STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF INCORPORATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of incorporation for the CORNER POST PUBLIC INFRASTRUCTURE DISTRICT located in WASHINGTON CITY, dated FEBRUARY 25, 2026, complying with §17B-1-215, 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 incorporation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the CORNER POST PUBLIC INFRASTRUCTURE DISTRICT, 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 31st day of MARCH, 2026 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate #203183

NOTICE OF IMPENDING BOUNDARY ACTION

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of the City of Washington, Utah (the "Council"), acting in its capacity as the creating entity for the Corner Post Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on February 25, 2026, adopted a Resolution Providing for the Creation of the Corner Post Public Infrastructure District, a true and correct copy of which is attached as **Exhibit A** hereto and incorporated by this reference (the "Creation Resolution").

A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set for in Utah Code Section 17-73-507, approved as a final local entity plat by the Surveyor of Washington County, Utah, is attached as **Exhibit B** hereto and incorporated by this reference. The Council hereby certifies that all requirements applicable to the creation of the District, as more particularly described in the Creation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate ofIncorporation pursuant to an in conformance with the provisions of Utah Code Sections 17B-1-215, and 17D-4-201.

DATED this 25th day of February 2026.

City Council of Washington City, Utah, acting in its capacity as the creating authority for the CORNER POST PUBLIC INFRASTRUCTURE DISTRICT

Kress Staheli, Mayor

VERTIFICATION

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

BONNIE BAKER
Notary Public - State of Utah
Commission Number: 746502
My Commission Expires on
December 4, 2029

Subscribed and sworn to before this 16th day of March, 2026.

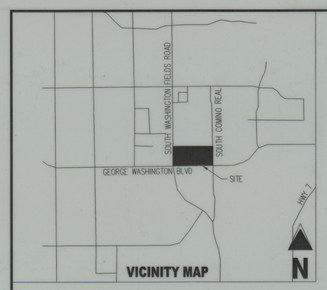
Notary Public

Exhibit A
Creation Resolution

Exhibit B
Final Local Entity Plat

CORNER POST
PUBLIC INFRASTRUCTURE DISTRICT
FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



N

0 20 50 100
SCALE: 1"=100'

PROJECT #	EDI00096.10
DRAWN BY:	SS
CHECKED BY:	TWO
DATED:	3/4/2026
SHEETS:	1 OF 1

SURVEYOR'S CERTIFICATE

I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4938746 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND 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 AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN WASHINGTON COUNTY TO BE ANNEXED INTO CORNER POST PUBLIC INFRASTRUCTURE DISTRICT FINAL LOCAL ENTITY PLAT

TODD W. OSBORN
PROFESSIONAL LAND SURVEYOR
LICENSE NO.: 4938746
DATE OF PLAT: March 4, 2026

PROFESSIONAL LAND SURVEYOR
No. 4938746
TODD W. OSBORN
3/4/2026
STATE OF UTAH

BOUNDARY DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°14'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,327.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°22'49" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.81 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°12'21" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER , 1,327.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°18'59" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.17 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 879,341 SQ. FT. OR 20.187 ACRES, MORE OR LESS.

WASHINGTON COUNTY SURVEYOR

APPROVED THIS 10 DAY OF MARCH A.D. 2026, BY THE WASHINGTON COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-73-507 OF UTAH STATE CODE.

WASHINGTON COUNTY SURVEYOR

STATE OF UTAH
COUNTY SURVEYOR

WASHINGTON CITY MAYOR

APPROVED THIS 10TH DAY OF March 2026

BY:
WASHINGTON CITY MAYOR

The Great Seal of Washington City Utah

CORNER POST PUBLIC
INFRASTRUCTURE DISTRICT
FINAL LOCAL ENTITY PLAT
LOCATED IN THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 TOWNSHIP 42
SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

WASHINGTON COUNTY RECORDER

PREPARED BY

Galloway
1221 S. Valley Grove Way, Suite 140
Pleasant Grove, UT 84062
385.248.0460
GallowayUS.com

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 4938746
TODD W. OSBORN
3/4/2026
STATE OF UTAH

Washington City
Where Dixie Began

Certified Copy

State of Utah)
)§
County of Washington)

I, Tara Pentz, the duly appointed City Recorder of Washington City, Utah, hereby certifies that the foregoing is a true and correct copy of Resolution No. 2026-05, adopted by the City Council of Washington City at a meeting held on February 25, 2026, as the same appears of record in my office.

DATED this 10th day of March, 2026.

The Great Seal of Washington City ★ Utah ★

Tara Pentz,
City Recorder

RESOLUTION R2026-05

A RESOLUTION OF THE CITY COUNCIL (THE "COUNCIL") OF WASHINGTON CITY, UTAH (THE "CITY"), PROVIDING FOR THE CREATION OF CORNER POST PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT") AS AN INDEPENDENT DISTRICT; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND AN INTERLOCAL AGREEMENT; APPOINTING A BOARD OF TRUSTEES; AUTHORIZING OTHER DOCUMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, a petition (the "Petition") was filed with the City requesting adoption by resolution of the creation of a Public Infrastructure District pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act") within the City and the annexation or withdrawal of any portion of the boundaries of the District therefrom without further approval or hearings of the City or the Council, as further described in the Governing Document (as hereinafter defined) for the purpose of financing public infrastructure costs; and

WHEREAS, pursuant to the terms of the Act, the City may create one or more public infrastructure district by adoption of a resolution of the Council and with consent of 100% of all surface property owners proposed to be included in the District (the "Property Owners"); and

WHEREAS, the Petition, containing the consent of such Property Owners has been certified by the Recorder of the City pursuant to the Act and it is in the best interests of the Property Owners that the creation of the District be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, the Council, prior to consideration of this Resolution, held a public hearing on the date hereof to receive input from the public regarding the creation of the District and the Property Owners have waived the 60-day protest period pursuant to Section 17D-4-201 of the PID Act; and

WHEREAS, the hearing on the Petition was held at the Washington City Council Chambers located at 1250 North Main Street, Washington City, Utah 84780 because there is no reasonable place to hold a public hearing within the District's boundaries, and the hearing at the Washington City Council Chambers was held as close to the proposed District's boundaries as reasonably possible and as allowed for by the Act; and

WHEREAS, the City properly published notice of the public hearing in compliance with Section 17B-1-211(1) of the Act; and

WHEREAS, none of the Property Owners submitted a withdrawal of consent to the creation of the District before the public hearing on the Petition; and

WHEREAS, according to attestations filed with the City, each board member appointed under this Resolution is registered to vote at their primary residence and is further eligible to serve as a board member of the District under Section 17D-4-202(3)(c) of the PID Act because they are agents of property owners within the District's boundaries (as further set forth in the Petition); and

WHEREAS, it is necessary to authorize the creation of the District under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith; and

WHEREAS, the governance of the District shall be in accordance with the PID Act and the terms of a governing document (the "Governing Document") attached hereto as Exhibit B; 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 for the District a Notice of Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Entity Plat attached to each as Boundary Notice Appendix B (or as shall be finalized in accordance with the boundaries approved hereunder) (the "Plat").

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

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All actions heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed towards the creation and establishment of the District, are hereby ratified, approved and confirmed.

2. The District is hereby created as a separate entity from the City in accordance with the Governing Document and the Act. The boundaries of the District shall be as set forth in the Governing Document and the Plat.

3. Pursuant to the terms of the PID Act, the Council does hereby approve the annexation or withdrawal of any area within the Annexation Area (as defined in the Governing Document) into or from the District, as applicable, without any further action, hearings, or resolutions of the Council or the City, upon compliance with the terms of the PID Act and the Governing Document.

4. The Council does hereby authorize the District to provide services relating to the financing and construction of public infrastructure within and without the Annexation Area upon annexation thereof into the District without further request of the District to the City to provide such service under Section 17B-1-407, Utah Code

Annotated 1953 or resolutions of the City under Section 17B-1-408, Utah Code Annotated 1953.

5. It is hereby found and determined by the Council that the creation of the District is appropriate to the general welfare, order and security of the City, and the organization of the District pursuant to the PID Act is hereby approved.

6. The Governing Document and the Interlocal Agreement in the form presented to this meeting and attached hereto as Exhibit B is hereby authorized and approved and the District shall be governed by the terms thereof and applicable law.

7. The initial Board of Trustees of the District (the "District Board") is hereby appointed as follows:

(a) Trustee 1 – Tyler Carlson, for an initial 6-year term;

(b) Trustee 2 – Matt Nielson, for an initial 6-year term;

(c) Trustee 3 – Doug Leventhal, for an initial 4-year term;

(d) Such terms shall commence on the date of issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

8. The Council does hereby authorize its Mayor to execute the Boundary Notice in substantially the form attached as Exhibit C, the Plats, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

9. Prior to recordation of the certificate of incorporation for the District, the Council does hereby authorize its Mayor or the City Manager to make any corrections, deletions, or additions to the Governing Document, the Interlocal Agreement, and 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 any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

11. 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.

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

13. This Resolution shall take effect immediately.

PASSED AND APPROVED on this 25th day of February, 2026.

Washington City

Kress Staheli, Mayor

Attest by:

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[_X_] Aye	[___] Nay
Kim Casperson	[___] Aye	[_X_] Nay
Craig Coats	[_X_] Aye	[___] Nay
Bret Henderson	[_X_] Aye	[___] Nay
Kurt Ivie	[_X_] Aye	[___] Nay

GOVERNING DOCUMENT

FOR

CORNER POST PUBLIC INFRASTRUCTURE DISTRICT
WASHINGTON CITY, UTAH

Prepared by

February 10, 2026

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I. INTRODUCTION

A. Purpose and Intent. The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by state or local law or this Governing Document, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Governing Document. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

B. Need for the District. There are currently no other governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Objective of the City Regarding District's Governing Document. The City's objective in approving this Governing Document for the District is to authorize the District to plan, design, acquire, construct, install, relocate or redevelop the Public Improvements (as defined in Utah Code § 17D-4-102(14)) to be financed with the proceeds of Debt issued by the District pursuant to § 17D-4-301 *et seq*. All Debt is expected to be repaid from (i) a tax mill levy not exceeding the Maximum Debt Mill Levy for commercial properties (ii) Assessments levied against benefited property, or (iii) PIF Revenue. Debt issued within these parameters is intended to protect property owners from excessive tax burdens and to provide for the timely and reasonable discharge of the District's obligations.

This Governing Document establishes the District's limited purpose and defines financial parameters that may not be exceeded without City approval. The primary purpose of the District is to finance Public Improvements associated with development and regional needs. The District may directly construct public improvements or, pursuant to an Interlocal Agreement under Utah Code, § 11-13, pledge tax revenues to an interlocal entity or other public body that constructs such improvements.

It is the intent of the District to dissolve upon payment or defeasance of all Debt incurred, or upon a determination that adequate provision has been made for the payment of all Debt. If the District has authorized operating functions under an Interlocal Agreement, it shall retain only the power necessary to impose and collect taxes or Fees to pay for these costs.

The District's financing authority is limited to Public Improvements that can be funded from Debt repaid from Assessments, PIF Revenue or tax revenues generated by a mill levy not exceeding the Maximum Debt Mill Levy, for a period not longer than the Maximum Debt Mill Levy Imposition Term on taxable properties (or repaid from a combination of Assessments, PIF Revenue and a mill levy). It is the intent of this Governing Document to assure, to the extent possible, that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy in amount and that no taxable property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term, or from a combination of these sources.

No taxable property shall bear an economic burden greater in amount or duration than permitted by the Maximum Debt Mill Levy and Maximum Debt Mill Levy Imposition Term, including in the event of bankruptcy, insolvency, or other extraordinary circumstances. Costs of Public Improvements exceeding these limitations are not District obligations.

D. Applicability. This Governing Document is not intended to and does not create any rights or remedies in favor of any party other than the City. Failure of the District to comply with any terms or conditions of this Governing Document shall not relieve any party of an obligation to the District or create a basis for a party to challenge the incorporation or operation of the District, or any Debt issued by the District.

II. DEFINITIONS

In this Governing Document, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Assessment: means (1) the levy of an assessment secured by a lien on property within the District to pay for the costs of Public Improvements benefitting such property or (2) an assessment by the District levied on private property within the District to cover the costs of an energy efficient upgrade, a renewable energy system, or an electric vehicle charging infrastructure, each as may be levied pursuant to the Assessment Act.

Assessment Act: means collectively, (i) Title 11, Chapter 42, Utah Code as may be amended from time to time and (ii) the C-PACE Act.

Board: means the Board of Trustees of the District.

Bond, Bonds or Debt: means bonds or other obligations, including loans of any property owner, for the payment of which any District has promised to impose an ad valorem property tax mill levy, collect Assessments, and/or pledge other revenues.

City: means Washington City, Utah.

City Code: means the City Code of Washington City, Utah.

City Council: means the City Council of Washington City, Utah.

C-PACE Act: means Title 11, Chapter 42a of the Utah Code, as amended from time to time and any successor statute thereto.
C-PACE Bonds: means bonds, loans, notes, or other structures and obligations of the District issued pursuant to the C-PACE Act, including refunding C-PACE Bonds.

C-PACE Assessments: means assessments levied under the C-PACE Act.

Developer: means Evergreen-GW & Washington Fields, L.L.C.

Development Agreement: means a preliminary development plan or other process established by the City for identifying, among other things, Public Improvements necessary for facilitating development for property within the District Area as approved by the City pursuant to the City Code and as amended pursuant to the City Code from time to time.

District: means the Corner Post Public Infrastructure District. District

Act: means the Special District Act and the PID Act.

District Area: means the property within the Initial District Boundary Map.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs commercial structures is not an End User.

Fees: means any fee imposed by the District for administrative services provided by such District.

Financial Plan: means the Financial Plan described in Section VII which describes (i) the potential means whereby the Public Improvements may be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

Governing Document: means this Governing Document for the District approved by the City Council.

Governing Document Amendment: means an amendment to the Governing Document approved by the City Council in accordance with the City's ordinance and the applicable state law and approved by the Board in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the District described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit C**, describing the initial boundaries of the District.

Limited Tax Debt: means a debt that is directly payable from and secured by ad valorem property taxes that are levied by the District which may not exceed the Maximum Debt Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy a District is permitted to impose for payment of Debt as set forth in Section VII.C below.

Municipal Advisor: means a person or firm that: (i) advises a District on matters related to the issuance of bonds by governmental entities, including the pricing, sales, and marketing of bonds and the procuring of bond ratings, credit enhancement and insurance with respect to bonds; (ii) is qualified to provide the advice described in (i) and (iii), is not an officer or employee of the District receiving advice; (iv) has not been engaged to provide underwriting services in connection with a transaction. in which the person or firm will provide advice to the District; and (v) has experience doing business related to the issuance of bonds in the state of Utah.

Project: means the development or property known as the Corner Post Project.

PID Act: means Title 17D, Chapter 4 of the Utah Code, as amended from time to time and any successor statute thereto.

PIF: means a Public Improvement Fee established through the recording of a private covenant or contract that is imposed on taxable retail or lodging transactions occurring within the District. The fee is collected by businesses in the District (or via a third-party administrator) and remitted to the District (or a designated improvement entity).

PIF Revenue: means the revenues generated by the imposition and collection of PIF that may be used to repay debt or fund construction, acquisition, operation, and maintenance of Public Improvements benefiting the District.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in the District Act, to serve the future taxpayers and inhabitants of the District Area as determined by the Board, and includes Public Infrastructure and Improvements as defined in the PID Act, including regional improvements that are outside of district boundaries but which benefit the District.

Special District Act: means Title 17B of the Utah Code, as amended from time to time.

State: means the State of Utah.

Taxable Property: means real or personal property within the District Area subject to ad valorem taxes imposed by the District.

Trustee: means a member of the Board.

Utah Code: means the Utah Code Annotated 1953, as amended.

Utah Procurement Code: means Title 63G, Chapter 6a of the Utah Code, as amended from time to time.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 20.2 acres. A vicinity map is attached hereto as **Exhibit B**. A map of the Initial District Boundaries is attached hereto as **Exhibit C**. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Section 17D-4-201, Utah Code.

IV. PROPOSED LAND USE AND ASSESSED VALUATION

The District Area consists of approximately 20.2 acres of unimproved land. The current assessed valuation of the District Area, at buildout, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. Upon buildout, the District Area is anticipated to include approximately 91,531 square feet of commercial space (including, but not limited to quick service restaurants, grocery, fuel, automotive, multi-tenant retail, and other similar retail uses).

Approval of this Governing Document by the City does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of the total site/floor area of commercial or industrial buildings identified in this Governing Document or any of the exhibits attached thereto, unless the same is contained within a Development Agreement.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Governing Document Amendment. The District shall have the power and authority to provide the Public Improvements within and without the boundaries of the District as such power and authority is described in the PID Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements. The District shall dedicate the Public Improvements to the City or other appropriate public entity in a manner consistent with rules and regulations of the City and applicable provisions of the City Code. The District shall be authorized, but not obligated, to own, operate and maintain Public Improvements not otherwise required to be dedicated to the City or other public entity, including, but not limited to street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, fences, walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto.

2. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the City and of other governmental entities having proper jurisdiction. The District will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Land easements, or improvements to be conveyed or dedicated to the City and any other local government entity shall be conveyed in accordance with the related standards at no cost to the City. All public infrastructure within the District which will be connected to and owned by another public entity shall be subject to all design and inspection requirements and other standards of such public entity. The District shall be subject to City zoning, subdivision, building codes, and all other applicable City ordinances and regulations. Approval of the Governing Document shall not bind the City to

approve other matters which the District or developer may request. The District shall pay all fees and expenses as provided in the Governing Document.

3. Procurement. The District shall be subject to the Utah Procurement Code, Title 63G, Chapter 6a. Notwithstanding this requirement, the District may acquire completed or partially completed improvements for fair market value as reasonably determined by an independent third-party engineer that the District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the Public Improvements.

4. Privately Placed Debt. Prior to the issuance of Debt (excluding C-PACE Bonds), the District shall obtain the certification of a Municipal Advisor substantially as follows:

> We are [I am] a Municipal Advisor within the meaning of the District's Governing Document.
>
> We [I] certify that (1) the net effective interest rate to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Overlap Limitation. Without the written consent of the City, the District shall not consent to the organization of any other public infrastructure district organized under the PID Act within the District Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed district(s) will not at any time exceed the Maximum Debt Mill Levy of the District.

6. Initial Debt Limitation. On or before the effective date of approval by the City of a Development Agreement, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Assessments used for the purpose of repayment of Debt.

7. Bankruptcy Limitation. All of the limitations contained in this Governing Document, including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term, and the Fees have been established under the authority of the City to approve a Governing Document with conditions pursuant to Section 17D- 4-201(5), Utah Code. It is expressly intended that such limitations:

(a) Shall not be subject to set aside for any reason or by any court of competent jurisdiction, absent a Governing Document Amendment; and

(b) Are, together with all other requirements of Utah law, included in the "political or governmental powers" reserved to the state under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law" as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

8. Governing Document Amendment Requirement. Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Governing Document and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Governing Document Amendment. This Governing Document has been designed with sufficient flexibility to enable the District to provide required facilities under evolving circumstances without the need for numerous amendments. Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of a resolution of the City and the District approving such amendment.

9. Preliminary Engineering Survey. The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in a Site Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District Area and is approximately Nine Million Five Hundred and Eighteen Thousand Dollars ($9,518,000). The costs of Public Improvements are estimates and the approval of this Governing Document does not constitute the City's approval of actual costs for Public Improvements. All of the Public Improvements will be designed in such a way as to assure that the Public Improvement's standards will be compatible with those of the City and/or any other applicable public entity and shall be in accordance with the requirements of the Site Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. THE BOARD OF TRUSTEES

A. Board Composition. The Board shall be composed of three Trustees, who shall be appointed by the City Council pursuant to the PID Act. All Trustees shall be at-large seats. Trustee terms for the District shall be staggered with initial terms as follows: Trustee 3 shall serve an initial term of 4 years; Trustees 1 and 2 shall serve an initial term of 6 years. All terms shall commence on the date of issuance of a certificate of creation by the Office of the Lieutenant Governor of the State of Utah. In accordance with the PID Act, appointed Trustees shall not be required to be residents of the District.

B. Future Board Composition. The Board shall continue to be appointed by the Board in accordance with the District Act and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District.

C. Vacancy. Any vacancy on the Board shall be filled by the remaining members on the Board in accordance with all qualifying and eligibility requirements set forth in Section 17D-4-202, Utah Code. In the event a vacancy on the Board is not filled within sixty (60) days of the occurrence of the vacancy, the City may appoint a member or member(s) to fill the vacancies.

D. Compensation. Unless otherwise permitted by the PID Act, only Trustees who are residents of the District may be compensated for services as Trustee. Such compensation shall be in accordance with state law.

E. Conflicts of Interest. Trustees shall disclose all conflicts of interest. Any Trustee who discloses such conflicts in accordance with Section 17D-4-202 and Section 67-16-9, Utah Code, shall be entitled to vote on such matters.

VII. FINANCIAL PLAN

A. General. The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation, and/or redevelopment of the Public Improvements within and without the boundaries of the District from its revenues and by and through the proceeds of Debt to be issued by the District. In addition, the District shall be permitted to finance the prepayment of impact fees for the Project. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Assessments and other legally available revenues. The total Limited Tax Debt that the District shall be permitted to issue shall not exceed Twenty Million Dollars ($20,000,000) and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. This amount excludes any portion of bonds issued to refund a prior issuance of debt by the District. For any capital appreciation Debt issued by the District, only the par amount of such Debt at issuance (and not the value at conversion) of such Debt shall count against this amount. Any Assessment Debt or C-PACE Bonds do not count against the foregoing limitation and there is no limit to the amount of Assessment Debt or C-PACE Bonds the District may issue so long as such issuances are in accordance with the provisions of the applicable Assessment and/or C-PACE Acts. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes to be imposed upon all Taxable Property within the District, PIF Revenue and Assessments. The District may also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Notwithstanding the foregoing, the District shall not be permitted to issue Debt, other than refunding prior issuances of Debt, after December 31, 2040.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount. The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Governing Document, State law and Federal law as then applicable to the issuance of public securities. The maximum term for the bonds will be 40 years, not including refundings.

C. Maximum Debt Mill Levy.

1. The "Maximum Debt Mill Levy" shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of Limited Tax Debt, which shall be 0.005 per dollar of taxable value of taxable property in such District; provided that such levy shall be subject to adjustment as provided in Section 17D-4- 301(8), Utah Code.

2. Such Maximum Debt Mill Levy may only be amended pursuant to a Governing Document Amendment and as provided in Section 17D-4-202, Utah Code.

3. In the event the District has issued Limited Tax Debt, any Assessments (other than C-PACE Assessments) imposed by such District on a parcel zoned for residential uses shall be payable at or before the time of conveyance to an End User with respect to such parcel. For the avoidance of doubt, if the District has not issued Limited Tax Debt, Assessments levied by such District are not required to be prepaid at the time a building permit is issued or prior to conveyance. Any C-PACE Assessments may be repayable in accordance with the provisions of such act.

D. Maximum Debt Mill Levy Imposition Term. No mill levy may be imposed for the repayment of a series of bonds after a period exceeding forty (40) years from the first date of imposition of the mill levy for such bond (the "**Maximum Debt Mill Levy Imposition Term**").

Any Assessments issued under the C- PACE Act may be repayable in accordance with the provisions of such act.

E. Debt Repayment Sources. The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service. The District may also rely upon various other revenue sources authorized by law, including PIF Revenue. At the District's discretion, these may include the power to assess Assessments, penalties, or charges, including as provided in Section 17D-4-304, Utah Code, as amended from time to time. Except as described in Section VII.C, the debt service mill levy in the District shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term.

Any PIF Revenue may be imposed and collected only for so long as such PIF Revenue is pledged to the repayment of outstanding Debt of the District. Upon the payment, defeasance, or other discharge of all Debt to which PIF Revenue is pledged, the authority of the District to collect or pledge such PIF Revenue shall automatically terminate, without the need for further action by the District or the City.

The District shall not be permitted to charge an End User the costs of any portion of a Public Improvement for which such End User has already paid or is presently obligated to pay through any combination of mill levy, Assessment, or impact fee. This provision shall not prohibit the division of costs between mill levies, Assessments, or impact fees, but is intended to prevent double taxation of End Users for the costs of Public Improvements.

F. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and

consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond and in the Governing Document for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Governing Document shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

G. Security for Debt.

The District shall not pledge as security any land, assets, funds, revenue or property of the City, or property to be conveyed to the City, as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document shall not be construed as a guarantee by the City of payment of any of the District's obligations; nor shall anything in the Governing Document be construed so as to create any responsibility or liability on the part of the City in the event of default by the District in the payment of any such obligation.

H. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Fifty Thousand Dollars ($50,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars ($50,000) which is anticipated to be derived from property taxes and other revenues and may also be financed for a period of time until the District's revenues are anticipated to be sufficient to bear such costs.

The District may also enter into a reimbursement agreement with the developer of the Project to reimburse such developer for any such administrative costs paid by developer.

I. Bond and Disclosure Counsel; Municipal Advisor.

It is the intent of the City that the District shall use competent and nationally recognized bond and disclosure counsel and Municipal Advisor with respect to District Bonds to ensure proper issuance and compliance with this Governing Document.

VIII. ANNUAL REPORT

A. General. The District shall be responsible for submitting an annual report to the City Mayor's Office no later than July 30th of each year, commencing July 30, 2027, with information for fiscal year 2026.

B. Reporting of Significant Events. The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundaries as of the last day of the prior fiscal year, if changed;

2. List of current interlocal agreements, if changed (to be delivered to the Creating Entity upon request);

3. Names and terms of Board members and officers;

4. District's office contact information, if changed;

5. Rules and regulations of the District regarding bidding, conflict of interest, contracting, and other governance matters, if changed;

6. A summary of any litigation which involves the District's Public Improvements as of the last day of the prior fiscal year, if any;

7. Status of the District's construction of the Public Improvements as of December 31 of the prior year and listing all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of the last day of the prior fiscal year;

8. A summary of the total debt authorized and total debt issued by the Districts as well as any presently planned debt issuances;

9. Official statements of current outstanding bonded indebtedness, if not previously provided to the City;

10. Current year budget including a description of the Public Improvements to be constructed in such year;

11. Financial statements of the District for the most recent completed fiscal year (such statements shall be audited if required by bond documents or statute);

12. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument; and

13. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

IX. DISSOLUTION

Upon an independent determination of the Board that the purposes for which the District was created have been accomplished, the District agrees to file a petition for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until such District has provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

X. DISCLOSURE TO PURCHASERS

A. Recorded Disclosure. Within thirty (30) days of the Office of the Lieutenant Governor of the State of Utah issuing a certificate of creation for the District, the Board shall record a notice with the recorder of Washington County and provide a copy of the notice to the City. Such notice shall (a) contain a description of the boundaries and, if applicable, annexation area of the

District, (b) state that a copy of this Governing Document is on file at the office of the City, (c) state that the District may finance and repay infrastructure and other improvements through the levy of a property tax; (d) state the Maximum Debt Mill Levy of the District; and (e) if applicable, stating that the debt may convert to general obligation debt and outlining the provisions relating to conversion. A copy of the notice shall further be provided to the City.

B. Notice to Buyers and Lessees. In addition, the Applicant and the Board shall ensure that the Applicant, commercial developers, and commercial lessors, as applicable, disclose the following information to initial renters, commercial property owners, and/or commercial tenants:

1. All of the information in Section X;
2. A disclosure outlining the impact of any applicable property tax, in substantially the following form:

   "At the District's maximum property tax rate, an additional annual property tax would be levied in the amount of $0.005 per dollar of taxable value (i.e., $500 per $100,000 of taxable value)for commercial property within the Districts, for the duration of the District's Bonds."

3. Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.
4. Additionally, the developer and the Board shall ensure that the developer, commercial developers, and commercial lessors, as applicable post a notice, in the same form and size (or larger) as the form attached as **Exhibit D** in a conspicuous area on bright-colored paper within all sales/lease offices within the District.

C. Annual Notice. On or before July 15th of each year, commencing July 15, 2026, the District shall mail a notice to all owners of property within the boundaries of the Districts a notice providing:

1. A disclosure outlining the impact of any applicable property tax, in substantially the following form:

   "At the District's maximum property tax rate, an additional annual property tax would be levied in the amount of $0.005 per dollar of taxable value (i.e., $500 per $100,000 of taxable value) for commercial property within the District, for the duration of the District's Bonds."

2. The applicable tax rate of the District for the then current year;
3. That budgets and financial information for the District may be found on the State Auditor's Website (currently https://reporting.auditor.utah.gov/searchreports/s/); and
4. Contact information for the Trustees.

XI. ENFORCEMENT

In accordance with Section 17D-4-201(5) of the Utah Code, the City has imposed certain limitations on the powers of the District through this Governing Document. The City shall have the right to enforce any of the provisions, limitations or restrictions in this Governing Document against the District, through any and all legal or equitable means available to the City, including,

but not limited to, injunctive relief, specific performance, and/or monetary damages.

EXHIBIT A

Legal Description of the District's Initial Boundaries

BOUNDARY DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°14'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,327.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°22'49" EAST ALONG THE WEST LINE Of SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.81 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SDUIH 89°12'21" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER , 1,327.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°18'59" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.17 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

PARCEL CONTAJNS 879,341 SQ. FT. OR 20.187 ACRES. MORE OR LESS.

EXHIBIT B

Vicinity Map

EXHIBIT C

Initial District Boundary Map

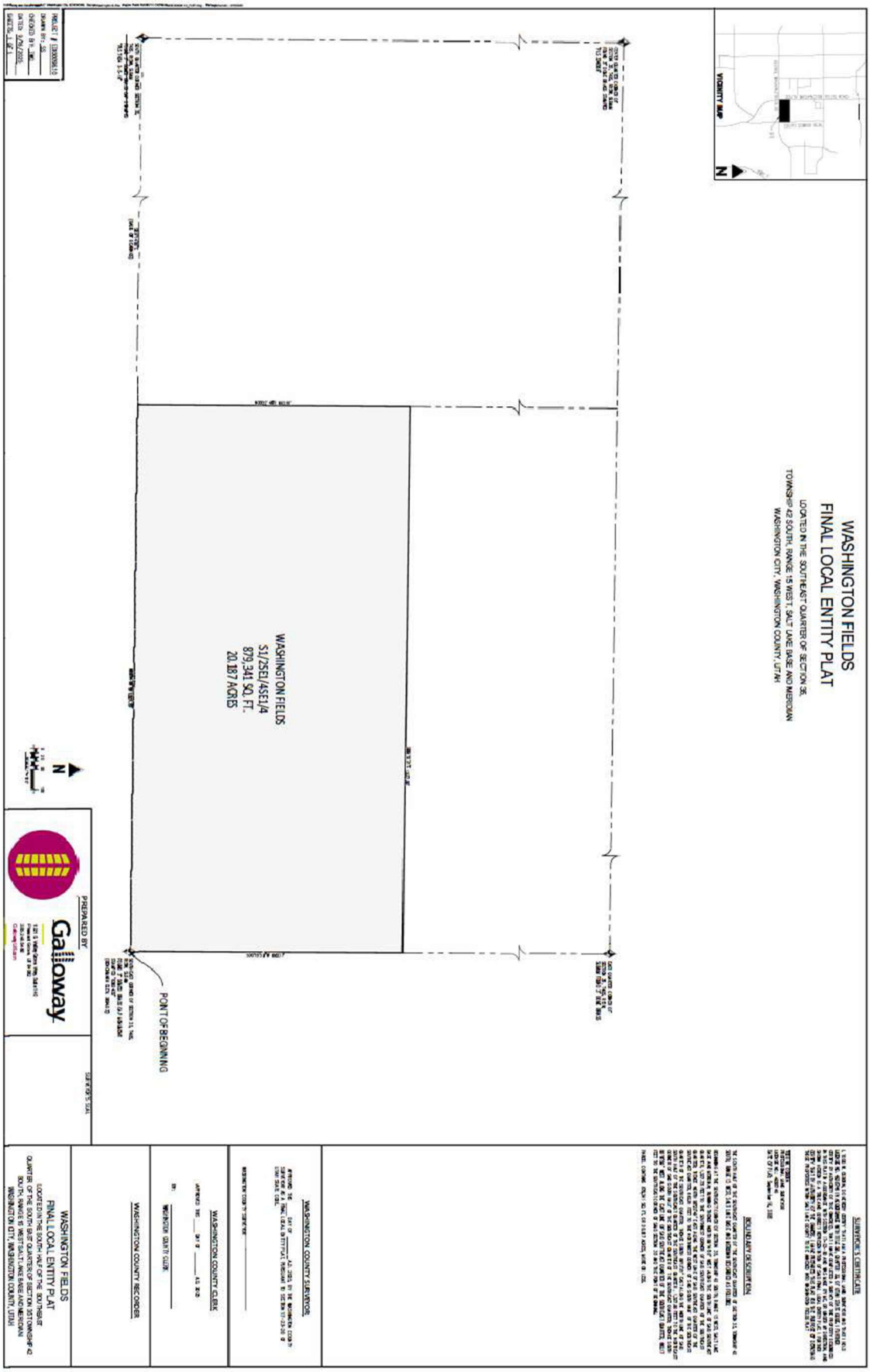


EXHIBIT D

Disclosure Notice

NOTICE: This Development is located within the Corner Post Public Infrastructure District. The District is authorized to impose a property tax of 0.005 per dollar of taxable value on property.

Under the maximum property tax rate of the District, for every $100,000 of taxable value, there would be an additional annual property tax of $500 for the duration of the District's Bonds.

Washington City
Where Dixie Began

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC INFRASTRUCTURE DISTRICT BY WASHINGTON CITY, UTAH

Notice is hereby given that the City Council (the "Council") of Washington City, Utah shall hold a public hearing on **Wednesday, February 25, 2026, at or after 6 P.M.** The public hearing is regarding the proposed creation of the Corner Post Public Infrastructure District (the "Proposed District") and to allow for public input on (i) whether the requested service (described below) is needed in the area of the Proposed District, (ii) whether the service should be provided by the City or the Proposed District, and (iii) all other matters relating to the Proposed District.

Because consent to the creation of the Proposed District and waiver of the protest period has been obtained from all property owners and registered voters within the boundaries of the Proposed District, pursuant to Utah Code, Section 17D-4-201, the City may adopt a resolution creating the Proposed District immediately after holding the public hearing described herein or on any date thereafter. **Any withdrawal of consent to creation or protest of the creation of the Proposed District by an affected property owner must be submitted to the City prior to the public hearing described herein.**

Meeting Information:

Held By: The City Council of Washington City, Utah
Date and Time: Wednesday, February 25, 2026, at or after 6 P.M.
Location:
Washington City Council Chambers
111 North 100 East, Washington, UT 84780

The meeting will be broadcast via Youtube Live linked online at
https://washingtoncity.org/meetings.

Public comment for this topic may be submitted through the "Items Available for Public Comment" portal at https://washingtoncity.org/meetings. The public comment portal opens the Friday before the meeting and is available until 5:00 pm on the day preceding the meeting. Virtual or in-person meeting attendance is also welcome.

Proposed District Boundaries:

Legal descriptions for the Proposed District are attached as **Appendix A**. In addition, it is anticipated that the Proposed District would be authorized to adjust its boundaries through annexation and withdrawal of properties, so long as such properties are within

the proposed inclusion area, as shown on the map attached as **Appendix B** and certain requirements as established in a governing document have been met.

Summary of Proposed Resolution:

The proposed resolution regarding the creation of the Proposed District contains consideration of approval of the following items:

- Creation of the Proposed District with the initial boundaries as described herein
- Approval of the annexation of or withdrawal from the boundaries of the Proposed District of any area within the annexation area without additional approvals or hearings of the City, subject to the conditions of the Governing Document
- Establishment of a Board of Trustees for the Proposed District, comprised as follows:
    - Trustee 1 – Tyler Carlson, for an initial 6-year term;
    - Trustee 2 – Matt Nielson, for an initial 6-year term;
    - Trustee 3 – Doug Leventhal, for an initial 4-year term;
- Authorization for execution by the City of a Notice of Boundary Action and Final Entity Plat
- Approval of a Governing Document for the Proposed District:
    - Permitting a mill levy of 0.005 per dollar of taxable value of property in the Proposed District
    - Permitting the Proposed District to issue debt repayable from property taxes, special assessments, and other revenues of the Proposed District

Proposed Service:

Corner Post Public Infrastructure District is proposed to be created for the purpose of financing the construction of improvements for the project known as The Corner Post (the "Project"), as permitted under the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953.

APPENDIX A

PROPOSED DISTRICT BOUNDARIES

Legal Description (Initial District Boundaries)

The following parcels located in Washington County, State of Utah:

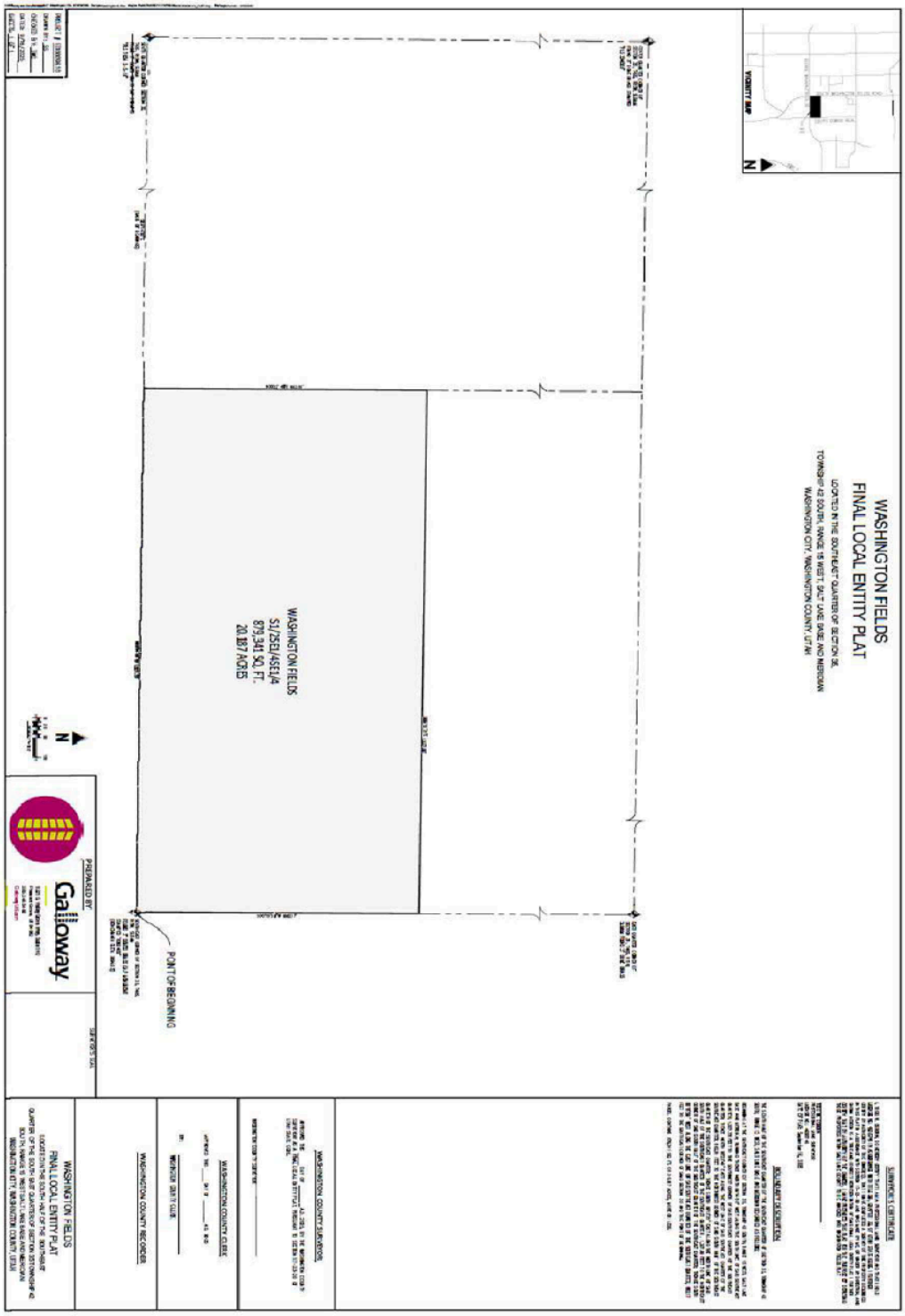
COMMENCING AT THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°14’00” WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,327.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°22'49” EAST ALONG THE WEST LINE Of SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.81 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SDUIH 89°12'21" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER , 1,327.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°18’59” WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.17 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 879,341 SQ. FT. OR 20.187 ACRES. MORE OR LESS.

APPENDIX B

MAP OF PROPOSED DISTRICT BOUNDARIES AND ANNEXATION AREA



Washington City
Where Dixie Began

Washington City Council
Regular Meeting Agenda
February 25, 2026

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, February 25, 2026 at 6:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

Invocation
Pledge of Allegiance

1. **APPROVAL OF AGENDA**

2. **ANNOUNCEMENTS**

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

4. **CONSENT AGENDA**

    a. APPROVAL OF MINUTES

        i. Consideration to approve the minutes from the City Council Meeting of 02/11/26.

5. **RESOLUTIONS**

    a. Consideration to approve a Resolution accepting an annexation petition known as the Adams Annexation.

6. **PUBLIC HEARING**

    Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.

    a. Public Hearing and consideration to approve an Ordinance for an Easement Abandonment located at 1141 E Lost Ridge Drive, Chaparral Heights Lot 1. Applicant: Kent Rasmussen

    b. Public Hearing and consideration to approve a Resolution providing for the creation of the Corner Post Public Infrastructure District (the "Proposed District")

c. Public Hearing and consideration to approve a Resolution imposing the Emergency Services Sales and Use Tax in the amount of .33 percent.

7. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

8. CITY MANAGER REPORT

9. CLOSED SESSION

a. Purchase, exchange, or lease of property;
b. Pending or potential litigation;
c. Character or professional competence of an individual.

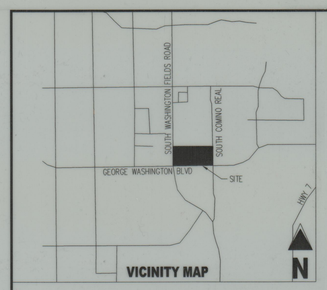
10. ADJOURNMENT

POSTED this 19th day of February 2026
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

CORNER POST
PUBLIC INFRASTRUCTURE DISTRICT
FINAL LOCAL ENTITY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH



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0 20 50 100
SCALE: 1"=100'

PROJECT #	EDI00096.10
DRAWN BY:	SS
CHECKED BY:	TWO
DATED:	3/4/2026
SHEETS:	1 OF 1

SURVEYOR'S CERTIFICATE

I, TODD W. OSBORN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4938746 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 AND 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 AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN WASHINGTON COUNTY TO BE ANNEXED INTO CORNER POST PUBLIC INFRASTRUCTURE DISTRICT FINAL LOCAL ENTITY PLAT

TODD W. OSBORN
PROFESSIONAL LAND SURVEYOR
LICENSE NO.: 4938746
DATE OF PLAT: March 4, 2026

PROFESSIONAL LAND SURVEYOR
No. 4938746
TODD W. OSBORN
3/4/2026
STATE OF UTAH

BOUNDARY DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 89°14'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 1,327.73 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°22'49" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.81 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°12'21" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER , 1,327.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°18'59" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 662.17 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 AND THE POINT OF BEGINNING.

PARCEL CONTAINS 879,341 SQ. FT. OR 20.187 ACRES, MORE OR LESS.

WASHINGTON COUNTY SURVEYOR

APPROVED THIS 10 DAY OF MARCH A.D. 2026, BY THE WASHINGTON COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-73-507 OF UTAH STATE CODE.

WASHINGTON COUNTY SURVEYOR

STATE OF UTAH
COUNTY SURVEYOR

WASHINGTON CITY MAYOR

APPROVED THIS 10TH DAY OF March 2026

BY:
WASHINGTON CITY MAYOR

The Great Seal of Washington City Utah

CORNER POST PUBLIC
INFRASTRUCTURE DISTRICT
FINAL LOCAL ENTITY PLAT
LOCATED IN THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 TOWNSHIP 42
SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

WASHINGTON COUNTY RECORDER

PREPARED BY

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SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR
No. 4938746
TODD W. OSBORN
3/4/2026
STATE OF UTAH