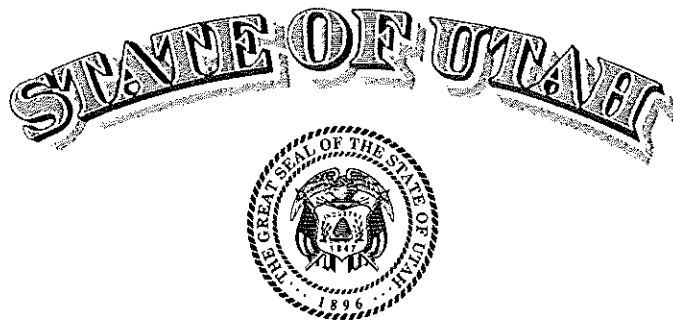




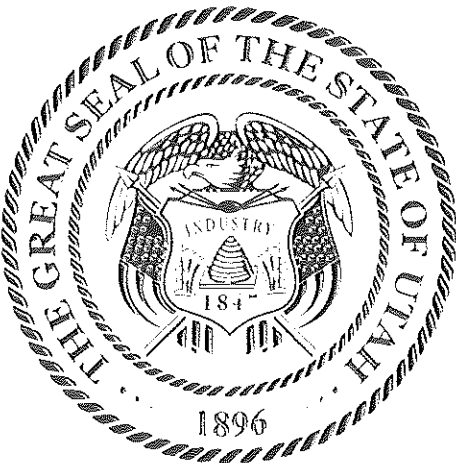
OFFICE OF THE LIEUTENANT GOVERNOR

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 LITTLE MOUNTAIN INDUSTRIAL ANNEXATION, located in WEBER COUNTY, dated SEPTEMBER 24, 2026, complying with §17B-1-414 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 LITTLE MOUNTAIN INDUSTRIAL ANNEXATION, 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 2nd day of OCTOBER, 2026 at Salt Lake City, Utah.



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

DEIDRE M. HENDERSON
Lieutenant Governor

PETITION FOR ANNEXATION OF TERRITORY
TO THE WEST WARREN – WARREN WATER IMPROVEMENT DISTRICT,
WEBER COUNTY, UTAH

TO THE BOARD OF THE WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT:

The undersigned real property owners respectfully petition and pray that the following described lands and territory in Weber County, Utah, be immediately annexed to the West Warren-Warren Water Improvement District, Weber County, to wit:

A parcel of land lying and situate in the East Half of the Northeast Quarter, of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being North 89°41'19" West 2650.40 feet, measured, between the Weber County brass cap monuments monumenting the north line of the Northeast Quarter of said Section 20. Subject Parcel being more particularly described as follows:

Commencing at the Northeast Corner of said Section 20, thence North 89°41'19" West 1097.63 feet; Thence South 00°18'41" West 51.52 feet to a point on the south right of way of 900 South Street and the True Point of Beginning:

Thence South 89°52'15" East 680.87 feet coincident with said south right of way to a number five rebar and cap stamped "PLS 356548"; Thence departing said right of way southerly 23.37 feet along the arc of a 15.00 foot radius curve to the left (center bears South 00°07'45" West) through a central angle of 89°16'40" to a point of tangency and a number five rebar and cap stamped "PLS 356548"; Thence the following two (2) courses coincident with the west and south boundaries of that particular parcel of land described in that certain Warranty Deed recorded as Entry 3243095 of the Weber County Records and corrected in that certain Surveyor's Affidavit of Correction filed as Entry 3278176 of the Weber County Records, 1) South 00°51'05" West 641.00 feet to a number five rebar and cap stamped "PLS 356548"; 2) South 89°29'19" East 431.39 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 00°49'42" West 1236.86 feet to a number five rebar and cap stamped "INTERMOUNTAIN SURVEY" and a point on the north right of way of the Southern Pacific Railroad Right of Way; Thence North 89°14'04" West 1097.89 feet coincident with said right of way to a number five rebar and cap stamped "PLS 356548"; Thence North 00°51'05" East 1883.36 feet to the point of beginning.

Contains 41.10 acres, ±1,790,285 sq. ft., 6 Lots, and a Public Road

In support of this petition, the petitioners respectfully declare and represent that they are a majority of the owners of the private real property located within the above-described territory and are the owners of not less than one-third (1/3) in value of all said territory as shown by the last assessment rolls of Weber County, State of Utah, and that the said territory lies contiguous to the corporate limits of Weber County, Utah.

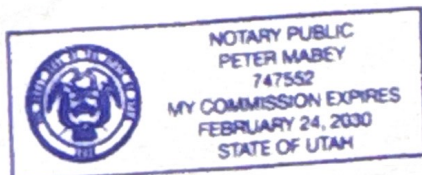
The petitioners further file herewith the original mylar and three (3) counterparts of an accurate map or plat of the territory sought to be annexed which the petitioners have caused to be made by and under the supervision of David E. Hawkes, a competent surveyor licensed under the State of Utah. License number 356548-2201.

* Contact Sponsor:

Scott Carlson
Name: S. Scott Carlson
Company: Twin Peaks, PC
Address: 2264 N 1450 E, Lehi, UT 84043
Phone: 801-450-3511

State of UTAH)
) ss
County of UTAH)

On the 1 day of July, 2026, personally appeared before me Peter Mabey, the undersigned Notary, in and for said County of UTAH in said State of UTAH, S. Scott Carlson, of Twin Peaks, PC, the signer of the above Petition, who duly acknowledged to me that he executed the same freely and voluntarily for the purposes therein mentioned.

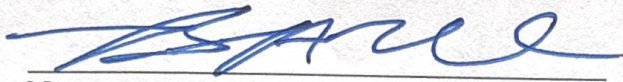


Peter Mabey
Notary Public

Commission Number: 747552

Commission expires: 2-24-2030

*Other Petitioners:



Name: Ben Powell

Company: **MLC Ogden II, LLC**

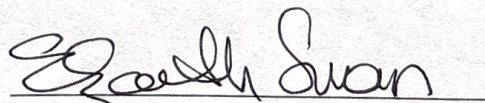
Address: 15800 Woodinville Redmond Road, Woodinville, WA 98072

Phone: **425-489-3000**

Acknowledgement

State of WA)
County of KING) ss

On the 30 day of JUNE, 20 26, personally appeared before me ELIZABETH SWAN the undersigned Notary, in and for said County of KING in said State of WA, **Ben Powell**, who duly acknowledged to me that he is the authorized signatory for **MLC Ogden II, LLC**, and the signer of the above Petition, and that he executed the same freely and voluntarily on behalf of the entities listed and for the purposes therein mentioned.



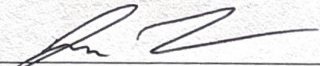
Notary Public

Commission Number: 23010398

Commission expires: 4/24/27

*Other Petitioners:

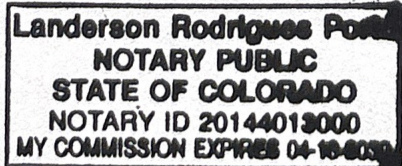

Name: Jason Larson
Company: **900 South Ogden, LLC**
Address: 6135 Bobcat Blf, Lone Tree CO 80124-9400
Phone: 720-352-4454

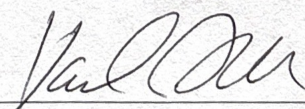

Name: Jason Larson
Company: **902 South Ogden, LLC**
Address: 6135 Bobcat Blf, Lone Tree CO 80124*9400
Phone: 720-352-4454

Acknowledgement

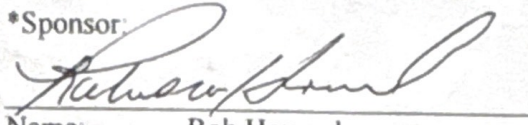
State of Colorado,
County of Douglas) ss

On the 25th day of July, 2026, personally appeared before me Jason Larson, the undersigned Notary, in and for said County of Douglas in said State of Colorado, **Jason Larson**, who duly acknowledged to me that he is the authorized signatory for **900 South Ogden, LLC** and **902 South Ogden, LLC**, and the signer of the above Petition, and that he executed the same freely and voluntarily on behalf of the entities listed and for the purposes therein mentioned.




Notary Public
Commission Number: 20144013000
Commission expires: 04/16/2030

*Sponsor:



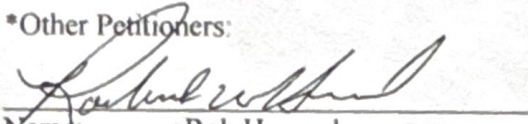
Name: Rob Howard

Company: **905 West, LLC**

Address: 7995 W Garden Creek Rd, Arimo ID 83214-7746

Phone: 801-721-3556

*Other Petitioners:



Name: Rob Howard

Company: **9175 West, LLC**

Address: 7995 W Garden Creek Rd, Arimo ID 83214-7746

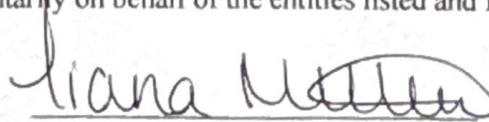
Phone: 801-721-3556

Acknowledgement

State of ID)
) ss
County of Bannock)

On the 22nd day of June, 2026, personally appeared before me Tiana Metteer, the undersigned Notary, in and for said County of Bannock in said State of ID, **Rob Howard**, who duly acknowledged to me that he is the authorized signatory for **905 West, LLC** and for **9175 West, LLC**, and the signer of the above Petition, and that he executed the same freely and voluntarily on behalf of the entities listed and for the purposes therein mentioned.





Notary Public

Commission Number: 20211393

Commission expires: 3-22-27

A PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 3 WEST,
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH
FEBRUARY 2026

ANNEALING EQUILIBRIUM
ADJOINING PROPERTY L

◆ ○ ●
FOUND REBAR SET BY HQ
SET 5/8"Ø 6" REBAR WITH CAP
SECTION CORNER

SURVEYOR'S NOTE
THE BOUNDARY OF THIS ANNEXATION PLAT FOLLOWS THE
BOUNDARY LINE OF THE SILVERLANT INDUSTRIAL PARK
SUBDIVISION FILED AS ENTRY NO. 5003748 IN THE FILES
OF THE WELDER COUNTY RECORDERS OFFICE.

SURVEYOR'S NOTE

Melnity Map

Project Location

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveying
538 North Main Street, Brigham, Utah 84302
Visit us at www.holmes.net
Open Logan
Brigham City (435) 724-3481 (801) 206-0005 (435) 724-6278

PARCEL CURVE DATA

RESEARCH	LABOR	MAKING	TOOLS	CHARG	CONGR
				LOADING	MAKING
C1	740.77	474.77	424.40	344.87	421.50-20.74
C2	164.85	171.25	179.55	164.87	161.45-20.74
C3	71.77	78.31	77.31	66.52	68.45-20.74
C4	64.40	68.61	7.44-28.8	64.52	64.52-17.22
C5	67.84	63.07	55.35-34.56	50.91	51.54-1.67
C6	184.87	533.07	187.42-76	183.81	187.42-34.56
C7	44.87	30.07	87.41-37.77	42.31	44.87-34.56
C8	44.87	30.07	87.41-37.77	42.31	44.87-34.56
C9	112.54	68.61	47.17-18	104.51	107.17-24.74
C10	47.18	30.07	30.07-30.07	42.47	44.87-21.74
C11	47.18	30.07	30.07-30.07	42.47	44.87-21.74
C12	66.81	91.61	91.61-42.47	64.87	67.47-21.74
C13	164.81	171.25	179.55	164.87	161.45-20.74
C14	74.07	78.31	77.31	66.52	68.45-20.74
C15	30.07	30.07-30.07	42.47	11.52-20.74	

PARCEL LINE DATA

STRAWENT	DIRECTION	LENGTH
L24	N59°35'45"E	63.2
L25	N67°04'11"E	166.4
L26	N65°41'12"E	121.56
L27	S65°35'46"E	44.51
L28	S64°04'14"E	25.00
L29	S65°35'46"E	42.24
L30	N65°41'12"E	115.65
L31	N67°04'11"E	161.12
L32	N59°35'45"E	76.44

PARCEL LINE DATA

STATION	DIRECTION	LENGTH
L7	N02°11'42"E	132.43'
L7	N04°40'31"E	74.49'
L4	S00°11'18"E	39.80'
L3	S00°18'41"E	46.79'
L8	S02°11'45"E	38.04'
L9	S02°11'45"E	118.43'
L10	S04°40'31"E	74.49'
L11	N09°22'31"E	33.84'
L12	N09°22'31"E	33.84'
L13	N09°41'34"E	73.27'
L14	N09°10'28"E	30.00'
L15	N08°41'34"E	45.89'
L16	N09°10'28"E	2.54'
L17	N02°41'36"E	11.22'
L18	N09°22'31"E	17.94'
L19	S00°23'31"E	44.66'
L20	N08°41'36"E	30.00'
L21	S08°22'31"E	46.43'
L22	S00°18'41"E	118.08'
L23	S00°18'41"E	78.00'

THIS IS CERTIFY THAT THE WEST WATERS WATER ASSOCIATION HAVE RECEIVED PETITION SIGNED BY A MAJORITY OF THE OWNERS AND THE OWNERS OF AT LEAST ONE THIRD IN VALUE OF REAL PROPERTY SHOWN, REQUESTING THAT SAID AREAS BE ANNEXED TO THE WEST WATERS WATER DISTRICT AND THAT A COPY OF THE ORDINANCE OR RESOLUTION HAS BEEN PREPARED FOR FILING HEREIN IN ACCORDANCE WITH THE PROVISIONS OF UTAH CODE AND THAT THE FILING DEMANDS AND SO HEREBY APPROVES AND ACCEPTS THE ANNEXATION OF THE AREAS AS SHOWN AND DESCRIBED HEREON.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2004.

WEST WARREN WATER ASSOCIATION

WEBER COUNTY SURVEYOR

SURVIVOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITY
AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2008

WEBER COUNTY SURVEYOR

ANNEXATION PARCEL BOUNDARY DESCRIPTION

[illegible]

SURVEYORS' CERTIFICATE

1. K. GORD MANDOK, DO HEREBY CERTIFY THAT I AM A RESIDENTED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS IN ACCORDANCE WITH TITLE 24, CHAPTER 22, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LAND SURVEYING ACT AND I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-72.5-2 AND HAVE REVEALED ALL INFORMATION THAT AFFECTS OR MAY AFFECT THE ACCURACY AS REPRESENTED ON THIS PLAT AND THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ADJACED INTO WEST BARNER STATE DISTRICT.

CHECK THIS



COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND
FILED AT THE REQUEST OF

DATE _____

INDEX _____

FILED IN _____ FILE OF PLAYS

ACQUINO, NICHOLAS

RESOLUTION NO. 26-6

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE WEST
WARREN–WARREN WATER IMPROVEMENT DISTRICT APPROVING AND
ACCEPTING AN ANNEXATION PETITION SUBMITTED BY SCOTT CARLSON ON
BEHALF OF THE OWNERS OF REAL PROPERTY KNOWN AS LITTLE MOUNTAIN
INDUSTRIAL DEVELOPMENT.**

WHEREAS,

1. The West Warren–Warren Water Improvement District (the "District") is a Utah special district organized and operating under Title 17B of the Utah Code;
2. Pursuant to Utah Code § 17B-1-414 and related provisions, the District is authorized to provide culinary water service and to annex territory into the District;
3. The District has received a petition for annexation (the "Petition") submitted by Scott Carlson on behalf of (the "Petitioners"), who are the owners of real property proposed to be annexed into the District; Parcels:
100410035,100410036,100410040, 100410041,100410042
4. The real property proposed for annexation is legally described in Exhibit A, attached hereto and incorporated by this reference;
5. The Board of Trustees has reviewed the Petition and finds that it satisfies the requirements of applicable law governing annexations by special districts;
6. The Board further finds that the Property is capable of being served by the District's water system and that annexation of the Property is in the best interests of the District and the public.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE WEST
WARREN–WARREN WATER IMPROVEMENT DISTRICT:**

7. The annexation petition submitted by the Petitioners is hereby approved and accepted.
8. The real property described in Exhibit A is hereby annexed into the boundaries of the West Warren–Warren Water Improvement District, subject to compliance with all applicable statutory and recording requirements.
9. Upon the effective date of annexation, the Property shall be subject to all rates, fees, rules, regulations, and obligations applicable to property within the District.

10. The Chair of the Board, the District Manager, and District counsel are each authorized and directed to take any and all actions and to execute any documents reasonably necessary to implement this Resolution.
11. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 2nd day of September, 2026.

WEST WARREN-WARREN WATER IMPROVEMENT DISTRICT

By: William R. Davis

Name: William R. Davis

Title: Chair of the Board

ATTEST:

Melissa Murray

Name: Melissa Murray

Title: District Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

[Attach full metes-and-bounds legal description or survey]

West Warren-Warren Water Improvement District
1561 S. 7500 W.
Ogden, UT 84404
801-259-7614
westwarrentwtr@gmail.com

RE: NOTICE OF IMPENDING BOUNDARY ACTION - "Little Mountain Industrial Development"

Dear Lt. Governor Henderson,

This letter serves as filing of a notice of impending boundary action for the annexation of property located in unincorporated Weber County into the boundaries of the West Warren & Warren Water Improvement District, as initiated by a petition as required in Utah Code Annotated § 10-2-403.

- **Name of local entity:** West Warren & Warren Water Improvement District
- **Type of boundary action:** Annexation
- **Description of the annexation area:** Little Mountain Industrial Development, Parcel #100410035, #100410036, #100410040, #100410041, #100410042
- **Summary of the process completed:** petition filed, certified, protest period run, public hearing held, ordinance adopted, mylar recorded

Certification statement: All requirements applicable to this boundary action have been met.

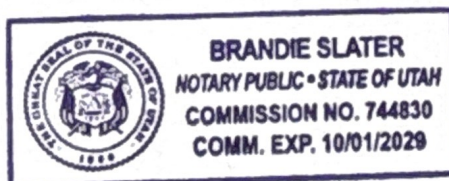
Enclosed/attached:

- Approved Final Local Entity Plat (mylar copy)
- Certified copy of the ordinance approving the annexation

Please direct the executed Certificate of Annexation to our attention at 1561 S 7500 W Ogden, UT 84404.

Melissa Murray

Melissa Murray
WWWID Recorder

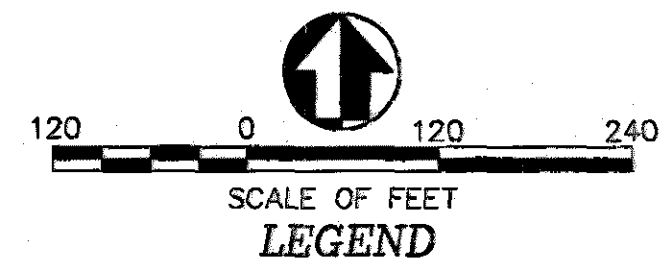


Notary: *Brandie Slater*
Residing at: *Ogden, Utah*
Commission expires: *10/01/2029*

FINAL LOCAL ENTITY PLAT LITTLE MOUNTAIN INDUSTRIAL PARK
ANNEXATION TO THE WEST WARREN - WARREN WATER IMPROVEMENT DISTRICT,
WEBER COUNTY, UTAH
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN
JUNE 23, 2026

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.37'	15.00'	89°16'40"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.39'	S89°52'15"E



28 = SECTION CORNER & SECTION LINE
32 = BOUNDARY, SET #5 REBAR & CAP STAMPED "PLS 356548"

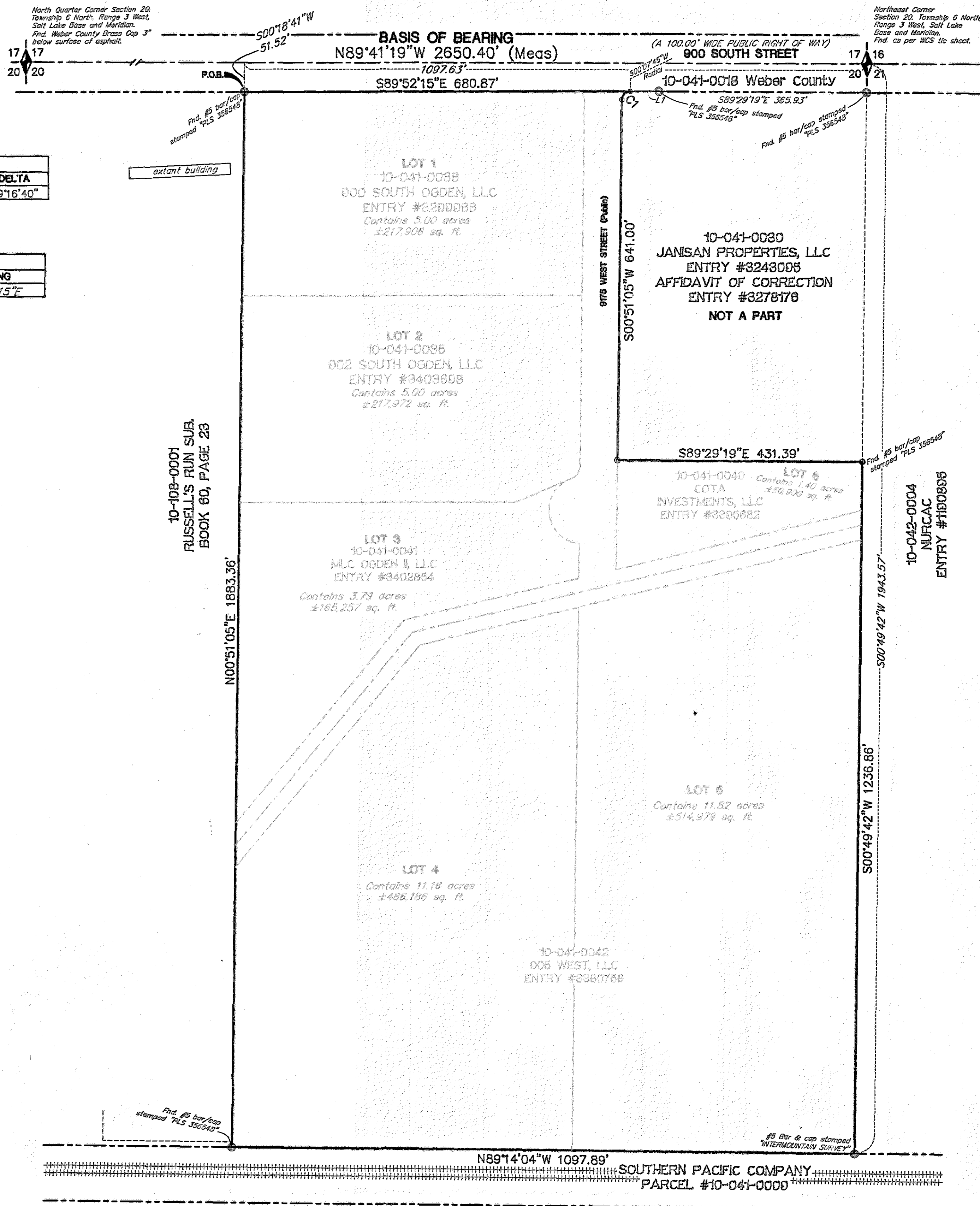
= EXTENT RIGHT OF WAY LINES
= DIMENSION LINES

ROS # = RECORD OF SURVEY FILE NUMBER
BLA = BOUNDARY LINE AGREEMENT
POB = POINT OF BEGINNING
WCS = WEBER COUNTY SURVEYOR
MEAS. = MEASURED
CALC. = CALCULATED
UDE = UTILITY & DRAINAGE EASEMENT

PREPARED BY:

Boundary Consultants
Professional Land Surveyors

5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz



SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed in accordance with Section 17-73-507 and that I have verified all measurements as shown, and have or will set all monuments as depicted hereon.

NARRATIVE

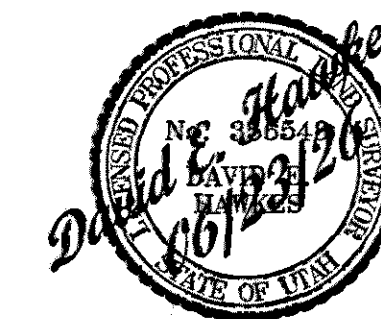
See Records of Survey #'s 4675, 6390, 7551, 7161 & 8125 filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the East Half of the Northeast Quarter, of Section 20, Township 6 North, Range 3 West, Salt Lake Base and Meridian. Basis of Bearing for Subject Parcel being North 89°41'19\"/>

Commencing at the Northeast Corner of said Section 20, thence North 89°41'19\"/>

Contains 41.10 acres, ±1,790,285 sq. ft., 6 Lots, and a Public Road



ACCEPTANCE BY LEGISLATIVE BODY
WEST WARREN - WARREN WATER IMPROVEMENT DISTRICT

I hereby certify that the West Warren - Warren Water Improvement District has received a petition signed by a majority of the owners and the owners of at least one third in value of real property shown, requesting that said areas be annexed to the West Warren - Warren Water Improvement District and that a copy of the ordinance or resolution has been prepared for filing herewith in accordance with the provisions of Utah Code and that we have examined and do hereby approve and accept the annexation of the areas shown and described hereon.

Resolution No. 26-6
Signed this 2 day of SEPT, 2026.

William R. Davis
West Warren - Warren Water Improvement District

COUNTY SURVEYOR'S CERTIFICATE

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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this 15th day of July, 2026.
B.P.
Signature

WEBER COUNTY RECORDER

ENTRY NUMBER _____
FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY
OF _____ 2026, IN BOOK _____, AT PAGE _____ OF THE
OFFICIAL RECORDS.
DEPUTY COUNTY RECORDER _____