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 BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO.1 located in WASHINGTON COUNTY, dated AUGUST 19, 2025, complying with §67-1a-6.5, 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 BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO.1 located in WASHINGTON COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 23rd day of September, 2025 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203068

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1

FINAL LOCAL ENTITY PLAT
LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION

BLACK RIDGE ANNEXATION NO. 1 LEGAL DESCRIPTION

Located in the West half of Section 4 and the East half of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°52'46"W 2278.64 feet along the Township line and S01°07'12"W 203.31 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; running thence S 43°15'53" E 466.58 feet to the westerly line of Black Ridge Infrastructure Financing District Final Local Entity Plat, entity plat thereof recorded on July 22, 2025 as Doc #20250025001 in the Washington County Recorder's Office; thence along said entity plat the following fifty six (56) courses: (1) S 46°41'56" W 264.96 feet; thence (2) S 28°02'03" W 177.91 feet; (3) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 973.00 feet (radius bears: S27°32'17"W) a distance of 17.20 feet through a central angle of 01°00'46" Chord: S 61°57'20" E 17.20 feet; (4) thence S 23°48'42" W 254.55 feet; (5) thence S 57°28'38" W 329.73 feet; (6) thence S 21°02'29" W 303.08 feet; (7) thence S 15°47'46" E 517.81 feet; (8) thence S 19°56'17" E 81.34 feet; (9) thence S 33°34'17" E 86.32 feet; (10) thence S 47°56'29" E 86.28 feet; (11) thence S 54°36'30" E 83.03 feet; (12) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 474.00 (radius bears N54°36'30"W) feet a distance of 52.43 feet through a central angle of 06°20'14" Chord: S 38°33'37" W 52.40 feet; (13) thence S 48°16'16" E 171.00 feet; (14) thence S 23°53'59" E 93.11 feet; (15) thence S 82°33'45" E 65.35 feet; (16) thence S 80°12'37" E 65.43 feet; (17) thence S 77°51'36" E 65.25 feet; (18) thence S 75°30'22" E 65.63 feet; (19) thence S 73°08'47" E 65.57 feet; (20) thence S 73°20'23" E 65.86 feet; (21) thence S 80°49'42" E 50.00 feet; (22) thence N 89°24'32" E 59.65 feet; (23) thence N 80°30'47" E 54.04 feet; (24) thence N 71°41'30" E 55.17 feet; (25) thence N 64°26'32" E 56.77 feet; (26) thence N 63°47'52" E 129.00 feet; (27) thence S 26°12'08" E 247.74 feet; (28) thence N 63°47'52" E 52.00 feet; (29) thence N 65°41'35" E 133.69 feet; (30) thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 629.00 feet (radius bears N63°42'02"E) a distance of 231.02 feet through a central angle of 21°02'37" Chord: S 36°49'16" E 229.72 feet; (31) thence S 47°20'49" E 145.06 feet; (32) thence S 61°28'46" W 573.79 feet; (33) thence S 37°01'01" E 133.24 feet; (34) thence S 35°13'47" E 103.89 feet; (35) thence S 31°12'07" E 64.98 feet; (36) thence S 27°09'25" E 64.96 feet; (37) thence S 62°59'06" W 118.43 feet; (38) thence S 60°37'26" W 58.05 feet; (39) thence S 63°06'24" W 125.00 feet; (40) thence S 26°13'03" E 70.83 feet; (41) thence S 29°16'43" E 76.73 feet; (42) thence S 33°06'43" E 77.12 feet; (43) thence S 36°55'47" E 76.10 feet; (44) thence S 40°44'47" E 77.08 feet; (45) thence S 44°35'14" E 77.08 feet; (46) thence S 48°25'41" E 77.08 feet; (47) thence S 52°16'08" E 77.08 feet; (48) thence S 56°06'35" E 77.08 feet; (49) thence S 59°59'17" E 78.58 feet; (50) thence S 63°54'15" E 78.58 feet; (51) thence S 64°14'49" E 62.87 feet; (52) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 974.00 feet (radius bears N64°14'49"W) a distance of 475.99 feet through a central angle of 28°00'02" Chord: S 39°45'11" W 471.27 feet; (53) thence S 55°28'41" W 58.63 feet; (54) thence S 35°40'22" E 182.50 feet; (55) thence S 50°15'01" W 263.42 feet; (56) thence along the arc of a curve to the left with a radius of 540.42 feet a distance of 478.05 feet through a central angle of 50°40'59" Chord: S 24°54'32" W 462.62 feet to the northerly line of that Quit Claim Deed recorded June 25, 1998 as Entry No. 00608360 in the Washington County Recorder's Office; thence along said deed N 88°55'49" W 1,277.40 feet to the easterly line of that Quit Claim Deed recorded December 22, 2009 as Entry No. 20090048191 in the Washington County Recorder's Office; thence along said Quit Claim Deed the following three (3) courses: (1) N 01°05'49" E 1,315.92 feet; (2) thence N 88°54'46" W 1,321.68 feet; thence (3) along and beyond said Quit Claim Deed, also along and that Quit Claim Deed recorded January 26, 2017 as Doc # 20170003658 in the Washington County Recorder's office; thence along said deed N 01°03'07" E 4,118.67 feet to the Township line; thence along said Township line S 88°56'10" E 1,229.42 feet to the southerly right-of-way line of Rlington Parkway, a public street, thence along said public street the following three (3) courses: (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of 379.00 feet (radius bears S33°21'51"W) a distance of 15.90 feet through a central angle of 2°24'12" Chord: S 55°26'04" E 15.90 feet to a point of reverse curvature; (2) thence along the arc of a curve to the left having a radius of 459.00 feet a distance of 256.43 feet through a central angle of 32°00'35" Chord: S 70°14'15" E 253.11 feet to a point of reverse curvature; (3) thence along the arc of a curve to the right having a radius of 379.00 feet a distance of 284.29 feet through a central angle of 42°58'39" Chord: S 64°45'13" E 277.67 feet to the point of beginning.

Containing 241.115 acres +/-.

Less and excepting Parcel H-3-2-5-1104 described in the Quit Claim Deed recorded January 29, 2010 as Entry No. 20100003120 in the Washington County Recorder's Office also described as:

Beginning at a point South 88°56'19" West, 429.72 feet and South 0°50'21" West, 1204.08 feet from the Northeast Corner of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point is the beginning of a 275.00 foot radius non-tangent curve to the left, the radius of which bears South 57°59'13" East; thence along the arc of said curve, 121.94 feet, through a central angle of 25°24'19"; thence South 89°49'12" West, 98.21 feet; thence North 4°37'39" East, 22.49 feet to the beginning of a 105.00 foot radius non-tangent curve to the right, the radius of which bears North 12°02'10" East; thence along the arc of said curve, 438.41feet, through a central angle of 23°013'35"; thence South 18°44'17"East, 46.88 feet to the point of beginning.

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 12554439 do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat, I further certify that by the authority of the Owners, I have prepared this plat for the purpose of depicting those properties within Utah County to be annexed into Black Ridge Infrastructure Financing District.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO.12554439

09/11/25
DATE

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES

APPROVED THIS _____ DAY OF _____, 20_____, BY THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

BOARD MEMBER

BOARD MEMBER

BLACK RIDGE INFRASTRUCTURE
FINANCING DISTRICT ANNEXATION NO. 1
FINAL LOCAL ENTITY PLAT
LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

COUNTY SURVEYOR APPROVAL

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

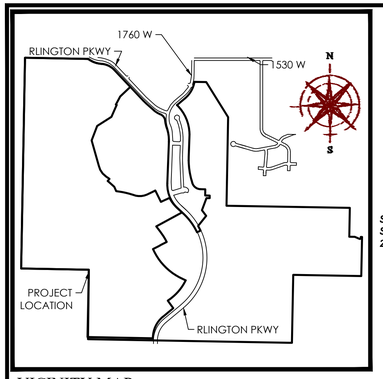
SURVEYORS SEAL	DISTRICT SEAL
PROFESSIONAL LAND SURVEYOR 09/11/25 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH	

WASHINGTON COUNTY RECORDER

Z:_2022\22-0118 BLACK RIDGE MASTER PLAN\DESIGN 22-0118\DWG\FD\22-0118 BLACK RIDGE IFD - UPPER AND LOWER COMBINED.DWG

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1

FINAL LOCAL ENTITY PLAT
LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1
- BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

Line Table		
LINE	DIRECTION	LENGTH
L1	S82°33'45"E	65.35
L2	S77°51'36"E	65.25
L3	S80°12'37"E	65.43
L4	S75°30'22"E	65.63
L5	S73°08'47"E	65.57
L6	S80°49'42"E	50.00
L7	S73°20'23"E	65.86
L8	N89°24'32"E	59.65
L9	N80°30'47"E	54.04
L10	N71°41'30"E	55.17
L11	N64°26'32"E	56.77
L12	N63°47'52"E	129.00
L13	S26°12'08"E	247.74
L14	N63°47'52"E	52.00
L15	S63°06'24"W	125.00
L16	S26°13'03"E	70.83
L17	S29°16'43"E	76.73
L18	S33°06'43"E	77.12
L19	S36°55'47"E	76.10
L20	S40°44'47"E	77.08
L21	S44°35'14"E	77.08
L22	S48°25'41"E	77.08
L23	S52°16'08"E	77.08
L24	S56°06'35"E	77.08
L25	S59°59'17"E	78.58
L26	S63°54'15"E	78.58
L27	S64°14'49"E	62.87
L29	S55°28'41"W	58.63
L30	S50°15'01"W	263.42

N
S

GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

SHEET 2 OF 2

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

PROFESSIONAL LAND SURVEYOR
09111122
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

SOUTHWEST CORNER OF SECTION 33, T41S, R13W, SLB&M BLM BRASS CAP 1978
MEASURED: N89°16'50"W 56.77'
N88°56'10"W 526.41' (TIE LESS AND EXCEPTING)
BASIS OF BEARING: N88°56'10"W 2652.89'
NORTHWEST CORNER OF SECTION 4, T42S, R13W, SLB&M PSOMAS ALUMMINIUM CAP MONUMENT FOUND 0.4' SOUTH OF SECTION LINE CLOSING CORNER
MEASURED: N88°52'46"W 2637.73'
SOUTH QUARTER CORNER OF SECTION 33, T41S, R13W, SLB&M W.C.B.C MONUMENT FOUND
MEASURED: N88°54'59"W 56.32'
MEASURED: N88°53'01"W 2581.84'
SOUTHEAST CORNER OF SECTION 33, T41S, R13W, SLB&M B&C REBAR & CAP FOUND MONUMENT
MEASURED: S89°43'30" 56.10'
SOUTH QUARTER CORNER OF SECTION 32, T41S, R13W, SLB&M 2" BLM BRASS CAP FOUND
S88°56'10"E 1275.98
PAINTED HILLS PHASE 1 RLINGTON HEIGHTS ENTRY No. 539482
S88°56'10"E 1228.42'
R=379.00' Δ=2°24'12" L=15.90' CH=S55°26'04"E 15.90'
S01°07'12"W 203.31' (TIE)
POINT OF BEGINNING
S01°03'50"W 1203.39' (TIE LESS AND EXCEPTING)
R=459.00' Δ=32°00'35" L=256.43' CH=S70°14'15"E 253.11'
R=379.00' Δ=42°58'39" L=284.29' CH=S64°45'13"E 277.67'
S43°15'53"E 469.50'
S46°41'56"W 264.98'
S28°02'03"W 177.91'
R=973.00' Δ=1°00'46" L=17.20' CH=S61°57'20"E 17.20'
S23°46'42"W 254.55'
S57°28'38"W 328.73'
S21°03'29"W 303.08'
S15°47'46"E 517.81'
S19°56'17"E 81.34'
S33°34'17"E 86.32'
S47°56'29"E 86.25'
S54°36'20"E 83.03'
R=474.00' Δ=6°20'14" L=52.43' CH=S38°33'37"W 52.40'
S48°16'16"E 171.00'
S23°53'59"E 93.11'
N1°03'50"E 4156.87'
SPILLSBURY HOLDINGS LLC
PARCEL No. H-3-2-5-4101
ENTRY NO. 20170003658
WPP HURRICANE LAND, LLC
ENTRY NO. 20210061996
PARCEL NO. H-3-2-4-44021
LESS AND EXCEPTING CONTAINS 37,970 SQUARE FEET +/-
PARCEL H-3-2-5-1104 HURRICANE CITY ENTRY No. 20100003120
PARCEL 4A
ENTRY NO. 20250025001
AREA: 51.51 ACRES +/-
ANNEXATION NO. 1
AREA: 241.115 ACRES +/-
LOWE LAND BL LLC
PARCEL No. H-3-2-5-3101
ENTRY No. 20090048191
N88°54'46"W 1321.68'
N1°05'49"E 1315.92'
N88°55'49"W 1277.40'
ZION VISTA SUBDIVISION
THE RIDGE AT ZION VISTA PHASE 1 ENTRY: 20190019766
RLINGTON PARKWAY (PUBLIC- 104' R/W)
1760 WEST (PUBLIC- VARIABLE WIDTH)
TESS SCOW
PARCEL No. H-3-2-4-4101
QUARTER SECTION LINE
DAVID STIRLAND
PARCEL No. H-3-2-4-1443
LEIF BURTON
PARCEL No. H-3-2-4-1431-A-1
SCENIC POINTE SUBD. PH-1 SUBDIVISION ENTRY No. 20090011079
SCENIC POINTE SUBD. PH-2 SUBDIVISION ENTRY No. 20230004107
840 SOUTH STREET (PUBLIC- 52' WIDE)
N65°41'35"E 133.69'
MOUNTAIN VIEW ESTATES PHASE 2 AT HURRICANE ENTRY No. 20240023485
MOUNTAIN VIEW ESTATES PHASE 1 AT HURRICANE ENTRY No. 20230023903
PARCEL H-3-2-4-127 STRATTON DEV LLC
S47°20'49"E 145.06'
R=629.00' Δ=21°03'27" L=231.02' CH=S36°49'16"E 229.72'
S61°28'46"W 573.79'
S37°01'01"E 133.24'
S35°13'47"E 103.69'
S27°09'25"E 64.98'
S31°12'07"E 64.98'
S62°59'06"W 118.43'
S60°37'26"W 58.05'
PARCEL 1-5
ENTRY NO. 20250025001
AREA: 216.49 ACRES +/-
HEATON FAMILY PARTNERSHIP
PARCEL No. H-3-2-4-344
ITS ABOUT TIME LLC
PARCEL No. H-3-2-4-221
BLAU TRUST
PARCEL No. H-3-2-4-223
R=974.00' Δ=28°09'02" L=478.99' CH=S39°45'11"W 471.27'
S35°40'22"E 182.50'
R=540.42' Δ=50°40'59" L=478.05' CH=S24°54'32"W 462.62'
LOWE LAND BL LLC
PARCEL No. H-3-2-5-3101
ENTRY No. 20090048191
J R S INVESTMENTS L C
PARCEL No. H-3-2-8-1201
J R S INVESTMENTS L C
PARCEL No. H-3-2-9-330
ENTRY No. 00608360
JAMES BLAZZARD ET AL
PARCEL No. H-3-2-9-410
BLAU TRUST
PARCEL No. H-3-2-4-223

Z:\...2022\22-0118 BLACK RIDGE MASTER PLAN\DESIGN 22-0118\DWG\FD\22-0118 BLACK RIDGE FD - UPPER AND LOWER COMBINED.DWG

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION
(Black Ridge Infrastructure Financing District)

Final Local Entity Plat

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1

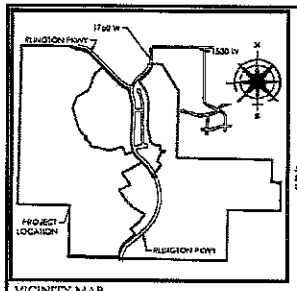
FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5

TOWNSHIP 42 SOUTH, RANGE 13 WEST

SALT LAKE BASE & MERIDIAN

HURRICANE, WASHINGTON COUNTY, UTAH



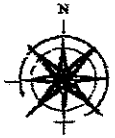
VICINITY MAP

NOT TO SCALE

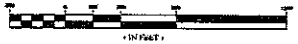
LEGEND

- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT/PROPERTY LINE
- FROM DEED DESCRIPTION LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKING
- BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1
- BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

Line Table		
LINE #	DIRECTION	LENGTH
L1	N42°17'51"E	64.77
L2	S77°04'44"E	65.25
L3	S44°12'57"E	65.42
L4	S71°50'22"E	69.62
L5	S71°49'07"E	69.49
L6	S89°46'42"E	74.60
L7	S78°26'58"E	65.36
L8	S68°27'47"E	79.81
L9	S56°54'47"E	94.04
L10	S71°41'39"E	73.07
L11	S44°24'26"E	74.77
L12	S44°44'19"E	258.66
L13	S39°22'58"E	267.74
L14	S44°41'19"E	93.66
L15	S44°56'41"E	327.66
L16	S25°16'51"E	78.84
L17	S21°46'41"E	96.73
L18	S14°46'41"E	77.62
L19	S44°56'41"E	76.98
L20	S44°56'41"E	77.06
L21	S44°56'41"E	77.06
L22	S44°56'41"E	77.06
L23	S44°56'41"E	77.06
L24	S74°56'41"E	26.04
L25	S44°56'41"E	76.06
L26	S44°56'41"E	42.87
L27	S44°56'41"E	74.61
L28	S44°56'41"E	264.42



GRAPHIC SCALE



SHEET 2 OF 2

PREPARED BY

FOCUS.

ENGINEERING | SURVEYING | PLANNING



SOUTHWEST CORNER OF SECTION 33, T41S, R13W, SLB&M
BLM BRASS CAP 1978

N89°56'10"W 816.41' (TIE LESS AND EXCEPTING)

BASIS OF BEARING: N89°56'10"W 2652.40'

MEASURED: N89°56'10"W 66.27'

NORTHWEST CORNER OF SECTION 4, T42S, R13W, SLB&M
PSOMAS ALUMINUM CAP MONUMENT
FOUND 0.4' SOUTH OF SECTION LINE
CLOSING CORNER

MEASURED: N89°52'46"W 2637.72'

SOUTH QUARTER CORNER OF SECTION 33, T41S, R13W, SLB&M
W.C.B.C. MONUMENT
FOUND

MEASURED: N89°53'01"W 2581.64'

SOUTHEAST CORNER OF SECTION 33, T41S, R13W, SLB&M
#4 REBAR & CAP FOUND MONUMENT

339.34'

MEASURED: S89°56'10"E

SOUTH QUARTER CORNER OF SECTION 32, T41S, R13W, SLB&M
3" BLM BRASS CAP FOUND

PAINTED HILLS PHASE 1 SUBDIVISION ENTRY No. 1144767

N89°56'10"W 1316.81' (TIE LESS AND EXCEPTING)

POINT OF BEGINNING

N89°52'46"W 2378.64' (TIE)

NORTH QUARTER CORNER OF SECTION 4, T42S, R13W, SLB&M
1" DIAM. PLS 171612 MONUMENT
FOUND, CLOSING CORNER

NORTHEAST CORNER OF SECTION 4, T42S, R13W, SLB&M
3" BLM BRASS CAP FOUND
CLOSING CORNER

QUARTER SECTION LINE

SPRA-SHOOT HOLDINGS LLC
PARCEL No. H-4-3-1-1001
ENTRY No. 20150015001

"WFP IRRIGATION LAND LLC"
ENTRY NO. 20210010766
PARCEL No. H-5-3-4-4201

LESS AND EXCEPTING
CONTAINS 37,976
SQUARE FEET +/-

TESS SCOTT
PARCEL No. H-4-3-1-1002

DAVID STIRLAND
PARCEL No. H-4-3-1-1003

LEIF BURTON
PARCEL No. H-4-3-1-1004

PARCEL 4A
ENTRY NO. 20250025001
AREA: 31.51 ACRES +/-

ANNEXATION NO. 1
AREA: 241.115 ACRES +/-

LOWE LAND BL LLC
PARCEL No. H-4-3-1-1006
ENTRY NO. 20150015001

PARCEL 1-5
ENTRY NO. 20250025001
AREA: 216.49 ACRES +/-

IRON WASH

SUNRIVER PKWY

MOUNTAIN VIEW ESTATES PHASE 7 AT HERRICANE
ENTRY No. 20210010766

PARCEL
H-5-3-4-4201

IBEATON FAMILY PARTNERSHIP
PARCEL No. H-5-3-4-4101

ITS ABOUT TIME LLC
PARCEL No. H-5-3-4-4102

BLAU TRUST
PARCEL No. H-5-3-4-4103

LOWE LAND BL LLC
PARCEL No. H-5-3-1-1006
ENTRY NO. 20150015001

JR'S INVESTMENTS LC
PARCEL No. H-5-3-4-1201

JR'S INVESTMENTS LC
PARCEL No. H-5-3-4-1202
ENTRY No. 20160015001

JAMES BLAZZARD ET AL
PARCEL No. H-5-3-4-1101

BLAU TRUST
PARCEL No. H-5-3-4-4103

C:\PROJECTS\2022-018 BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT\CAD\2022-018 BLACK RIDGE ID - ANNEX AND BOND ISSUANCE.DWG

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1

FINAL LOCAL ENTITY PLAT
LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION

BLACK RIDGE ANNEXATION NO. 1 LEGAL DESCRIPTION

Located in the West half of Section 4 and the East half of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°52'46"W 2278.64 feet along the Township line and S01°07'12"W 208.31 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; running thence 3°15'58" E 466.58 feet to the westerly line of Black Ridge Infrastructure Financing District Final Local Entity Plat, entity plat thereof recorded on July 22, 2025 as Doc #20250025001 in the Washington County Recorder's Office; thence along t entity plat the following fifty six (56) courses: (1) S 46°41'56" W 264.96 feet; thence (2) S 28°02'05" W 177.91 feet; (3) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 975.00 feet (radius bears N 2°32'17"W) a distance of 17.20 feet through a central angle of 01°00'46" Chord: S 61°57'20" E 17.20 feet; (4) thence S 29°48'42" W 254.55 feet; (5) thence S 57°28'38" W 529.73 feet; (6) thence S 21°02'29" W 505.08 feet; (7) thence S 4°47'46" E 517.81 feet; (8) thence S 19°56'17" E 81.34 feet; (9) thence S 33°54'17" E 86.32 feet; (10) thence S 47°56'29" E 86.28 feet; (11) thence S 56°36'50" E 86.05 feet; (12) thence Southwesterly along the arc of a non-tangent curve to the ht having a radius of 474.00 (radius bears N54°36'01"W) feet a distance of 52.45 feet through a central angle of 06°20'14" Chord: S 38°23'57" W 52.40 feet; (13) thence S 48°16'16" E 171.00 feet; (14) thence S 25°53'59" E 93.11 feet; (15) ence S 82°33'49" E 65.35 feet; (16) thence S 80°12'57" E 65.43 feet; (17) thence S 77°51'36" E 65.25 feet; (18) thence S 75°30'22" E 65.63 feet; (19) thence S 73°08'47" E 65.57 feet; (20) thence S 73°20'28" E 65.86 feet; (21) thence 0°49'42" E 50.00 feet; (22) thence N 89°24'32" E 59.65 feet; (23) thence N 80°30'47" E 54.04 feet; (24) thence N 71°43'30" E 55.17 feet; (25) thence N 64°26'32" E 56.77 feet; (26) thence N 65°47'52" E 129.00 feet; (27) thence 5°12'08" E 241.34 feet; (28) thence N 65°47'52" E 52.00 feet; (29) thence N 65°41'35" E 123.69 feet; (30) thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 629.90 feet (radius bears N63°42'32"E) a distance 131.02 feet through a central angle of 21°23'37" Chord: S 36°59'16" E 229.72 feet; (31) thence S 47°20'49" E 145.06 feet; (32) thence S 61°28'46" W 573.79 feet; (33) thence S 37°01'01" E 133.24 feet; (34) thence S 35°13'47" E 103.89 feet; (35) ence S 31°12'07" E 64.98 feet; (36) thence S 27°09'25" E 64.96 feet; (37) thence S 62°59'06" W 118.43 feet; (38) thence S 60°37'26" W 58.05 feet; (39) thence S 63°06'24" W 125.00 feet; (40) thence S 26°13'33" E 70.85 feet; (41) thence 9°16'45" E 76.75 feet; (42) thence S 33°06'43" E 77.12 feet; (43) thence S 39°55'47" E 76.10 feet; (44) thence S 40°44'47" E 77.08 feet; (45) thence S 44°33'46" E 77.08 feet; (46) thence S 48°22'41" E 77.08 feet; (47) thence S 52°11'08" E 77.08 ; (48) thence S 56°00'33" E 77.08 feet; (49) thence S 59°59'17" E 78.58 feet; (50) thence S 63°54'15" E 78.58 feet; (51) thence S 64°14'49" E 82.87 feet; (52) thence Southwesterly along the arc of a non-tangent curve to the right having a radius 974.00 feet (radius bears N64°14'49"W) a distance of 475.99 feet through a central angle of 28°00'02" Chord: S 39°45'11" W 471.27 feet; (53) thence S 55°28'41" W 58.63 feet; (54) thence S 35°40'22" E 182.50 feet; (55) thence 3°15'01" W 265.42 feet; (56) thence along the arc of a curve to the left with a radius of 540.42 feet a distance of 478.05 feet through a central angle of 50°40'59" Chord: S 24°54'32" W 462.62 feet to the northerly line of that Quit Claim Deed uded June 25, 1998 as Entry No. 00603560 in the Washington County Recorder's Office; thence along said deed N 88°53'49" W 1,277.40 feet to the easterly line of that Quit Claim Deed recorded December 22, 2009 as Entry No. 20090088191 he Washington County Recorder's Office; thence along said Quit Claim Deed the following three (3) courses: (1) N 01°05'49" E 1,515.92 feet; (2) thence N 88°54'46" W 1,325.68 feet; thence (3) along and beyond said Quit Claim Deed, also ng and that Quit Claim Deed recorded January 26, 2017 as Doc # 20170003658 in the Washington County Recorder's office; thence along said deed N 01°03'07" E 1,318.67 feet to the Township line; thence along said Township line 3°56'10" E 1,229.42 feet to the southerly right-of-way line of Ringtail Parkway, a public street, thence along said public street the following three (3) courses: (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of .00 feet (radius bears S33°21'51"W) a distance of 15.90 feet through a central angle of 2°24'12" Chord: S 55°26'05" E 15.90 feet to a point of reverse curvature; (2) thence along the arc of a curve to the left having a radius of 459.00 feet a ance of 256.43 feet through a central angle of 32°00'35" Chord: S 70°14'15" E 253.11 feet to a point of reverse curvature; (3) thence along the arc of a curve to the right having a radius of 379.00 feet a distance of 284.29 feet through a central le of 42°58'39" Chord: S 64°45'15" E 277.67 feet to the point of beginning.

Containing 241.115 acres +/-.

Less and excepting Parcel H-5-2-5-1104 described in the Quit Claim Deed recorded January 29, 2010 as Entry No. 20100005120 in the Washington County Recorder's Office, also described as:

Beginning at a point South 88°56'19" West 429.72 feet and South 0°50'21" West 1204.08 feet from the Northeast Corner of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point is the beginning of a .00 foot radius non-tangent curve to the left, the radius of which bears South 57°59'13" East; thence along the arc of said curve, 121.94 feet, through a central angle of 25°59'19"; thence South 89°49'12" West, 98.21 feet; thence th 4°37'39" East, 22.49 feet to the beginning of a 105.00 foot radius non-tangent curve to the right, the radius of which bears North 12°02'10" East; thence along the arc of said curve, 438.41 feet, through a central angle of 239°13'55"; thence th 18°44'17" East, 46.88 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, [illegible], a Professional Land Surveyor, licensed in the State of Utah, in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, and Title 17, Chapter 23, Section 17, of the Utah State Code, have made or supervised the making of the following survey and subdivision plat of the above described tract of land, and have subdivided said tract into lots and streets, hereafter to be known as BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet the frontage, width and area requirements of the applicable zoning ordinances. I further certify that the information shown hereon is sufficient to accurately establish on the ground all boundaries shown thereon. I further certify that all monuments have been set as represented on this plat.

[signature]
[illegible]
PROFESSIONAL LAND SURVEYOR
LICENSE NO. [illegible]

BLACK RIDGE INFRASTRUCTURE FINANCING DI BOARD OF TRUSTEES

APPROVED THIS 15th DAY OF September 20 25 BY THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

R. Scott Overman — BOARD MEMBER
Austin Overman — BOARD MEMBER

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION N
FINAL LOCAL ENTITY PLAT
LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECT
TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

COUNTY SURVEYOR APPROVAL

I, THE WASHINGTON COUNTY SURVEYOR, HAVE DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF TITLE 17, CHAPTER 23, AND CHAPTER 58, SECTION 22 OF A FINAL LOCAL ENTITY PLAT.

THIS 15TH DAY OF September 2025

[signature]
SURVEYOR
WASHINGTON COUNTY, UTAH

SURVEYOR SEAL — DISTRICT SEAL

DBY

US.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION
(Black Ridge Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees (the "Board") of the Black Ridge Infrastructure Financing District (the "District"), at a special meeting of the Board, duly convened pursuant to notice, on August 13, 2025 adopted a *Resolution Providing for the Annexation of Certain Property*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as APPENDIX "B" hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Annexation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 19th day of August, 2025.

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

By: _____
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF Salt Lake)

SUBSCRIBED AND SWORN to before me this 19th day of August, 2025.

LIZBETH MARTINEZ RAMIREZ
Notary Public State of Utah
My Commission Expires on:
October 20, 2026
Comm. Number: 727409

_____
NOTARY PUBLIC

September 17, 2025

The Board of Trustees (the "Board") of the Black Ridge Infrastructure Financing District (the "District"), held a special meeting on September 17, 2025, at the hour of 4:00 p.m., with the following members of the Board being present, including by electronic means:

Scott Overman	District Chair
Austin Overman	District Vice Chair/Treasurer
Devin Brown	District Secretary/Clerk

Also present:

Zach Harding	District Counsel
Pamela Giss	Recording Secretary

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this September 17, 2025, 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 District Secretary/Clerk, Devin Brown, and seconded by District Chair, Scott Overman, was adopted by the following vote:

AYE: 3

NAY: 0

The resolution is as follows:

RESOLUTION

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT (THE "DISTRICT"), RATIFYING THE ANNEXATION OF CERTAIN REAL PROPERTY IN WASHINGTON COUNTY AND WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT; AND RELATED MATTERS.

WHEREAS, the District is an infrastructure financing district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the "State"), including particularly Title 17B, Chapter 1 and Chapter 2a, Part 13 (collectively, the "Act"), Utah Code Annotated 1953, as amended; and

WHEREAS, on August 13, 2025, the District adopted a resolution authorizing the annexation of certain real property in Washington County and within the Annexation Area Boundaries into the District (the "Original Resolution"); and

WHEREAS, the time to submit the Original Resolution to the Office of the Lieutenant Governor (the "State") has lapsed, and the petitioners desire the District to ratify such annexation; and

WHEREAS, the Act and Governing Document of the District authorize the District's annexation of any area within the Annexation Area Boundaries into the District without any further action of the State or Washington County, upon the consent of 100% of all surface property owners within the District and compliance with the terms of the Act and the Governing Document; and

WHEREAS, it is necessary to ratify the annexation of certain real property within Washington County and the Annexation Area Boundaries into the District under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, on August 13, 2025, the District adopted a resolution (the "Authorizing Resolution") establishing the terms and conditions of an Assessment Ordinance and Notice of Assessment Interest (the "Assessment Ordinance") for Black Ridge Assessment Area (the "Assessment Area"), authorizing the execution of a Designation Resolution and an Assessment Ordinance for the Assessment Area; and

WHEREAS, the Assessment Area includes the Subject Property (defined herein).

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Black Ridge Infrastructure Financing District, as follows:

Section 1. The annexation of certain real property in Washington County and within the Annexation Area Boundaries (the "Subject Property"), as identified in Exhibit B attached hereto, into the District, is hereby ratified and approved.

Section 2. The Board hereby approves the Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and a final entity annexation plat relating to the Subject Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Washington County Surveyor, or the

office of the Lieutenant Governor.

Section 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.

Section 4. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded; provided that nothing in this Resolution shall rescind any actions relating to the Authorizing Resolution or any actions taken thereunder.

Section 5. This resolution shall take effect immediately.

APPROVED AND ADOPTED this September 17, 2025.

By: R. Scott Overman
R. Scott Overman (Sep 18, 2025 09:46:34 MDT)
District Chair

ATTEST:

By: Devin Brown
District Secretary/Clerk

I, Devin Brown, the duly appointed and qualified District Secretary/Clerk of the Black Ridge Infrastructure Financing District (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on September 17, 2025, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature this September 17, 2025.

By: _____
District Secretary/Clerk

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF Salt Lake)

SUBSCRIBED AND SWORN to before me this 19th day of September, 2025.

TYLER TOUPS
Notary Public, State of Utah
Commission # 743860
My Commission Expires
June 26, 2029

_____
NOTARY PUBLIC

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Devin Brown, the undersigned District Secretary/Clerk of the Black Ridge Infrastructure Financing District (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the Date, public meeting held by the Board of Trustees of the District (the "Board") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the District's principal offices 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

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

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this September 17, 2025.

By: Devin Brown
District Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Black Ridge Infrastructure Financing District will be held at 4:00 p.m. on September 17, 2025, for the purpose of consideration for ratification of the adoption of a resolution authorizing the annexation into the District of certain real property in Washington County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

Devin Brown

District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of the Black Ridge Infrastructure Financing District, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

R. Scott Overman
R. Scott Overman (Sep 18, 2025 09:46:34 MDT)

District Chair

Austin Overman

District Vice Chair/Treasurer

Devin Brown

District Secretary/Clerk

EXHIBIT B

SUBJECT PROPERTY

BLACK RIDGE ANNEXATION NO. 1 LEGAL DESCRIPTION

Located in the West half of Section 4 and the East half of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°52'46"W 2278.64 feet along the Township line and S01°07'12"W 203.31 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; running thence S 43°15'53" E 466.58 feet to the westerly line of Black Ridge Infrastructure Financing District Final Local Entity Plat, entity plat thereof recorded on July 22, 2025 as Doc #20250025001 in the Washington County Recorder's Office; thence along said entity plat the following fifty six (56) courses: (1) S 46°41'56" W 264.96 feet; thence (2) S 28°02'03" W 177.91 feet; (3) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 973.00 feet (radius bears: S27°32'17"W) a distance of 17.20 feet through a central angle of 01°00'46" Chord: S 61°57'20" E 17.20 feet; (4) thence S 23°48'42" W 254.55 feet; (5) thence S 57°28'38" W 329.73 feet; (6) thence S 21°02'29" W 303.08 feet; (7) thence S 15°47'46" E 517.81 feet; (8) thence S 19°56'17" E 81.34 feet; (9) thence S 33°34'17" E 86.32 feet; (10) thence S 47°56'29" E 86.28 feet; (11) thence S 54°36'30" E 83.03 feet; (12) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 474.00 (radius bears N54°36'30"W) feet a distance of 52.43 feet through a central angle of 06°20'14" Chord: S 38°33'37" W 52.40 feet; (13) thence S 48°16'16" E 171.00 feet; (14) thence S 23°53'59" E 93.11 feet; (15) thence S 82°33'45" E 65.35 feet; (16) thence S 80°12'37" E 65.43 feet; (17) thence S 77°51'36" E 65.25 feet; (18) thence S 75°30'22" E 65.63 feet; (19) thence S 73°08'47" E 65.57 feet; (20) thence S 73°20'23" E 65.86 feet; (21) thence S 80°49'42" E 50.00 feet; (22) thence N 89°24'32" E 59.65 feet; (23) thence N 80°30'47" E 54.04 feet; (24) thence N 71°41'30" E 55.17 feet; (25) thence N 64°26'32" E 56.77 feet; (26) thence N 63°47'52" E 129.00 feet; (27) thence S 26°12'08" E 247.74 feet; (28) thence N 63°47'52" E 52.00 feet; (29) thence N 65°41'35" E 133.69 feet; (30) thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 629.00 feet (radius bears N63°42'02"E) a distance of 231.02 feet through a central angle of 21°02'37" Chord: S 36°49'16" E 229.72 feet; (31) thence S 47°20'49" E 145.06 feet; (32) thence S 61°28'46" W 573.79 feet; (33) thence S 37°01'01" E 133.24 feet; (34) thence S 35°13'47" E 103.89 feet; (35) thence S 31°12'07" E 64.98 feet; (36) thence S 27°09'25" E 64.96 feet; (37) thence S 62°59'06" W 118.43 feet; (38) thence S 60°37'26" W 58.05 feet; (39) thence S 63°06'24" W 125.00 feet; (40) thence S 26°13'03" E 70.83 feet; (41) thence S 29°16'43" E 76.73 feet; (42) thence S 33°06'43" E 77.12 feet; (43) thence S 36°55'47" E 76.10 feet; (44) thence S 40°44'47" E 77.08 feet; (45) thence S 44°35'14" E 77.08 feet; (46) thence S 48°25'41" E 77.08 feet; (47) thence S 52°16'08" E 77.08 feet; (48) thence S 56°06'35" E 77.08 feet; (49) thence S 59°59'17" E 78.58 feet; (50) thence S 63°54'15" E 78.58 feet; (51) thence S 64°14'49" E 62.87 feet; (52) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 974.00 feet (radius bears N64°14'49"W) a distance of 475.99 feet through a central angle of 28°00'02" Chord: S 39°45'11" W 471.27 feet; (53) thence S 55°28'41" W 58.63 feet; (54) thence S 35°40'22" E 182.50 feet; (55) thence S 50°15'01" W 263.42 feet; (56) thence along the arc of a curve to the left with a radius of 540.42 feet a distance of 478.05 feet through a central angle of 50°40'59" Chord: S 24°54'32" W 462.62 feet to the northerly line of that Quit Claim Deed recorded June 25, 1998 as Entry No. 00608360 in the Washington County Recorder's Office; thence along said deed N

88°55'49" W 1,277.40 feet to the easterly line of that Quit Claim Deed recorded December 22, 2009 as Entry No. 20090048191 in the Washington County Recorder's Office; thence along said Quit Claim Deed the following three (3) courses: (1) N 01°05'49" E 1,315.92 feet; (2) thence N 88°54'46" W 1,321.68 feet; thence (3) along and beyond said Quit Claim Deed, also along and that Quit Claim Deed recorded January 26, 2017 as Doc # 20170003658 in the Washington County Recorder's office; thence along said deed N 01°03'07" E 4,118.67 feet to the Township line; thence along said Township line S 88°56'10" E 1,229.42 feet to the southerly right-of-way line of Rlington Parkway, a public street, thence along said public street the following three (3) courses: (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of 379.00 feet (radius bears S33°21'51"W) a distance of 15.90 feet through a central angle of 2°24'12" Chord: S 55°26'04" E 15.90 feet to a point of reverse curvature; (2) thence along the arc of a curve to the left having a radius of 459.00 feet a distance of 256.43 feet through a central angle of 32°00'35" Chord: S 70°14'15" E 253.11 feet to a point of reverse curvature; (3) thence along the arc of a curve to the right having a radius of 379.00 feet a distance of 284.29 feet through a central angle of 42°58'39" Chord: S 64°45'13" E 277.67 feet to the point of beginning.

Containing 241.115 acres +/-.

Less and excepting Parcel H-3-2-5-1104 described in the Quit Claim Deed recorded January 29, 2010 as Entry No. 20100003120 in the Washington County Recorder's Office also described as: Beginning at a point South 88°56'19" West, 429.72 feet and South 0°50'21" West, 1204.08 feet from the Northeast Corner of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point is the beginning of a 275.00 foot radius non-tangent curve to the left, the radius of which bears South 57°59'13" East; thence along the arc of said curve, 121.94 feet, through a central angle of 25°24'19"; thence South 89°49'12" West, 98.21 feet; thence North 4°37'39" East, 22.49 feet to the beginning of a 105.00 foot radius non-tangent curve to the right, the radius of which bears North 12°02'10" East; thence along the arc of said curve, 438.41feet, through a central angle of 23°013'35"; thence South 18°44'17"East, 46.88 feet to the point of beginning.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION
(Black Ridge Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees (the "Board") of the Black Ridge Infrastructure Financing District (the "District"), at a special meeting of the Board, duly convened pursuant to notice, on September 17, 2025 adopted a *Resolution Providing for the Annexation of Certain Property*, a true and correct copy of which is attached as APPENDIX "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as APPENDIX "B" hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Annexation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 17 day of SEPTEMBER 2025.

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

By: _____
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF Salt Lake)

SUBSCRIBED AND SWORN to before me this 18 day of September, 2025.

TYLER TOUPS
Notary Public, State of Utah
Commission # 743860
My Commission Expires
June 26, 2029

_____
NOTARY PUBLIC

APPENDIX "A" TO NOTICE OF BOUNDARY ACTION

(Black Ridge Infrastructure Financing District)

Copy of the Annexation Resolution

APPENDIX "B" TO NOTICE OF BOUNDARY ACTION
(Black Ridge Infrastructure Financing District)

Final Local Entity Plat

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1

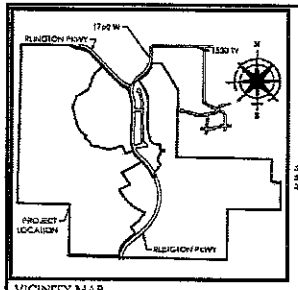
FINAL LOCAL ENTITY PLAT

LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5

TOWNSHIP 42 SOUTH, RANGE 13 WEST

SALT LAKE BASE & MERIDIAN

HURRICANE, WASHINGTON COUNTY, UTAH



VICINITY MAP

N.T.S.

LEGEND

- SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKING
- BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1
- BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT

Line Table		
LINE	DIRECTION	LENGTH
L1	S89°58'10"W	58.29'
L2	S77°04'04"W	93.25'
L3	S61°12'54"W	69.42'
L4	S71°40'22" E	69.63'
L5	S71°40'22" E	69.63'
L6	S61°40'22" E	94.66'
L7	S71°40'22" E	69.63'
L8	S89°58'10"W	79.91'
L9	N84°54'47"E	74.84'
L10	N71°40'22"W	73.87'
L11	S89°58'10"W	78.77'
L12	S89°58'10"W	258.66'
L13	S74°03'09"W	21.74'
L14	S89°58'10"W	52.66'
L15	S89°58'10"W	229.66'
L16	S26°19'01" E	78.83'
L17	S26°40'02" E	96.79'
L18	S54°40'02" E	77.12'
L19	S89°58'10"W	76.66'
L20	S47°40'02" E	77.08'
L21	S47°40'02" E	77.08'
L22	S40°20'02" E	77.26'
L23	S32°40'02" E	77.08'
L24	S19°40'02" E	77.08'
L25	S12°40'02" E	78.79'
L26	S6°40'02" E	78.79'
L27	S0°11'58" E	52.97'
L28	S3°11'58" W	78.83'
L29	S9°11'58" W	263.42'

N

S

GRAPHIC SCALE

(IN FEET)

1 inch = 300ft

SHEET 2 OF 2

PREPARED BY

FOCUS.

ENGINEERING AND SURVEYING, LLC

OFFICIAL

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1

FINAL LOCAL ENTITY PLAT
LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECTION 5
TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

LEGAL DESCRIPTION

BLACK RIDGE ANNEXATION NO. 1 LEGAL DESCRIPTION

Located in the West half of Section 4 and the East half of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°52'46"W 2278.64 feet along the Township line and S01°07'12"W 208.51 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; running thence S°25'53" E 466.58 feet to the westerly line of Black Ridge Infrastructure Financing District Final Local Entity Plat, entity plat thereof recorded on July 22, 2025 as Doc #20250025001 in the Washington County Recorder's Office; thence along l entity plat the following fifty six (56) courses: (1) S 46°41'56" W 264.96 feet; thence (2) S 28°02'08" W 177.91 feet; (3) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 975.00 feet (radius bears °32'17"W) a distance of 17.20 feet through a central angle of 01°00'46" Chord: S 61°57'20" E 17.20 feet; (4) thence S 23°48'42" W 254.55 feet; (5) thence S 57°25'38" W 329.75 feet; (6) thence S 21°02'29" W 305.08 feet; (7) thence S°47'46" E 517.81 feet; (8) thence S 19°56'17" E 81.34 feet; (9) thence S 33°54'17" E 86.92 feet; (10) thence S 47°56'29" E 86.28 feet; (11) thence S 56°35'50" E 86.05 feet; (12) thence Southwesterly along the arc of a non-tangent curve to the ht having a radius of 474.00 (radius bears N54°36'50"W) feet a distance of 52.45 feet through a central angle of 06°20'14" Chord: S 38°33'57" W 52.40 feet; (13) thence S 48°16'16" E 171.00 feet; (14) thence S 23°53'59" E 93.11 feet; (15) nce S 82°33'45" E 65.35 feet; (16) thence S 80°12'57" E 65.45 feet; (17) thence S 77°51'36" E 65.25 feet; (18) thence S 75°38'22" E 65.63 feet; (19) thence S 73°08'47" E 65.57 feet; (20) thence S 73°20'28" E 65.86 feet; (21) thence 9°49'42" E 50.80 feet; (22) thence N 89°24'32" E 59.65 feet; (23) thence N 80°30'47" E 54.04 feet; (24) thence N 71°43'50" E 55.17 feet; (25) thence N 64°29'32" E 56.77 feet; (26) thence N 65°47'52" E 129.00 feet; (27) thence 5°12'08" E 247.74 feet; (28) thence N 63°47'52" E 52.00 feet; (29) thence N 65°41'25" E 133.69 feet; (30) thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 629.00 feet (radius bears N63°42'02"E) a distance 231.02 feet through a central angle of 21°02'57" Chord: S 36°49'16" E 229.72 feet; (31) thence S 47°20'49" E 145.06 feet; (32) thence S 61°28'46" W 573.79 feet; (33) thence S 57°01'01" E 133.24 feet; (34) thence S 39°13'47" E 105.89 feet; (35) nce S 31°12'07" E 64.98 feet; (36) thence S 27°09'25" E 64.96 feet; (37) thence S 62°59'06" W 118.43 feet; (38) thence S 60°37'26" W 58.05 feet; (39) thence S 63°06'24" W 125.00 feet; (40) thence S 26°13'03" E 70.23 feet; (41) thence 9°16'23" E 76.73 feet; (42) thence S 35°06'43" E 77.12 feet; (43) thence S 39°55'47" E 76.10 feet; (44) thence S 40°44'47" E 77.08 feet; (45) thence S 44°35'14" E 77.08 feet; (46) thence S 48°25'41" E 77.08 feet; (47) thence S 52°16'08" E 77.08 ; (48) thence S 56°06'35" E 77.03 feet; (49) thence S 59°59'17" E 78.58 feet; (50) thence S 63°54'15" E 78.58 feet; (51) thence S 64°14'49" E 82.87 feet; (52) thence Southwesterly along the arc of a non-tangent curve to the right having a radius 974.00 feet (radius bears N64°14'49"W) a distance of 475.99 feet through a central angle of 28°00'02" Chord: S 39°45'11" W 471.27 feet; (53) thence S 55°28'41" W 58.63 feet; (54) thence S 35°40'22" E 182.50 feet; (55) thence 9°15'01" W 265.42 feet; (56) thence along the arc of a curve to the left with a radius of 340.42 feet a distance of 478.05 feet through a central angle of 80°49'59" Chord: S 24°54'52" W 462.62 feet to the northerly line of that Quit Claim Deed rded June 25, 1998 as Entry No. 00608560 in the Washington County Recorder's Office; thence along said deed N 88°55'49" W 1,277.40 feet to the easterly line of that Quit Claim Deed recorded December 22, 2009 as Entry No. 20090048191 he Washington County Recorder's Office; thence along said Quit Claim Deed the following three (3) courses: (1) N 01°05'49" E 1,515.92 feet; (2) thence N 88°54'46" W 1,325.68 feet; thence (3) along and beyond said Quit Claim Deed, also g and that Quit Claim Deed recorded January 26, 2017 as Doc # 20170005638 in the Washington County Recorder's office; thence along said deed N 01°03'07" E 1,318.87 feet to the Township line; thence along said Township line 9°56'10" E 1,229.42 feet to the southerly right-of-way line of Rimgate Parkway, a public street, thence along said public street the following three (3) courses: (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of .00 feet (radius bears S33°21'51"W) a distance of 15.90 feet through a central angle of 2°24'27" Chord: S 55°26'04" E 15.90 feet to a point of reverse curvature; (2) thence along the arc of a curve to the left having a radius of 459.00 feet a nce of 256.45 feet through a central angle of 32°00'35" Chord: S 70°14'15" E 253.11 feet to a point of reverse curvature; (3) thence along the arc of a curve to the right having a radius of 379.00 feet a distance of 284.29 feet through a central le of 42°58'39" Chord: S 64°45'15" E 277.67 feet to the point of beginning.

Containing 241.115 acres +/-.

Less and excepting Parcel H-3-2-5-1104 described in the Quit Claim Deed recorded January 29, 2010 as Entry No. 20100003120 in the Washington County Recorder's Office, also described as:

Beginning at a point South 88°56'19" West 429.72 feet and South 0°50'21" West 1204.02 feet from the Northeast Corner of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point is the beginning of a .00 foot radius non-tangent curve to the left, the radius of which bears South 57°59'13" East; thence along the arc of said curve, 121.94 feet, through a central angle of 25°34'19"; thence South 89°49'12" West, 98.21 feet; thence th 4°37'39" East, 22.49 feet to the beginning of a 105.00 foot radius non-tangent curve to the right, the radius of which bears North 12°02'10" East; thence along the arc of said curve, 438.41 feet, through a central angle of 239°13'55"; thence th 18°44'17" East, 46.88 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, [illegible] Professional Land Surveyor, do hereby certify that I hold License No. [illegible] as prescribed by Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act; I further certify that by the authority of the owners I have made a survey of the tract of land shown and described hereon and have subdivided said tract into lots and streets, together with easements, hereafter to be known as BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1 and that the same has been correctly surveyed and staked on the ground as shown on this plat; I further certify that all monuments have been set as represented on this plat; I further certify that the information shown hereon is sufficient to accurately establish the boundaries of said subdivision and to accurately retrace the same on the ground; and I further certify that all requirements of applicable statutes and ordinances of Washington County and Hurricane City concerning zoning requirements regarding lot measurements have been complied with.

[signature]
[illegible]
PROFESSIONAL LAND SURVEYOR
LICENSE NO. [illegible]

BLACK RIDGE INFRASTRUCTURE FINANCING DI
BOARD OF TRUSTEES

APPROVED THIS 15th DAY OF September 20 25 BY THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT BOARD OF TRUSTEES.

R Scott Overman
BOARD MEMBER

Austin Overman
BOARD MEMBER

BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT ANNEXATION N
FINAL LOCAL ENTITY PLAT
LOCATED IN THE WEST 1/2 OF SECTION 4 AND THE EAST 1/2 OF SECT
TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN
HURRICANE, WASHINGTON COUNTY, UTAH

COUNTY RECORDER'S APPROVAL

I, THE WASHINGTON COUNTY RECORDER, HAVE DETERMINED THAT THIS PLAT WITH THE DESCRIPTIONS OF THE LAND CONTAINED, AND PLATTED HEREON AS A FINAL LOCAL ENTITY PLAT

WASHINGTON

WASHINGTON COUNTY RECORDER

SURVEYOR'S SEAL

PROJECT SEAL

DBY

US.

RESOLUTION

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT (THE "DISTRICT"), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT; AND RELATED MATTERS.

WHEREAS, the District is an infrastructure financing district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the "State"), including particularly Title 17B, Chapter 1 (the "Act"), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on July 10, 2025, the Lieutenant Governor of the State of Utah (the "State") did approve a Certificate of Incorporation (the "Certificate") authorizing the creation of the District, approving a Governing Document for the District (the "Governing Document") and appointing the Board; and

WHEREAS, the Certificate and Governing Document authorizes the District's annexation of any area within the Annexation Area Boundaries into the District without any further action of the State or Washington County, upon the consent of 100% of all surface property owners within the District and compliance with the terms of the Act and the Governing Document; and

WHEREAS, certain property owners, representing 100% of the owners of surface property within the Subject Property have petitioned to join the District.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of the Black Ridge Infrastructure Financing District, as follows:

Section 1. The Board hereby authorizes the annexation of certain real property in Washington County (the "Subject Property"), as identified in Exhibit B attached hereto, into the District.

Section 2. The Board hereby approves the Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and a final entity annexation plat relating to the Subject Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Washington County Surveyor, or the office of the Lieutenant Governor.

Section 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.

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

Section 5. This resolution shall take effect immediately.

APPROVED AND ADOPTED this August 13, 2025.

By: R. Scott Overman
R. Scott Overman (Aug 25, 2025 14:55:20 MDT)
District Chair

ATTEST:

By:_____
District Secretary/Clerk

APPROVED AND ADOPTED this August 13, 2025.

By:_____
District Chair

ATTEST:

By:_____
District Secretary/Clerk

I, Devin Brown, the duly appointed and qualified District Secretary/Clerk of the Black Ridge Infrastructure Financing District (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on August 13, 2025, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature this August 13, 2025.

By: _____
District Secretary/Clerk

VERIFICATION

STATE OF UTAH)
:ss.
COUNTY OF Salt Lake)

SUBSCRIBED AND SWORN to before me this 21st day of August, 2025.

TYLER TOUPS
Notary Public, State of Utah
Commission # 743860
My Commission Expires
June 26, 2029

_____
NOTARY PUBLIC

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Devin Brown, the undersigned District Secretary/Clerk of the Black Ridge Infrastructure Financing District (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the Date, public meeting held by the Board of Trustees of the District (the "Board") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the District's principal offices 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

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

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this August 13, 2025.

By: _____
District Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Black Ridge Infrastructure Financing District will be held at 3:00 p.m. on August 13, 2025, for the purpose of consideration for adoption of a resolution authorizing the annexation into the District of certain real property in Washington County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of the Black Ridge Infrastructure Financing District, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

_____

District Chair

_____

District Vice Chair/Treasurer

District Secretary/Clerk

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF THE BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of the Black Ridge Infrastructure Financing District will be held at 3:00 p.m. on August 13, 2025, for the purpose of consideration for adoption of a resolution authorizing the annexation into the District of certain real property in Washington County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

_____

District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of the Black Ridge Infrastructure Financing District, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

_____

District Chair

_____

District Vice Chair/Treasurer

_____

District Secretary/Clerk

August 13, 2025

The Board of Trustees (the "Board") of the Black Ridge Infrastructure Financing District (the "District"), held a special meeting on August 13, 2025, at the hour of 3:00 p.m., with the following members of the Board being present, including by electronic means:

	District Chair
	District Vice Chair/Treasurer
	District Secretary/Clerk

Also present:

Zach Harding	District Counsel
Aaron Wade	Bond Counsel
Pamela Giss	Recording Secretary

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this August 13, 2025, 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 District Vice Chair/Treasurer, Austin Overman, and seconded by District Secretary/Clerk, Devin Brown, was adopted by the following vote:

AYE: 3

NAY: 0

The resolution is as follows:

PUBLIC NOTICE AND AMENDED AGENDA
BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT MEETING

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF BLACK RIDGE INFRASTRUCTURE FINANCING DISTRICT WILL HOLD A MEETING ON WEDNESDAY, AUGUST 13, 2025, AT 3:00 PM, AT 1148 W LEGACY CROSSING BLVD., SUITE 350, CENTERVILLE, UTAH 84014

A. Call to Order

B. Preliminary Action Items

C. Consent Items

1. Approve the draft minutes of the Black Ridge Infrastructure Finance District board meeting held on July 23, 2025.

D. Action Items

1. Consider approval of the Infrastructure Acquisition and Reimbursement Agreement.
2. Consider adoption of a RESOLUTION ESTABLISHING THE TERMS AND CONDITIONS OF AN ASSESSMENT ORDINANCE FOR BLACK RIDGE ASSESSMENT AREA NO. 1 (THE "ASSESSMENT AREA"), AUTHORIZING THE EXECUTION OF A DESIGNATION RESOLUTION AND AN ASSESSMENT ORDINANCE 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.
3. Consider adoption of a RESOLUTION AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA INTO THE DISTRICT; AND RELATED MATTERS.

E. Administrative Non-Action Items

1. Open meeting discussion with Board members of any infrastructure financing district business.

F. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Darcy Peckskamp at 612-655-8036 at least one (1) full business day before the meeting.

EXHIBIT B

SUBJECT PROPERTY

LEGAL DESCRIPTION

BLACK RIDGE ANNEXATION NO. 1 LEGAL DESCRIPTION

Located in the West half of Section 4 and the East half of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, located in Hurricane City, Washington County, Utah, being more particularly described as follows:

Beginning at a point N88°52'46"W 2278.64 feet along the Township line and S01°07'12"W 203.31 feet from the South Quarter Corner of Section 33, Township 41 South, Range 13 West, Salt Lake Base and Meridian; running thence S 43°15'53" E 466.58 feet to the westerly line of Black Ridge Infrastructure Financing District Final Local Entity Plat, entity plat thereof recorded on July 22, 2025 as Doc #20250025001 in the Washington County Recorder's Office; thence along said entity plat the following fifty six (56) courses: (1) S 46°41'56" W 264.96 feet; thence (2) S 28°02'03" W 177.91 feet; (3) thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 973.00 feet (radius bears: S27°32'17"W) a distance of 17.20 feet through a central angle of 01°00'46" Chord: S 61°57'20" E 17.20 feet; (4) thence S 23°48'42" W 254.55 feet; (5) thence S 57°28'38" W 329.73 feet; (6) thence S 21°02'29" W 303.08 feet; (7) thence S 15°47'46" E 517.81 feet; (8) thence S 19°56'17" E 81.34 feet; (9) thence S 33°34'17" E 86.32 feet; (10) thence S 47°56'29" E 86.28 feet; (11) thence S 54°36'30" E 83.03 feet; (12) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 474.00 (radius bears N54°36'30"W) feet a distance of 52.43 feet through a central angle of 06°20'14" Chord: S 38°33'37" W 52.40 feet; (13) thence S 48°16'16" E 171.00 feet; (14) thence S 23°53'59" E 93.11 feet; (15) thence S 82°33'45" E 65.35 feet; (16) thence S 80°12'37" E 65.43 feet; (17) thence S 77°51'36" E 65.25 feet; (18) thence S 75°30'22" E 65.63 feet; (19) thence S 73°08'47" E 65.57 feet; (20) thence S 73°20'23" E 65.86 feet; (21) thence S 80°49'42" E 50.00 feet; (22) thence N 89°24'32" E 59.65 feet; (23) thence N 80°30'47" E 54.04 feet; (24) thence N 71°41'30" E 55.17 feet; (25) thence N 64°26'32" E 56.77 feet; (26) thence N 63°47'52" E 129.00 feet; (27) thence S 26°12'08" E 247.74 feet; (28) thence N 63°47'52" E 52.00 feet; (29) thence N 65°41'35" E 133.69 feet; (30) thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 629.00 feet (radius bears N63°42'02"E) a distance of 231.02 feet through a central angle of 21°02'37" Chord: S 36°49'16" E 229.72 feet; (31) thence S 47°20'49" E 145.06 feet; (32) thence S 61°28'46" W 573.79 feet; (33) thence S 37°01'01" E 133.24 feet; (34) thence S 35°13'47" E 103.89 feet; (35) thence S 31°12'07" E 64.98 feet; (36) thence S 27°09'25" E 64.96 feet; (37) thence S 62°59'06" W 118.43 feet; (38) thence S 60°37'26" W 58.05 feet; (39) thence S 63°06'24" W 125.00 feet; (40) thence S 26°13'03" E 70.83 feet; (41) thence S 29°16'43" E 76.73 feet; (42) thence S 33°06'43" E 77.12 feet; (43) thence S 36°55'47" E 76.10 feet; (44) thence S 40°44'47" E 77.08 feet; (45) thence S 44°35'14" E 77.08 feet; (46) thence S 48°25'41" E 77.08 feet; (47) thence S 52°16'08" E 77.08 feet; (48) thence S 56°06'35" E 77.08 feet; (49) thence S 59°59'17" E 78.58 feet; (50) thence S 63°54'15" E 78.58 feet; (51) thence S 64°14'49" E 62.87 feet; (52) thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 974.00 feet (radius bears N64°14'49"W) a distance of 475.99 feet through a central angle of 28°00'02" Chord: S 39°45'11" W 471.27 feet; (53) thence S 55°28'41" W 58.63 feet; (54) thence S 35°40'22" E 182.50 feet; (55) thence S 50°15'01" W 263.42 feet; (56) thence along the arc of a curve to the left with a radius of 540.42 feet a distance of 478.05 feet through a central angle of 50°40'59" Chord: S 24°54'32" W 462.62 feet to the northerly line of that Quit Claim Deed recorded June 25, 1998 as Entry No. 00608360 in the Washington County Recorder's Office; thence along said deed N 88°55'49" W 1,277.40 feet to the easterly line of that Quit Claim Deed recorded December

22, 2009 as Entry No. 20090048191 in the Washington County Recorder's Office; thence along said Quit Claim Deed the following three (3) courses: (1) N 01°05'49" E 1,315.92 feet; (2) thence N 88°54'46" W 1,321.68 feet; thence (3) along and beyond said Quit Claim Deed, also along and that Quit Claim Deed recorded January 26, 2017 as Doc # 20170003658 in the Washington County Recorder's office; thence along said deed N 01°03'07" E 4,118.67 feet to the Township line; thence along said Township line S 88°56'10" E 1,229.42 feet to the southerly right-of-way line of Rlington Parkway, a public street, thence along said public street the following three (3) courses: (1) Southeasterly along the arc of a non-tangent curve to the right having a radius of 379.00 feet (radius bears S33°21'51"W) a distance of 15.90 feet through a central angle of 2°24'12" Chord: S 55°26'04" E 15.90 feet to a point of reverse curvature; (2) thence along the arc of a curve to the left having a radius of 459.00 feet a distance of 256.43 feet through a central angle of 32°00'35" Chord: S 70°14'15" E 253.11 feet to a point of reverse curvature; (3) thence along the arc of a curve to the right having a radius of 379.00 feet a distance of 284.29 feet through a central angle of 42°58'39" Chord: S 64°45'13" E 277.67 feet to the point of beginning.

Containing 241.115 acres +/-.

Less and excepting Parcel H-3-2-5-1104 described in the Quit Claim Deed recorded January 29, 2010 as Entry No. 20100003120 in the Washington County Recorder's Office also described as:

Beginning at a point South 88°56'19" West, 429.72 feet and South 0°50'21" West, 1204.08 feet from the Northeast Corner of Section 5, Township 42 South, Range 13 West, Salt Lake Base and Meridian, said point is the beginning of a 275.00 foot radius non-tangent curve to the left, the radius of which bears South 57°59'13" East; thence along the arc of said curve, 121.94 feet, through a central angle of 25°24'19"; thence South 89°49'12" West, 98.21 feet; thence North 4°37'39" East, 22.49 feet to the beginning of a 105.00 foot radius non-tangent curve to the right, the radius of which bears North 12°02'10" East; thence along the arc of said curve, 438.41feet, through a central angle of 23°013'35"; thence South 18°44'17"East, 46.88 feet to the point of beginning.