



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 PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT NO. 1 - ANNEXATION #1 located in WEBER COUNTY, dated JANUARY 20, 2026, 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 PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT NO. 1 - ANNEXATION #1 located in WEBER COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 30th day of MARCH, 2026 at Salt Lake City, Utah.

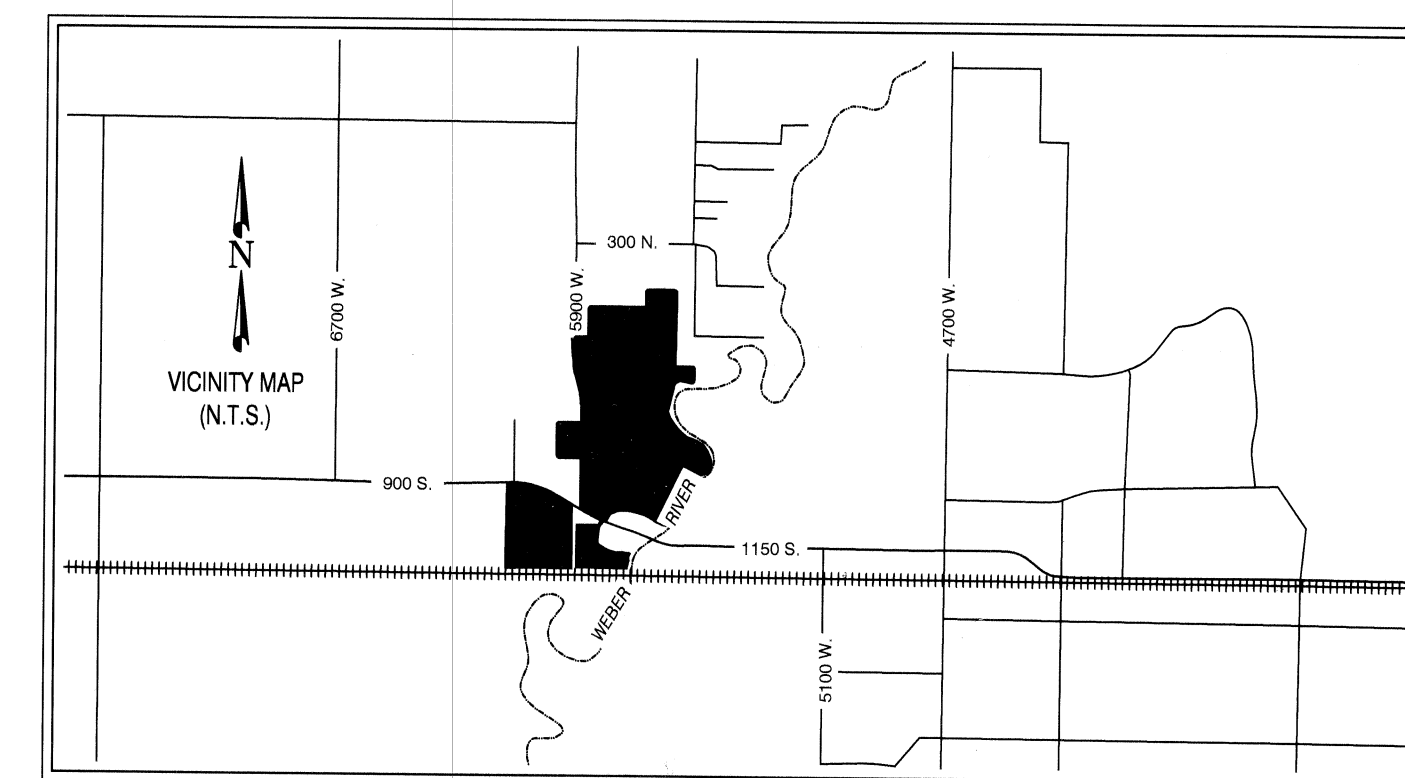
A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

[illegible]

LOCATED IN THE NORTHWEST, SOUTHWEST, & SOUTHEAST QUARTERS OF SECTION 18
& NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST,
AND THE NORTHEAST QUARTER OF SECTION 24,
& SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

LOCATED IN THE NORTHWEST, SOUTHWEST, & SOUTHEAST QUARTERS OF SECTION 18
& NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST,
AND THE NORTHEAST QUARTER OF SECTION 24,
& SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 3 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH



North Parcel

An annexation being an entire tract of land located in the Southeast Quarter of Section 13, Township 6 North, Range 3 West Salt Lake Base and Meridian and the Northwest, Southwest, and Southeast Quarters of Section 18, and the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

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Beginning at a point which is 633.01 feet, S. 00°46'18" E. along the Section Line and 43.02 feet S. 89°13'42" E. from the West Quarter Corner of said Section 18; thence S. 89°13'42" E. 312.81 feet; thence S. 00°46'18" E. 693.55 feet to and along an existing fence; thence S. 89°26'42" E. 103.02 feet along an existing fence; thence S. 89°04'05" E. 1204.08 feet along said existing fence and extension thereof to an existing fence; thence S. 00°49'03" W. 215.14 feet along an existing fence; thence S. 88°56'35" E. 100.00 feet; thence N. 00°34'07" E. 270.01 feet; thence N. 89°36'54" W. 100.04 feet to an existing fence; thence along said existing fence the following five (5) courses: 1) S. 00°08'13" E. 349.24 feet; 2) S. 89°18'42" E. 581.00 feet; 3) S. 00°55'36" W. 1,723.45 feet; 4) S. 89°14'50" E. 445.55 feet; 5) S. 00°28'55" W. 249.32 feet more or less to the top bank of the Weber River, which is East 2677 feet and South 281 feet more or less from said West Quarter Corner of Section 18; thence southwesterly along said top of bank of the Weber River and old channel of the Weber River 6,221 feet more or less to a northeasterly right-of-way line of 900 South Street, which is East 706 feet and South 3440 feet more or less from said West Quarter Corner of Section 18; thence northeasterly 560 feet more or less along said northeasterly right-of-way line to a easterly right-of-way line of 5900 West Street; thence N. 00°06'21" E. 1183.08 feet along said easterly right-of-way line; thence S. 89°27'53" W. 546.33 feet; thence N. 00°31'38" W. 686.03 feet to an existing fence; thence along said existing fence and extension thereof the following two (2) courses: 1) S. 89°03'38" E. 48.34 feet; 2) S. 89°20'03" E. 505.57 feet; thence N. 00°06'21" E. 488.79 feet to a point of tangency with a 1000.00 - foot radius curve to the left, concave westerly; thence Northerly 247°76'48" along the arc of said curve, through a central angle of 141°14'15", (Chord bears N. 06°59'32" W. 247.13 feet); thence N. 14°05'24" E. 490.98 feet to a point of tangency with a 867.00 - foot radius curve to the right concave easterly; thence Northerly 225.89 feet along the arc of said curve, through a central angle of 14°55'41", (Chord bears N. 06°37'33" W. 225.25 feet; thence N. 00°50'17" E. 527.28 feet to the **Point of Beginning**.

Contains approximately 247 acres, more or less.

An annexation being an entire tract of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West Salt Lake Base and Meridian and is described as follows:

An annexation being an entire tract of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the easterly line of said Section 24 and the northerly right-of-way line of Southern Pacific Railroad, which is 694.01 feet N. 00°27'54" E. along the Section line from a Witness Monument (BN3W24EVCN) to the East Quarter Corner of said Section 24, said Witness Monument being 225.21 feet N. 00°27'54" E. (Calculated from the East Quarter Corner of Section 24; thence along said northerly right-of-way line the following three (3) courses: 1) N. 89°13'46" W. 1,294.32 feet; 2) S. 02°27'54" W. 1.00 foot; 3) N. 89°13'46" W. 260.68 feet to an existing fence; thence N. 01°03'05" E. 1,915.59 feet along said existing fence to the southerly right-of-way line of 900 South Street; thence Southeastearily 1645.00 feet more or less along said southerly right-of-way line of 12th Street to said easterly line of Section 24; thence S. 02°27'54" W. 1,429.12 feet to the **Point of Beginning**.

Contains approximately 63 acres, more or less.

An annexation being an entire tract of land located in the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

An annexation being an entire tract of land located in the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the southerly right-of-way of the Southern Pacific Railroad Company and the easterly boundary line of a parcel of land described in that Warranty Deed recorded August 30, 1906 in Book 53, at Page 11 in the Office of the Weber County Recorder, which is 723.12 feet N. 02°27'54" E. along the Section line and 66.00 feet East from a Witness Monument (#N3W24E4WCNM) to the West Quarter Corner of said Section 19, said Witness Monument being 225.21 feet N. 02°27'54" E. (Calculated) from the West Quarter Corner of Section 19, then N. 02°27'54" E., 1,000.00 feet along the easterly boundary line of said parcel of land described in that Warranty Deed recorded August 30, 1906 in Book 53, at Page 11, then S. 89°30'26" E. 505.86 feet; then N. 25°25'46" E. 77.73 feet to the West Quarter Corner of said Section 19, then S. 89°30'26" E. 505.86 feet; then S. 89°30'26" E. 505.86 feet or less along said southerly right-of-way of the Southern Pacific Railroad Company, which is East 1347 feet and North 931 feet or less along said southerly right-of-way of the Southern Pacific Railroad Company, which is East 1347 feet and North 931 feet or less from said West Quarter Corner of Section 19, then N. 89°13'46" W. 1194.60 feet along said southerly right-of-way to the **Point of Beginning**

Contains approximately 19.5 acres, more or less.

 Annexation Boundary
 Adjacent Parcel
 Section Line
 Township Line
 Existing Fence
 Angle Point in Annexation Boundary (Not Marked)
 Section Corner Monument

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

This 10TH day of Feb. A.D. 2026


Weber County Surveyor

This plat is approved as to form by the board of Promontory Commerce Center PID No. 1 of Weber County, Utah

This 10 day of FEBRUARY A.D. 2026

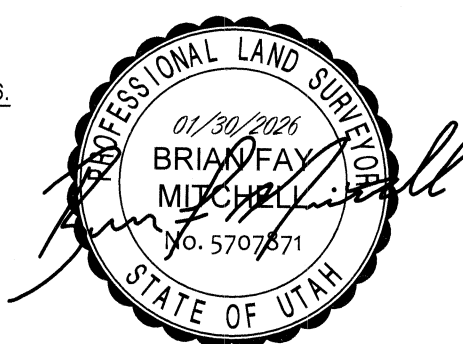

Chair, Promontory Commerce Center PID No. 1

ATTEST: _____
TITLE: Secretary

This plat and the description hereon have been prepared for the purpose of annexing into the Promontory Commerce Center Public Infrastructure District No. 1 Annexation Area described and graphically depicted herein. The information shown hereon was compiled from documents of record found in the Office of the Weber County Recorder and does not purport to be based upon an actual survey of the area to be annexed. Said annexed area contains a portion of 5900 West Street and the following twenty-one (21) parcels owned by the Weber County Assessor as: 1) 10-045-0067; 2) 10-045-0072; 3) 10-045-0069; 4) 10-045-0071; 5) 10-045-0070; 6) 10-045-0068; 7) 10-045-0065; 8) 15-053-0033; 9) 15-053-0014; 10) 15-053-0013; 11) 15-053-0012; 12) 15-053-0011; 13) 15-051-0011; 14) 15-051-0011; 15) 15-051-0020; 16) 15-051-0022; 17) 15-051-0045; 18) 15-051-0023; 19) 10-035-0074; 20) 15-051-0022; and 21) 10-035-0076.

I, Brian F. Mitchell, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; do hereby certify that a Final Local Entry Plat, in accordance with Section 17-73-507 was made by me and shown hereon is a true and correct representation of said Final Local Entry Plat.

Signed this 30th day of January, 2026



SHEET
1

PREPARED BY


**CIVIL ENGINEERING
+ SURVEYING**

10718 SOUTH BECKSTEAD LANE, STE. 102, SOUTH JORDAN, UT 84095
Phone: 435-503-7641

Recorded # _____
State of Utah, County of Weber, Recorded and filed at the request of . _____

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____ Weber County Recorder _____


NOTARY PUBLIC

**EXHIBIT “A” TO NOTICE OF BOUNDARY ACTION
(Annexation #1)**

Copy of the Annexation Resolution

EXHIBIT "B" TO NOTICE OF BOUNDARY ACTION

(Annexation #1)

Legal Description

North Parcel

An annexation being an entire tract of land located in the Southeast Quarter of Section 13, Township 6 North, Range 3 West Salt Lake Base and Meridian and the Northwest, Southwest, and Southeast Quarters of Section 18, and the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 633.01 feet N. 00°46'18" E. along the Section Line and 43.02 feet S. 89°13'42" E. from the West Quarter Corner of said Section 18; thence S. 89°13'42" E. 312.81 feet; thence N. 00°46'18" E. 693.55 feet to and along an existing fence; thence S. 89°26'42" E. 103.02 feet along an existing fence; thence S. 89°04'05" E. 1204.08 feet along said existing fence and extension thereof to an existing fence; thence S. 00°49'03" W. 215.14 feet along an existing fence; thence S. 88°56'35" E. 100.00 feet; thence N. 00°34'07" E. 270.01 feet; thence N. 89°36'54" W. 100.04 feet to an existing fence; thence along said existing fence the following five (5) courses: 1) N. 00°08'13" E. 349.24 feet; 2) S. 89°18'42" E. 581.00 feet; 3) S. 00°55'36" W. 1,723.45 feet; 4) S. 89°14'50" E. 445.55 feet; 5) S. 00°28'55" W. 249.32 feet more or less to the top bank of the Weber River, which is East 2677 feet and South 281 feet more or less from said West Quarter Corner of Section 18; thence southwesterly along said top of bank of the Weber River and old channel of the Weber River 6,221 feet more or less to a northeasterly right-of-way line of 12th Street, which is East 706 feet and South 3440 feet more or less from said West Quarter Corner of Section 18; thence northwesterly 560 feet more or less along said right-of-way line to a easterly right-of-way line of 5900 West Street; thence N. 00°06'21" E. 1183.08 feet; thence S. 89°27'53" W. 546.33 feet; thence N. 00°31'38" W. 686.03 feet to an existing fence; thence along said existing fence and extension thereof the following two (2) courses: 1) S. 89°09'36" E. 48.34 feet; 2) S. 89°20'03" E. 505.57 feet; thence N. 00°06'21" E. 488.79 feet to a point of tangency with a 1000.00 - foot radius curve to the left, concave westerly; thence Northerly 247.76 feet along the arc of said curve, through a central angle of 14°11'45", (Chord bears N. 06°59'32" W. 247.13 feet); thence N. 14°05'24" W. 480.98 feet to a point of tangency with a 867.00 - foot radius curve to the right concave easterly; thence Northerly 225.89 feet along the arc of said curve, through a central angle of 14°55'41", (Chord bears N. 06°37'33" W. 225.25 feet; thence N. 00°50'17" E. 527.28 feet to the Point of Beginning.

Contains approximately 247 acres, more or less.

South Parcel

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right-of-way line of 12th Street; thence Southeasterly 1645.00 feet more or less along said southerly right-of-way line of 12th Street to said easterly line of Section 24; thence S. $00^{\circ}27'54''$ W. 1,429.12 feet to the Point of Beginning.
Contains approximately 63 acres, more or less.

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Contains approximately 19.5 acres, more or less.

North Parcel, South Parcel, and Southeast Parcel containing a total of 329.5 acres, more or less.

Affected Parcel Nos.:

10-045-0062
10-045-0065
10-045-0067
10-045-0070
10-045-0071
10-045-0072
15-051-0018
15-051-0019
15-051-0020
15-051-0023
15-051-0026
15-051-0045
15-053-0011
15-053-0012
15-053-0013
15-053-0016
15-053-0033

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF TRUSTEES (THE “BOARD”) OF PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”) TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 329.5 ACRES INTO THE DISTRICT (ANNEXATION NO. 1); AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, a petition (the “Petition”) has been filed with the District requesting and consenting to the annexation of approximately 329.5 acres pursuant to Utah Code §17D-4-201(3)(a) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the “Act”); and

WHEREAS, the Petition contains the consenting signatures of 100% of the surface property owners (hereafter the “Property Owners”) within the area proposed to be annexed; and

WHEREAS, there are no registered voters within the area to be annexed;

WHEREAS, the area to be annexed under this resolution is particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the “Property”; and

WHEREAS, with the filing of the Petition, the Act allows the District to annex the Property by adopting a resolution to annex the area, provided that the governing document of the District, as amended (hereafter the “Governing Document”), allows for the annexation; and

WHEREAS, the Governing Document defines an annexation area within which the District may annex property without seeking further consent or approval from the District’s creating entity; and

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the “Boundary Notice”) and Final Local Entity Plat for Annexation No. 1 (the “Annexation Plat”).

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

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

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby withdrawn from the District.

3. Notice of this Resolution may be published in substantially the following form:

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on January 20, 2026, the Board of Trustees (the "Board") of Promontory Commerce Center Public Infrastructure District No. 1 (the "District") adopted a resolution to annex the following particularly described property in Weber County, State of Utah:

North Parcel

An annexation being an entire tract of land located in the Southeast Quarter of Section 13, Township 6 North, Range 3 West Salt Lake Base and Meridian and the Northwest, Southwest, and Southeast Quarters of Section 18, and the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

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15-051-0020
15-051-0023
15-051-0026
15-051-0045
15-053-0011
15-053-0012
15-053-0013
15-053-0016
15-053-0033

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the “30-Day Contest Period”). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day Contest Period.

4. The Board does hereby authorize the Chair (or Vice-Chair) to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the withdrawal of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District’s surveyor, to make any corrections, deletions, or additions to the Boundary Notice or any other document herein authorized and approved (including, but not limited to, corrections to the property descriptions therein contained) which may be necessary to conform the same to the intent hereof, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or the provisions of the laws of the State of Utah or the United States.

6. 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.

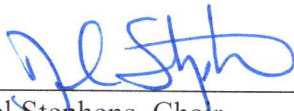
7. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

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

(remainder of page intentionally left blank)

PASSED AND ADOPTED by the Board of Trustees of Promontory Commerce Center Public Infrastructure District No. 1 effective as of the date passed by the Board, being January 20, 2026.

PROMONTORY COMMERCE CENTER PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

By: 
Daniel Stephens, Chair

ATTEST:

By: 
Garrett Hansen, Secretary/Clerk

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

I, Garrett Hansen, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of Promontory Commerce Center Public Infrastructure District No. 1 ("the District"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on January 20, 2026, commencing at the hour of 11:00 a.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District,
on January 20, 2026.

By: 
Garrett Hansen, Secretary/Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Garrett Hansen, the undersigned clerk (or assistant clerk) of Promontory Commerce Center Public Infrastructure District No. 1 (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on January 20, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

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

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

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this January 20, 2026.

By: _____

Garrett Hansen, Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE AND AGENDA
Promontory Commerce Center Public Infrastructure District No. 1
Board of Trustees
Special Meeting

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF PROMONTORY
COMMERCE CENTER PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD
A MEETING ON JANUARY 20, 2026, AT SNOW JENSEN & REECE, P.C., 912 W.
1600 S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 11:00 A.M.**

A. Call to Order

B. Public Comment

C. Consent Items

1. Consider approval of the Board Meeting Minutes held on September 5, 2025

D. Action Items

1. Consider approval of Resolution 2026-01, Annexation No. 1

E. Administrative Non-Action Items

F. Other Items From Board Members

G. Adjourn

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Kristi Barker at 435-628-3688 at least one full business day before the meeting. This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically. Motions relating to any of the items listed above, including final action, may be taken. Meetings may be closed for reasons allowed by statute. This meeting can be accessed through Zoom at:

Join Zoom Meeting

<https://us06web.zoom.us/j/86069343931?pwd=MDYsJf6U77vwGnl5g6qwebk6dFMJZL.1>

Meeting ID: 860 6934 3931

Passcode: 353689

EXHIBIT B

ANNEXATION PETITION

**PETITION TO ANNEX PROPERTY INTO
PROMONTORY COMMERCE CENTERPUBLIC INFRASTRUCTURE DISTRICT NO.
1**

(Annexation #1)

TO: **PROMONTORY COMMERCE CENTER PUBLIC INFRASTRUCTURE
DISTRICT NO. 1**, a Utah public infrastructure district

FROM: **PCC LAND, LLC**, a Utah limited liability company (the “**Petitioner**”)

DATE: January 14, 2026

This Petition to Annex Property into Promontory Commerce Center Public Infrastructure District No. 1 (the “**District**”) is submitted in accordance with Title 17D, Chapter 4, Section 201(4)(a), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 329.5 acres of property in Weber County, Utah, as more particularly described in EXHIBIT A (hereafter the “**Property**”). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The undersigned Petitioner is designated a sponsor, and the contact sponsor, of this Petition.

In support of this Petition, Petitioner affirmatively represents, acknowledges, and certifies the following matters:

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;
2. There are no registered voters residing in the Property;
3. The correct mailing address for Petitioner is provided on the signature page below;
4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);
5. Petitioner petitions and consents to the District’s annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;
6. The Property so described is located within the approved Annexation Area of the District;

7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and

Each individual who signs on behalf of a trust or business entity represents that he or she has authority to do so and to petition for the annexation on behalf of the trust or business entity, and further represents that there is no legal impediment to the trust or business entity's signing of this Petition.

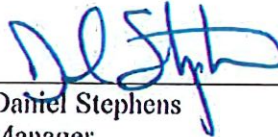
This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

IN WITNESS WHEREOF, the Petitioner has executed this Petition as of the date indicated above.

Made effective as of the date first set forth above.

PCC Land, LLC
a Utah limited liability company
201 S MAIN ST STE 2000
Salt Lake City, UT, 84111

By: GBP PCC, LLC
Its: Manager

By: 
Name: Daniel Stephens
Title: Manager

Signed by: 
By: 
Name: Christian Gardner
Title: Manager

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Legal Description – Annexation # 1

North Parcel

An annexation being an entire tract of land located in the Southeast Quarter of Section 13, Township 6 North, Range 3 West Salt Lake Base and Meridian and the Northwest, Southwest, and Southeast Quarters of Section 18, and the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 633.01 feet N. 00°46'18" E. along the Section Line and 43.02 feet S. 89°13'42" E. from the West Quarter Corner of said Section 18; thence S. 89°13'42" E. 312.81 feet; thence N. 00°46'18" E. 693.55 feet to and along an existing fence; thence S. 89°26'42" E. 103.02 feet along an existing fence; thence S. 89°04'05" E. 1204.08 feet along said existing fence and extension thereof to an existing fence; thence S. 00°49'03" W. 215.14 feet along an existing fence; thence S. 88°56'35" E. 100.00 feet; thence N. 00°34'07" E. 270.01 feet; thence N. 89°36'54" W. 100.04 feet to an existing fence; thence along said existing fence the following five (5) courses: 1) N. 00°08'13" E. 349.24 feet; 2) S. 89°18'42" E. 581.00 feet; 3) S. 00°55'36" W. 1,723.45 feet; 4) S. 89°14'50" E. 445.55 feet; 5) S. 00°28'55" W. 249.32 feet more or less to the top bank of the Weber River, which is East 2677 feet and South 281 feet more or less from said West Quarter Corner of Section 18; thence southwesterly along said top of bank of the Weber River and old channel of the Weber River 6,221 feet more or less to a northeasterly right-of-way line of 12th Street, which is East 706 feet and South 3440 feet more or less from said West Quarter Corner of Section 18; thence northwesterly 560 feet more or less along said right-of-way line to a easterly right-of-way line of 5900 West Street; thence N. 00°06'21" E. 1183.08 feet; thence S. 89°27'53" W. 546.33 feet; thence N. 00°31'38" W. 686.03 feet to an existing fence; thence along said existing fence and extension thereof the following two (2) courses: 1) S. 89°09'36" E. 48.34 feet; 2) S. 89°20'03" E. 505.57 feet; thence N. 00°06'21" E. 488.79 feet to a point of tangency with a 1000.00 - foot radius curve to the left, concave westerly; thence Northerly 247.76 feet along the arc of said curve, through a central angle of 14°11'45", (Chord bears N. 06°59'32" W. 247.13 feet); thence N. 14°05'24" W. 480.98 feet to a point of tangency with a 867.00 - foot radius curve to the right concave easterly; thence Northerly 225.89 feet along the arc of said curve, through a central angle of 14°55'41", (Chord bears N. 06°37'33" W. 225.25 feet; thence N. 00°50'17" E. 527.28 feet to the Point of Beginning.

Contains approximately 247 acres, more or less.

South Parcel

An annexation being an entire tract of land located in the Northeast Quarter of Section 24, Township 6 North, Range 3 West Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the easterly line of said Section 24 and the northerly right-of-way line of Southern Pacific Railroad, which is 694.01 feet N. 00°27'54" E. along the Section line from a Witness Monument (6N3W24EWCN) to the East Quarter Corner of said Section 24, said Witness Monument being 225.21 feet N. 00°27'54" E. (Calculated) from the East Quarter Corner of Section 24; thence along said northerly right-of-way line the following three (3) courses: 1) N. 89°13'46" W. 1,294.32 feet; 2) S. 00°27'54" W. 10.00 feet; 3)

N. 89°13'46" W. 260.68 feet to an existing fence; thence N. 01°03'05" E. 1,915.59 feet along said existing fence to the southerly right-of-way line of 12th Street; thence Southeasterly 1645.00 feet more or less along said southerly right-of-way line of 12th Street to said easterly line of Section 24; thence S. 00°27'54" W. 1,429.12 feet to the Point of Beginning.

Contains approximately 63 acres, more or less.

Southeast Parcel

An annexation being an entire tract of land located in the Northwest Quarter of Section 19, Township 6 North, Range 2 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the northerly right-of-way line of Southern Pacific Railroad Company and the easterly boundary line of a parcel of land described in that Warranty Deed recorded August 30, 1906 in Book 53, at Page 11 in the Office of the Weber County Recorder, which is 723.12 feet N. 00°27'54" E. along the Section line and 66.00 feet East from a Witness Monument (6N3W24EWCN) to the West Quarter Corner of said Section 19, said Witness Monument being 225.21 feet N. 00°27'54" E. (Calculated) from the West Quarter Corner of Section 19; thence N. 00°27'54" E. 1,000.00 feet along the easterly boundary line of said parcel of land described in that Warranty Deed recorded August 30, 1906 in Book 53, at Page 11; thence S. 89°32'06" E. 505.86 feet; thence N. 25°25'46" E. 77.73 feet to a southerly right-of-way line of 1200 South Street (1150 South Street) known as Project LG_WC_1200 S.; thence Southeasterly 98.00 feet more or less along said southerly right-of-way line to the top bank of the old channel of the Weber River, which is East 1422 feet and North 1290 feet more or less from said West Quarter Corner of Section 19; thence southeasterly 1642 feet more or less along the top bank of said old channel and main channel of the Weber River to said northerly right-of-way of the Southern Pacific Railroad Company, which is East 1347 feet and North 931 feet more or less from said West Quarter Corner of Section 19; thence N. 89°13'46" W. 1273.45 feet along said northerly right-of-way to the Point of Beginning.

Contains approximately 19.5 acres, more or less.

North Parcel, South Parcel, and Southeast Parcel containing a total of 329.5 acres, more or less.

EXHIBIT C

NOTICE OF BOUNDARY ACTION



Weber County

Weber County Surveyor's Office
https://www.webercountyutah.gov/Recorder_Surveyor/
2380 Washington Blvd., Suite 370
Ogden, Utah 84401-1473
Phone: (801) 399-8020

February 6, 2026

To Whom It May Concern:

Based upon state code [17-73-507] the Weber County Surveyor's office has reviewed the proposed plat for annexation into Promontory Commerce Center by(for) Public Infrastructure District No. 1 and all conditions for approval by this office at this time have been satisfied. Conditions of size, type, and legibility will be reviewed at the time of submittal of mylar to this office for final approval and county surveyor signature. If any additional changes are made to the attached plat, another review will be required by this office for approval.

Thank you

Weber County Surveyor's Office
Bridger Curtis
(801)399-8106