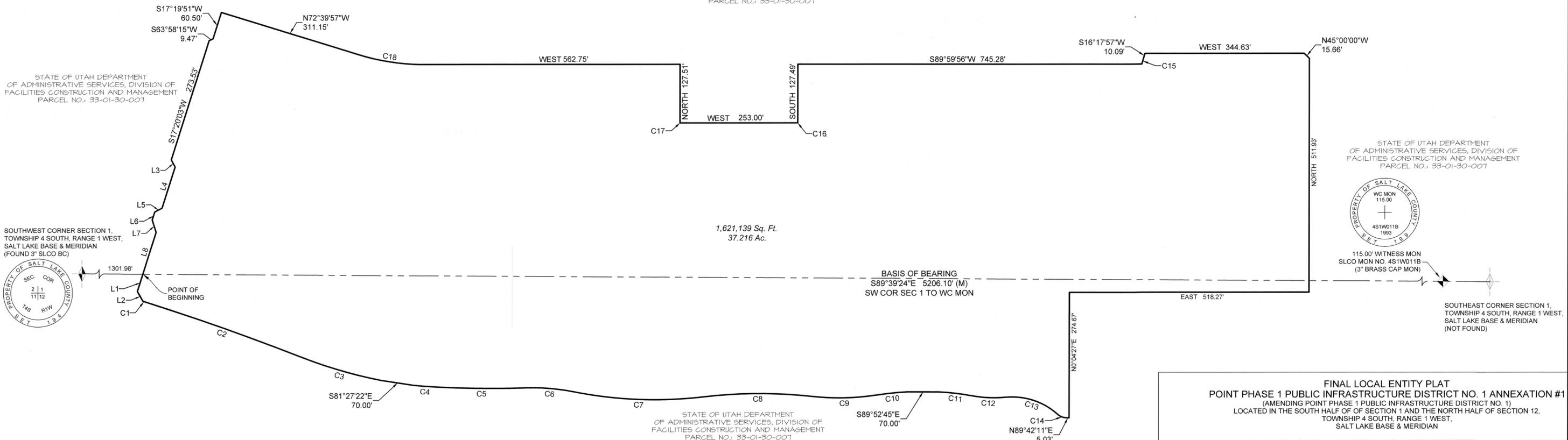
ACCEPTANCE BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANNOTATED 17-23-20 AMENDED.

[Signature] COUNTY SURVEYOR

6/2/2025 DATE

STATE OF UTAH DEPARTMENT OF ADMINISTRATIVE SERVICES, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
PARCEL NO.: 33-01-30-007



1,621,139 Sq. Ft.
37.216 Ac.

STATE OF UTAH DEPARTMENT OF ADMINISTRATIVE SERVICES, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
PARCEL NO.: 33-01-30-007



115.00\"/>

SOUTHEAST CORNER SECTION 1, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (NOT FOUND)

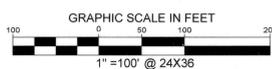
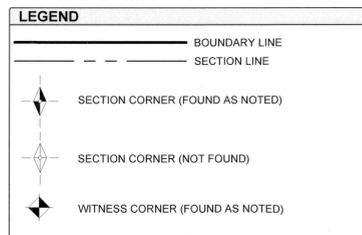
FINAL LOCAL ENTITY PLAT
POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1 ANNEXATION #1
(AMENDING POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1)
LOCATED IN THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE COUNTY, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ DEPUTY SALT LAKE COUNTY RECORDER

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS

NUMBER _____
ACCOUNT _____
SHEET _____
OF _____ SHEETS



SHEET 1 OF 1
PROJECT NUMBER: 093877003
MANAGER: LM
DRAWN BY: JRF
CHECKED BY: SRV
DATE: 5-29-2025

Kimley»Horn

111 East Broadway, Suite 600
Salt Lake City, UT 84111
(385) 212-3176

RESOLUTION
OF THE BOARD OF TRUSTEES OF THE
POINT PHASE 1 PUBLIC INFRASTRUCTURE DISTRICT NO. 1
ANNEXING PROPERTY
(ANNEXATION NO. 1)

WHEREAS, Point Phase 1 Public Infrastructure District No. 1 (the “**District**”) is a quasi-municipal corporation and independent political subdivision of the State of Utah, duly organized and existing pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the “**PID Act**”) and relevant portions of the Limited Purpose Local Government Entities – Special Districts, Title 17B, Utah Code Annotated 1953 (the “**District Act**” and together with the PID Act, the “**Act**”); and

WHEREAS, Utah Code Section 17D-4-201(3)(a)(i)(B) provides that an area outside the boundaries of the District may be annexed into the District if the Board of Trustees of the District (the “**Board**”) adopts a resolution to annex the area, provided that the governing document authorizes the Board to annex an area without the further consent of the creating entity; and

WHEREAS, the District is governed in accordance with the Act and the governing document which was adopted by the Board of the Point of the Mountain State Land Authority on June 11, 2024, as amended on May 14, 2025 (the “**Governing Document**”); and

WHEREAS, pursuant to Section V.A.5 of the Governing Document, the Point of the Mountain State Land Authority (“**POMSLA**”), by approved of the Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into any of the Districts upon such District obtaining consents as may be required by the PID Act and the passage of a resolution by the District’s Board approving such annexation; and

WHEREAS, in conformance with Utah Code Section 17D-4-201(3)(a)(iii), a Petition for Annexation has been filed with POMSLA, signed by CLW Point Partners LLC, the ground lessee under a valid and binding ground lease with the State of Utah (the fee owner of the Property), who holds the exclusive right to develop and act with respect to the Property under such lease, thereby demonstrating the consent of the authorized property interest to annex the Property into the District; and

WHEREAS, the District desires to adopt this resolution to annex the Property into the District’s boundaries.

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

1. **Approval of Annexation.** The Board hereby acknowledges the Petition attached hereto as **Exhibit A** and approves the annexation of the property described in the Petition into the boundaries of the District.

ADOPTED MAY 21, 2025

DISTRICT:

**POINT PHASE 1 PUBLIC
INFRASTRUCTURE DISTRICT NO. 1**, a
quasi-municipal corporation and independent
political subdivision of the State of Utah

By: Jay Hardy
Jay Hardy (May 23, 2025 14:06 MDT)
Officer of the District

Attest: Robert Booth
By: Robert Booth (May 23, 2025 12:00 MDT)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Megan G. Murphy
General Counsel to the District

CERTIFICATION OF RESOLUTION

I hereby certify that the foregoing constitutes a true and correct copy of the Resolution Annexing Property adopted by the Board at a meeting held on May 21, 2025, at (the offices of the Colmena Group, 1201 E. Wilmington Ave, Suite 115, Salt Lake City, UT 84106 and via Teams and Teleconference.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 23 day of May, 2025.

Jay Hardy
Jay Hardy (May 23, 2025 14:06 MDT)

Signature

Jay Hardy

Printed Name

Exhibit A

Petition for Annexation

PETITION FOR ANNEXATION OF PROPERTY

TO: BOARD OF TRUSTEES OF
THE POINT PHASE I PUBLIC INFRASTRUCTURE DISTRICT NO. 1
COUNTY OF SALT LAKE, UTAH

Pursuant to the provisions of Utah Code Section 17D-4-201(3)(a)(iii), CLW POINT PARTNERS LLC, a Delaware limited liability company dba The Point Partners (the "Petitioner"), hereby respectfully requests that the POINT PHASE I PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (the "District"), by and through its Board of Trustees, annex the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner submits this petition in its capacity as the ground lessee of the Property pursuant to a valid and binding ground lease agreement with the State of Utah, the fee owner of the Property (the "Owner"). Under the terms of the ground lease, the Petitioner holds the exclusive right to develop, manage, and improve the Property, and is authorized to act on behalf of the ground lease interest with respect to all matters affecting the Property, including petitions for annexation into a public infrastructure district. The Owner, as the surface property owner, has previously provided its written consent to the creation of the District, as evidenced by that certain Consent to the Creation of Public Infrastructure District Nos. 1 through 9, dated June 19, 2024, recorded in the official records of Salt Lake County. The governing documents of the District, including the District's Governing Document approved pursuant to Utah Code Title 17D, Chapter 4, expressly contemplate the inclusion of additional property into the District boundaries upon petition by an authorized property interest. Accordingly, the Petitioner, acting as the developer under the ground lease and pursuant to the authority granted therein, submits this Petition for Annexation to formally request annexation of the Property into the District boundaries in accordance with Utah Code Section 17D-4-201(3)(a)(iii), the Owner's prior consent, and the provisions of the Governing Document.

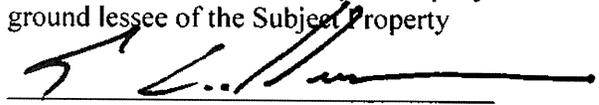
By its signature below, the Petitioner consents to and requests annexation of the Property into the boundaries of the District.

The name and address of the Petitioner are as follows:

CLW Point Partners LLC
8111 Douglas Avenue, Ste 600
Dallas, TX 75225

PETITIONER:

CLW POINT PARTNERS LLC. a Delaware Limited Liability Company, as ground lessee of the Subject Property



By: Patrick Gilligan

Its: AUTH. SIGNATORY

STATE OF ~~DELAWARE~~ WASHINGTON)
)
COUNTY OF King) ss.

The foregoing instrument was acknowledged before me this 20th day of May, 2025, by Patrick Gilligan, as the Authorized Signer of CLW Point Partners, LLC.

Witness my hand and official seal.

My commission expires: 1/26/28



Notary Public

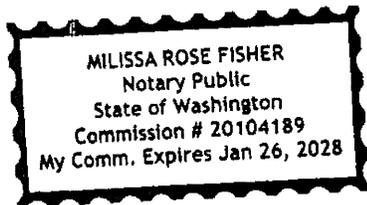


Exhibit A

Property

The Point -- PID

State of Utah Department of Adm Serv. Div. Fac Const. Mgmt

Parcel No.: 33-01-300-007

3-5-2025

A parcel of land located in the South Half of Section 1 and the North Half of Section 12, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as:

Beginning at a point being 1301.98 feet South 89°39'24" East from the Southwest Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 17°19'44" West 39.64 feet; thence South 29°34'15" East 24.47 feet; thence easterly 4.82 feet along the arc of a 576.56 foot non-tangent radius curve to the left, through a central angle of 0°28'44", chord bears South 71°59'48" East 4.82 feet; thence easterly 359.34 feet along the arc of a 5291.00 foot reverse curve to the right, through a central angle of 3°53'29", chord bears South 70°17'26" East 359.27 feet; thence easterly 181.78 feet along the arc of a 984.50 foot reverse curve to the left, through a central angle of 10°34'46", chord bears South 73°38'04" East 181.52 feet; thence South 81°27'22" East 70.00 feet; thence easterly 51.34 feet along the arc of a 885.00 foot radius curve to the left, through a central angle of 3°19'27", chord bears South 85°25'09" East 51.34 feet; thence easterly 191.82 feet along the arc of a 2310.00 foot radius compound curve to the left, through a central angle of 4°45'28", chord bears South 89°27'37" East 191.76 feet; thence easterly 104.78 feet along the arc of a 456.00 foot radius reverse curve to the right, through a central angle of 13°09'55", chord bears South 85°15'23" East 104.55 feet; thence easterly 283.14 feet along the arc of a 894.00 foot radius reverse curve to the left, through a central angle of 18°08'47", chord bears South 87°44'48" East 281.96 feet; thence easterly 233.05 feet along the arc of a 1006.00 foot radius reverse curve to the right, through a central angle of 13°16'23", chord bears North 89°49'00" East 232.53 feet; thence easterly 141.94 feet along the arc of a 534.00 foot radius reverse curve to the left, through a central angle of 15°13'45", chord bears North 88°50'19" East 141.52 feet; thence easterly 65.68 feet along the arc of a 681.00 foot radius reverse curve to the right, through a central angle of 5°31'33", chord bears North 83°59'13" East 65.65 feet; thence South 89°52'45" East 70.00 feet; thence easterly 70.74 feet along the arc of a 506.00 foot radius curve to the right, through a central angle of 8°00'36", chord bears South 83°16'05" East 70.68 feet; thence easterly 73.82 feet along the arc of a 256.48 foot radius reverse curve to the left, through a central angle of 16°29'28", chord bears South 87°30'31" East 73.57 feet; thence easterly 122.74 feet along the arc of a 146.00 foot radius reverse curve to the right, through a central angle of 48°10'11", chord bears South 71°40'09" East 119.16 feet; thence easterly 21.60 feet along the arc of a 28.98 foot radius reverse curve to the left, through a central angle of 42°42'46", chord bears South 68°56'26" East 21.11 feet; thence North 89°42'11" East 5.03 feet; thence North 00°04'27" East 274.67 feet; thence East 518.27 feet; thence North 511.93 feet; thence North 45°00'00" West 15.66 feet; thence West 344.63 feet; thence South 16°17'57" West 10.09 feet; thence southerly 13.98 feet along the arc of a 1169.50 foot radius curve to the left, through a central angle of 00°41'06", chord bears South 15°57'24" West 13.98 feet; thence South 89°59'56" West 745.28 feet; thence South 127.49 feet;

thence southerly 1.57 feet along the arc of a 1.00 foot radius curve to the right, through a central angle of $90^{\circ}00'00''$, chord bears South $45^{\circ}00'00''$ West 1.41 feet; thence West 253.00 feet; thence westerly 1.57 feet along the arc of a 1.00 foot radius curve to the right, through a central angle of $90^{\circ}00'00''$, chord bears North $45^{\circ}00'00''$ West 1.41 feet; thence North 127.51 feet; thence West 562.75 feet; thence westerly 135.32 feet along the arc of a 476.73 foot radius curve to the right, through a central angle of $16^{\circ}15'50''$, chord bears North $80^{\circ}48'40''$ West 134.87 feet; thence North $72^{\circ}39'57''$ West 311.15 feet; thence South $17^{\circ}19'51''$ West 60.50 feet; thence South $63^{\circ}58'15''$ West 9.47 feet; thence South $17^{\circ}20'03''$ West 273.53 feet; thence South $27^{\circ}39'57''$ East 17.89 feet; thence South $17^{\circ}19'34''$ West 94.38 feet; thence South $62^{\circ}19'01''$ West 17.91 feet; thence South $17^{\circ}20'03''$ West 18.33 feet; thence South $17^{\circ}23'45''$ East 28.50 feet; thence South $17^{\circ}19'44''$ West 96.03 feet to the Point of Beginning.

Contains 1,621,139 Square Feet or 37.216 Acres.

Basis of Bearing is South $89^{\circ}39'24''$ East between the Southwest corner and the witness corner (Salt Lake County monument No. 4S1W011B) to the Southeast corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

State of Utah

County of Salt Lake

This record was acknowledged before me

on June 2nd, 2025 by

Jay Hardy (name(s) of individual(s)).

Yvonne M. Schenk

(Notary's official signature)

Exec. Admin. Asst.

(Title of office)

10-25-2026

(Commission Expiration)

By: Jay Hardy
Officer of the **Point Phase 1**
Public Infrastructure District
No. 1.

Seal:

