



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 SUN DROP PUBLIC INFRASTRUCTURE DISTRICT located in TOWN OF DUTCH JOHN JOHN, dated OCTOBER 20, 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 SUN DROP PUBLIC INFRASTRUCTURE DISTRICT, located in DAGGETT COUNTY, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 22nd day of OCTOBER, 2026 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON
Lieutenant Governor

**NOTICE OF IMPENDING BOUNDARY ACTION
(Sun Drop Public Infrastructure District)**

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Town Council of Dutch John, Utah (the "Council"), acting in its capacity as the creating entity for the Sun Drop Public Infrastructure District (the "District"), at a regular meeting of the Council, duly convened pursuant to notice, on July 8, 2026, adopted a Resolution Providing for the Creation of a Public Infrastructure District, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Creation Resolution").

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

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Incorporation pursuant to and in conformance with the provisions of Utah Code Ann. §17B-1-215.

DATED this 9/30, 2026.

**TOWN COUNCIL, DUTCH JOHN, UTAH,
acting in its capacity as the creating authority for
Sun Drop Public Infrastructure District**

By: [Signature] (Mayor)
AUTHORIZED REPRESENTATIVE

VERIFICATION

STATE OF UTAH)
 :ss.
COUNTY OF DAGGETT)

SUBSCRIBED AND SWORN to before me this 9/30, 2026.

[Signature]
NOTARY PUBLIC

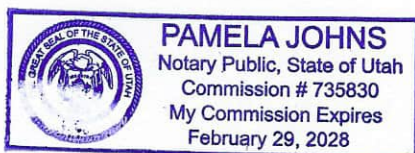


EXHIBIT “A” TO NOTICE OF BOUNDARY ACTION

Copy of the Creation Resolution

RESOLUTION 2026-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF DUTCH JOHN, UTAH, PROVIDING FOR THE CREATION OF THE SUN DROP PUBLIC INFRASTRUCTURE DISTRICT AS AN INDEPENDENT BODY CORPORATE AND POLITIC; AUTHORIZING AND APPROVING A GOVERNING DOCUMENT AND A NOTICE OF BOUNDARY ACTION; CONDITIONING FINAL APPROVAL AND EXECUTION UPON THE PETITIONER SECURING OWNERSHIP OF THE PROPERTY AND COUNTY APPROVAL OF THE FINAL LOCAL ENTITY PLAT; DELEGATING AUTHORITY TO EXECUTE DOCUMENTS; APPOINTING A BOARD OF TRUSTEES; AND RELATED MATTERS.

WHEREAS, a petition (the "**Petition**") was filed with the Town of Dutch John (the "**Town**") requesting adoption by resolution the approval 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**") for an area comprising approximately 80 acres located in Daggett County, Utah, and within the boundaries of the Town; and

WHEREAS, pursuant to the terms of the Act, the Town may create one or more public infrastructure districts by adoption of a resolution of the Town Council (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 submitted, subject to the Petitioner securing final fee title ownership of the subject property, and notice has been given in accordance with applicable law, a certification of which is attached as Exhibit A; and

WHEREAS, according to attestations to be filed with the Town, each board member of the District 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; 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 by bond counsel to the Office of the Lieutenant Governor of the State of Utah a Notice of Boundary Action attached hereto as Exhibit C (the "**Boundary Notice**") and a Final Local Entity Plat to be attached thereto, also included as Exhibit D (the "**Plat**"), subject to the approval of Daggett County.

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

1. Conditions Precedent to Approval and Execution. Notwithstanding any other provision of this Resolution, the creation of the District, the approval of the Governing Document, and the execution of this Resolution and any related documents by the Mayor and Town Attorney are expressly subject to and conditioned upon the following:

(a) The Petitioner securing and providing satisfactory proof to the Town of fee title ownership of the 80-acre property comprising the District prior to final execution; and

(b) The Final Local Entity Plat being formally approved by the Daggett County Surveyor.

If these conditions are not met, this Resolution shall be of no force or effect, and the District shall not be created.

2. Creation of the District. Subject to the satisfaction of the conditions in Section 1, the Sun Drop Public Infrastructure District (the “**District**”) is hereby created as a separate entity from the Town 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. Annexation and Withdrawal Not Included. The Council hereby expressly affirms that no annexation area was included in the Petition and therefore does not approve any future annexation. Any annexation would to the District would require further Council and Town action, subject to the PID Act and, as applicable, Utah Code 17B-1-407 and Utah Code 17B-1-408.

5. Public Welfare. 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 Town, and the organization of the District pursuant to the PID Act is hereby approved.

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

7. Board of Trustees. The Board of Trustees for the District is hereby appointed as identified in the Governing Document. 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. Execution of Documents. Subject to the conditions in Section 1, the Council does hereby authorize the Mayor and relevant staff, including the Town Attorney, to execute this Resolution and the Boundary Notice in substantially the form attached as Exhibit B and such other documents as shall be required to finalize the actions contemplated herein on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah. The Mayor may, in writing, designate the applicant representatives to complete and submit the Boundary Notice to the office of the Lieutenant Governor of the State of Utah, provided such submission is in substantially the form attached hereto.

9. Corrections and Modifications. Prior to certification of the creation of the District by the Office of the Lieutenant Governor of the State of Utah, the Council does hereby authorize the Mayor, Town Attorney, or their designee to make any corrections, deletions, or additions to the Governing Document, 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 (provided that the debt and mill levy limitations established therein may not be modified pursuant to this provision).

10. Recordation. The Board of Trustees of the District is hereby authorized and directed to record such Governing Document with the recorder of Daggett County within thirty (30) days of the issuance of a Certificate of Creation by the Office of the Lieutenant Governor of the State of Utah.

11. Severability. 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.

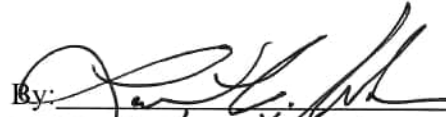
12. Rescission of Conflicting Acts. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

13. Effective Date. This resolution shall take effect immediately upon the satisfaction of the conditions set forth in Section 1; provided that, in the event that the Plat is not finalized for submission to the Office of the Lieutenant Governor until a date that is more than thirty (30) days after adoption of this Resolution, the effective date of this Resolution will be deemed to be the date the Plat is finalized, as certified in writing by the Mayor.

[signature page follows]

PASSED AND ADOPTED by the Town Council of Dutch John, Utah, this July 8, 2026.

DUTCH JOHN TOWN, UTAH

By: 
Name: Lester V. Johnson
Its: Mayor

ATTEST:

By: 
Town Clerk

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Amy McDonald the undersigned recorder of Dutch John, Utah ("Town"), do hereby certify that I gave written public notice of the agenda, date, time and place of the posted meeting held by the Town Council (the "Council") on July 8, 2026, not less than twenty-four (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, Utah Code Section 52-4-202 as amended, by:

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

(b) 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; and

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this July 8, 2026.

By: Amy McDonald
Dutch John Staff

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Dutch John Town Council

General Information

Government Type:

Municipality

Entity:

Dutch John

Public Body:

Town Council

Notice Information

[Add Notice to Calendar](#)

Notice Title:

Dutch John Town Council

Notice Type(s):

Meeting

Event Start Date & Time:

July 8, 2026 07:00 PM

Description/Agenda:

Regular Town Council Meeting
Wednesday, July 8, 2026 at 7:00 pm
Meeting Location: Dutch John Community Center 530 South Blvd.
Public Access
Meeting access is available electronically. See
<https://dutchjohn.gov/pages/calendar> for more details.

1. Call to Order / Pledge of Allegiance

2. Roll Call

3. Consent Agenda

The Consent portion of the Agenda is a means of expediting routine matters that must be acted on by the Council. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any Council member. Items removed from the Consent portion become the first item of business of the regular agenda.

a. Minutes of meeting: June 24, 2026 Public Hearings and Meeting, June 29, 2026 Meeting

b. Expenditures: Voucher List

c. Correspondence:

4. Committee / Staff Reports

a. Mayor's Report

b. Volunteer Fire Department

c. Planning and Zoning

d. Building and Grounds

e. Cemetery

f. Freedom Festival: July 4, 2026

g. America 250 Utah Celebration

5. Public Comment

Limited to 3 minutes per individual or group spokesperson.

Members of the public may address the Town Council on matters that are not listed on the meeting agenda. The Council cannot discuss or take legal action on any matters during the Public Comment, unless the matters are properly noticed for discussion and legal action. To request items be placed on an agenda, individuals should contact the Mayor at least three days prior to the meeting. All Town Council meetings are recorded.

6. Old Business

a. Award Scholarships

b. Impact Fees - Discussion and Possible Action

7. New Business

a. Western Rivers Application for Beer License - Discussion Possible Action

b. Sunrise Engineering Fire Station Recommendations - Discussion and Possible Action

c. Sun Drop PID - Discussion and Possible Action

d. DJ57 Request for Disconnect - Discussion and Possible Action

8. Closed Session, if necessary* Pursuant to 52-4-20

9. Adjournment

Notice of Special Accommodations (ADA):

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Amy McDonald at 801-243-1463.

Notice of Electronic or Telephone Participation:

Electronic participation will be available. See <https://dutchjohn.gov/pages/calendar> for more details.

Other Information:

Visit <https://dutchjohn.gov/agendas> for agenda packets and minutes.

Meeting Information

Meeting Location:

560 S. Blvd
DUTCH JOHN, UT 84023

Show in Apple Maps

Show in Google Maps

Contact Name:

Amy McDonald

Contact Email:

amcdonald@dutchjohn.gov

Contact Phone:

801-243-1463

Notice Posting Details

Notice Posted On:

July 07, 2026 01:59 PM

Notice Last Edited On:

Download Attachments

File Name	Category	Date Added
260708 tc mtg 1.mp3	Audio Recording	2026/07/09 04:23 PM
260708 tc mtg 2.mp3	Audio Recording	2026/07/09 04:23 PM

Download Attachments

Board/Committee Contacts

Member	Email	Phone
Harriet Dickerson	hdickerson@dutchjohn.gov	435-880-8042
Sandy Kunkel	skunkel@dutchjohn.gov	435-219-1367
Amy McDonald	amcdonald@dutchjohn.gov	8012431463
Butch Johns	bjohn@dutchjohn.gov	3073500739

Board/Committee Contacts

Subscribe

Subscribe by Email

Subscription options will send you alerts regarding future notices posted by this Body.

Your Name:

John Smith

Your Email:

username@example.com

I'm not a robot

reCAPTCHA is changing its terms of service.
[Take action.](#)

reCAPTCHA



Regular Town Council Meeting

Wednesday, July 8, 2026 at 7:00 pm

Meeting Location: Dutch John Community Center 530 South Blvd.

Public Access

Meeting access is available electronically. See <https://dutchjohn.gov/pages/calendar> for more details.

1. Call to Order / Pledge of Allegiance

2. Roll Call

3. Consent Agenda

The Consent portion of the Agenda is a means of expediting routine matters that must be acted on by the Council. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any Council member. Items removed from the Consent portion become the first item of business of the regular agenda.

a. **Minutes of meeting: June 24, 2026 Public Hearings and Meeting, June 29, 2026 Meeting**

b. **Expenditures: Voucher List**

c. **Correspondence:**

4. Committee / Staff Reports

a. **Mayor's Report**

b. **Volunteer Fire Department**

c. **Planning and Zoning**

d. **Building and Grounds**

e. **Cemetery**

f. **Freedom Festival: July 4, 2026**

g. **America 250 Utah Celebration**

5. Public Comment

Limited to 3 minutes per individual or group spokesperson. Members of the public may address the Town Council on matters that are not listed on the meeting agenda. The Council cannot discuss or take legal action on any matters during the Public Comment, unless the matters are properly noticed for discussion and legal action. To request items be placed on an agenda, individuals should contact the Mayor at least three days prior to the meeting. All Town Council meetings are recorded.

6. Old Business

- a. Award Scholarships
- b. Impact Fees - Discussion and Possible Action

7. New Business

- a. Western Rivers Application for Beer License - Discussion Possible Action
- b. Sunrise Engineering Fire Station Recommendations - Discussion and Possible Action
- c. Sun Drop PID - Discussion and Possible Action
- d. DJ57 Request for Disconnect - Discussion and Possible Action

8. Closed Session, if necessary* Pursuant to 52-4-20

- a. Legal Discussion

9. Adjournment

Notice of Special Accommodations (ADA): In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Amy McDonald at 801-243-1463.

**NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF
SUN DROP PUBLIC INFRASTRUCTURE DISTRICT
BY DUTCH JOHN TOWN, UTAH**

June 10, 2026

Notice is hereby given that the Town Council (the “Council”) of Dutch John Town, Utah (the “Town”) will hold a public hearing on Wednesday, June 10, 2026, at or after 7:00 p.m. The public hearing is regarding the proposed creation of the Sun Drop 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 Town or the Proposed District, and (iii) all other matters relating to the Proposed District. This notice is given in accordance with Utah Code Sections 17B-1-210, 17B-1-211, and

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, if any, within the boundaries of the Proposed District, pursuant to Utah Code Section 17D-4-201, the Town 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 Town prior to the public hearing described herein.

Meeting Information:

Held By: The Town Council of Dutch John Town, Utah

Date and Time: Wednesday, June 10, 2026, at 6:00 p.m.

Location: Dutch John Community Center 530 South Blvd., Dutch John, Utah 84023

Proposed District Boundaries:

The area of the Proposed District includes approximately 80 acres of undeveloped land located in Daggett County, Utah, and within the boundaries of Dutch John Town. A legal description for the Proposed District is attached as Appendix A. No annexation area is currently proposed.

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 a Governing Document for the Proposed District, which also identifies an initial Board of Trustees for the Proposed District, comprised as follows:

- Trustee 1 – Brad Knight, for an initial 4-year term;
- Trustee 2 – Joanne Przytulski-Smith, for an initial 6-year term;
- Trustee 3 – Curt Smith, for an initial 6-year term;
- Authorization for execution by the Town of a Notice of Boundary Action and Final Local Entity Plat;
- Conditions precedent to final approval and execution, if applicable; and
- Approval of financial limitations in the Governing Document, including a Maximum Debt Mill Levy of 0.006 per dollar of taxable value of taxable property in the Proposed District and a Maximum Debt Mill Levy Imposition Term as provided in the Governing Document.

Proposed Service:

The Proposed District is proposed to be created for the purpose of planning, designing, acquiring, constructing, installing, relocating, redeveloping, and financing public infrastructure and improvements relating to the development or property commonly referred to as the Sun Drop 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. Authorized public improvements may include utilities; water and wastewater systems; safety and drainage systems; power transmission facilities; natural gas, telecommunications, and internet facilities; transportation and road systems; site development; public lands and facilities; and related property and financing matters.

Copies and Written Comments:

Copies of the proposed resolution, Governing Document, and related materials are available for review and inspection at 530 S. Blvd., Dutch John, Utah 84023. Written comments may be submitted prior to the public hearing by contacting Amy McDonald at amcdonald@dutchjohn.gov.

Individuals needing special accommodations to participate in the meeting should contact Amy McDonald at amcdonald@dutchjohn.gov or (801) 243-1463 at least three (3) business days before the public hearing.

Sincerely,
The Town Council of Dutch John Town, Utah

EXHIBIT B
GOVERNING DOCUMENT

**GOVERNING DOCUMENT
FOR
SUN DROP PUBLIC INFRASTRUCTURE DISTRICT
DAGGETT COUNTY, UTAH**

Prepared by

Meridian Land Counsel, PLLC

September, 2026

TABLE OF CONTENTS

- I. INTRODUCTION
- II. DEFINITIONS
- III. BOUNDARIES
- IV. PROPOSED LAND USE
- V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES
- VI. THE BOARD OF TRUSTEES
- VII. REGIONAL IMPROVEMENTS
- VIII. FINANCIAL PLAN
- IX. DISSOLUTION
- X. DISCLOSURE TO PURCHASERS
- XI. INCORPORATION

LIST OF EXHIBITS

- EXHIBIT A Legal Descriptions
- EXHIBIT B Vicinity Map
- EXHIBIT C Initial District and Annexation Boundaries Map
- EXHIBIT D Authorized Public Improvements

I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from Dutch John, and, except as may otherwise be provided for by State or local law or this Governing Document, its activities are subject to review by Dutch John 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. The District is not being created to provide any ongoing operations and maintenance services. Notwithstanding Section 17D-4-201(1)(b)(iv), Utah Code, Dutch John has elected to create the District as an independent political subdivision, which is separate and distinct from Dutch John and is not a subsidiary of Dutch John.

B. Need for the District.

There are currently no other governmental entities, including Dutch John, 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 and Public Improvements. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided and in the most economic manner possible.

C. Objective of Dutch John Regarding District's Governing Document.

Dutch John's objective in approving the Governing Document for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District (or interlocal entity formed by the District). All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy, and/or fees and Assessments. Debt which is issued within these parameters will insulate property owners from excessive tax burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Governing Document is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Assessments or from tax revenues collected from a mill levy which may not exceed the Maximum Debt Mill Levy on taxable properties and which may not exceed the Maximum Debt Mill Levy Imposition Term on taxable properties (or repaid from a combination of Fees, Assessments or 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 in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid 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:

Annexation Area Boundaries: means the boundaries of the area described in the Annexation Area Boundary Map which have been approved by Dutch John for annexation into or withdrawal from the District upon the meeting of certain requirements.

Annexation Area Boundary Map: means the map attached hereto as Exhibit C, describing the property proposed for annexation into or withdrawal from the District.

Assessment: means (i) the levy of an assessment secured by a lien on property within a 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 Title 11, Chapter 42, Utah Code as may be amended from time to time.

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 the District has promised to impose an ad valorem property tax mill levy, impose Fees, and/or collect Assessments.

County: means Daggett County, Utah.

District: means the Sun Drop 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 and the Annexation Area Boundary Map.

End User: means any owner, or tenant of any owner, of any improvement within the District, who is intended to become the ultimate user of such improvement. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means one or more fees imposed by the District for the payment of costs of administering the District, acquiring, improving, constructing, enlarging, or extending improvements, facilities, or property or issuing bonds and paying debt service on district bonds pursuant to Section 17D-4-302 of the PID Act or Section 17B-1-103(j) of the Special District Act.

Financial Plan: means the Financial Plan described in Section VIII 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 or Fees for the first budget year.

General Obligation Debt: means a Debt that is directly payable from and secured by ad valorem property taxes that are levied by the District and does not include Limited Tax Debt.

Governing Document: means this Governing Document for the District approved by Dutch John.

Governing Document Amendment: means an amendment to the Governing Document approved by Dutch John in accordance with Dutch John's policies and the applicable state law and approved by the Boards in accordance with applicable state law.

Initial District Boundaries: means the boundaries of the area 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 the District is permitted to impose for payment of Debt as set forth in Section VIII.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy for any given series of bonds as set forth in Section VIII.D below.

Municipal Advisor: means a consultant that: (i) advises Utah governmental entities on matters relating to the issuance of securities by Utah governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Project: means the development or property commonly referred to as the Sun Drop project.

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

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as defined in the Special District Act and the PID Act, including, but not limited to "Public Infrastructure and Improvements" as defined in the PID Act and "Public Infrastructure and Improvements" as defined in the PID Act, and any successor statutes, to serve the future property owners and inhabitants of the District Area as determined by the Board. The specific Public Improvements authorized to be built under the PID Act, specifically, but without limitation, Utah Code Section 17D-4-202(7)(f) and 17D-203, are identified in Exhibit D.

Regional Improvements: means Public Improvements and facilities that benefit the District Area and which are to be financed pursuant to Section VII below.

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.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 80 acres. The Annexation Area Boundaries are currently: none. A legal description of the Initial District Boundaries and the Annexation Area Boundaries is attached hereto as Exhibit A, and as amended from time to time. A vicinity map is attached hereto as Exhibit B. A map of the Initial District Boundaries and Annexation Area Boundaries is attached hereto as Exhibit C, and as amended from time to time. It is anticipated that the District's boundaries may change from time to time as it undergoes annexations and withdrawals pursuant to Utah Code Section 17B-4-201, subject to Article V below.

IV. PROPOSED LAND USE

The District Area consists of approximately 80 acres of undeveloped land. Approval of this Governing Document by Dutch John does not imply approval of the development of a specific area within the District, nor does it imply approval of the total residential units or related land uses identified in this Governing Document or any of the exhibits attached thereto.

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 District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Infrastructure Development and Financing. 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 Dutch John or other appropriate public entity or owners association in a manner consistent with policies of Dutch John and/or other applicable public entities.

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 County and of other governmental entities having proper jurisdiction. The District will obtain the County's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Public Improvements shall be subject to the ordinary inspection and approval procedures of the County and other governmental entities having proper jurisdiction.

B. 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 any one of a surveyor or engineer that the District employs or engages to perform the necessary engineering services for and to supervise the construction or installation of the improvements.

C. State Finance Review Commission.

As a public infrastructure district created by Dutch John, the District is subject to all applicable requirements relating to the State Finance Review Commission, as provided in Title 63C, Chapter 25 of the Utah Code, relating to Debt of the District.

D. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, 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.

E. Annexation and Withdrawal.

(a) The District may not include within any of their boundaries any property outside the District Area without the prior written consent of Dutch John. Dutch John, by approval of this Governing Document, has consented to the annexation of any area within the Annexation Area Boundaries into the District. Such area may only be annexed upon the District obtaining consent of all property owners and registered voters, if any, within the area proposed to be annexed as may be required by the PID Act and the passage of a resolution of the District's Board approving such annexation.

(b) Dutch John, by approval of this Governing Document, has consented to the withdrawal of any area within the District Boundaries from the District. Such area may only be withdrawn upon the District obtaining consent of all property owners and registered voters, if any, within the area proposed to be withdrawn as may be required by the PID Act and the passage of a resolution of the District's Board approving such annexation.

(c) Any annexation or withdrawal shall be in accordance with the requirements of the PID Act.

(d) Upon any annexation or withdrawal, the District shall provide Dutch John a description of the revised District Boundaries.

(e) Annexation or withdrawal of any area shall be in accordance with V.A and may not constitute an amendment of this Governing Document.

F. Overlap Limitation.

The boundaries of the District may not overlap the boundaries of any other financing district which is not a traditional service provider unless the aggregate mill levy for payment of Debt of the District and such districts will not at any time exceed the Maximum Debt Mill Levy of the District.

G. No Debt Issuance Limitation.

So long as Debt is issued in accordance with the provisions of this Governing Document, there is no limit to the amount of Debt that may be issued by any District.

H. Bankruptcy Limitation.

All of the limitations contained in the 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 Dutch John to approve a Governing Document with conditions pursuant to Section 17D-4-201(5), Utah Code. It is expressly intended that such limitations:

(a) May 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 nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

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 may not be an authorized issuance of Debt unless and until such material modification has been approved by Dutch John as part of a Governing Document Amendment.

I. Governing Document Amendment Requirement.

(a) 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. Actions of the District which violate the limitations set forth in V.A above or in VIII.B-G. shall be deemed to be material modifications to this Governing Document and Dutch John shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

(b) Subject to the limitations and exceptions contained herein, this Governing Document may be amended by passage of resolutions of Dutch John and the District approving such amendment.

J. Preliminary Costs; Design Commitment.

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. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed is anticipated to exceed One Million Dollars (\$1,000,000).

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the County and/or any other applicable public entity.

VI. THE BOARD OF TRUSTEES

A. Board Composition.

The Board shall be composed of 3 Trustees who shall be appointed by Dutch John 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: One (1) trustee shall serve an initial term of 4 years; the remaining two (2) trustees shall serve initial terms 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 may not be required to be residents of the District.

B. Initial Board Members.

The initial Board shall be comprised of the following:

- (a) Trustee 1: Brad Knight (4-year term)
- (b) Trustee 2: Joanne Przytulski-Smith (6-year term)
- (c) Trustee 3: Curt Smith (6-year term)

C. Future Board Composition.

The Board shall be appointed by Dutch John and comprised of owners of land or agents and officers of an owner of land within the boundaries of the District. Any property owner owning at least 1/3 of the taxable value of the property within the District shall be entitled to nominate one trustee seat for each 1/3 value (provided that Dutch John retains discretion to reject any nominee and request a new nominee from such property owner). Upon certain construction milestones of residential properties within the District, respective board seats shall transition from appointed to elected seats upon the following milestone:

- (a) Trustee 1 shall transition to an elected seat at the end of a full term during which sixty percent (60%) of the certificates of occupancy have been issued within the District.
- (b) Trustee 2 shall transition to an elected seat at the end of a full term during which seventy-five percent (75%) of the certificates of occupancy have been issued within the District.

- (c) Trustee 3 shall transition to an elected seat at the end of a full term during which ninety percent (90%) of the certificates of occupancy have been issued within the District.

No divisions will be established within the boundary of the District.

D. Reelection and Reappointment.

Upon the expiration of a Trustee's respective term, or any vacancy created, any seat which has not transitioned to an elected seat shall be appointed by Dutch John pursuant to the PID Act and any seat which has transitioned to an elected seat shall be elected pursuant to an election held for such purpose. In the event that no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, such seat may be filled in accordance with the Special District Act.

E. Vacancy.

The District Board may fill a vacancy on the Board by appointment provided that such appointment otherwise complies with the PID Act, including without limitation, Utah Code Sections 17D-4-202(1) and (4).

F. 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.

G. Conflicts of Interest.

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

VII. REGIONAL IMPROVEMENTS

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and a contribution to the funding of the Regional Improvements and fund the administration and overhead costs related to the provisions of the Regional Improvements.

VIII. FINANCIAL PLAN

A. Initial Costs.

(a) the District applicant and Project owner shall bear the initial costs of the District, including any costs incurred by Dutch John in the creation of the District; and

(b) the District may reimburse the Project owner for the initial costs incurred in relation to the creation of the District.

B. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from their 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, Fees, and other legally available revenues. So long as Debt is issued in accordance with the provisions of this Governing Document, there is no limit to the amount of Debt that may be issued by the District. The total Debt 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. 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, Fees, 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.

C. Maximum 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.

D. Maximum Debt Mill Levy.

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Limited Tax Debt shall be 0.006 per dollar of taxable value of taxable property in the District; provided that such levy shall be subject to adjustment as provided in Utah Code Section 17D-4-301(8).

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

E. Maximum Debt Mill Levy Imposition Term.

Each bond issued by the District shall mature within Thirty-One (31) years from the date of issuance of such bond. In addition, 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”).

F. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries and impose Assessments and Fees as primary sources of revenue for repayment of debt service. The District may also rely upon various other revenue sources authorized by law. 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 VIII.C(a), the debt service mill levy in the District shall not exceed the Maximum Debt Mill Levy or, the Maximum Debt Mill Levy Imposition Term, except for repayment of General Obligation Debt.

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, Fees, Assessment, or impact fee. This provision shall not prohibit the division of costs between mill levies, Fees, Assessments, or impact fees, but is intended to prevent double charging of End Users for the costs of Public Improvements.

G. 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.

H. Security for Debt.

The District may not pledge any revenue or property of Dutch John as security for the indebtedness set forth in this Governing Document. Approval of this Governing Document may not be construed as a guarantee by Dutch John of payment 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 Dutch John in the event of default by the District in the payment of any such obligation.

I. 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 following issuance of debt is estimated to be approximately Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues.

J. Bond Counsel.

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

IX. DISSOLUTION

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

as required pursuant to State statutes, collected or assigned all Fees payable to the District, and disbursed of all assets of the District.

X. DISCLOSURE TO PURCHASERS

Within thirty (30) days of the issuance of a certificate of incorporation for the District, the Board shall record a notice with the recorder of Daggett County. Such notice shall (a) contain a description of the boundaries of the District; (b) state that a copy of this Governing Document is on file with the District; (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, state that the debt may convert to general obligation debt and outline the provisions relating to conversion. Such notice shall further be filed with Dutch John.

XI. INCORPORATION

The exhibits, cover sheet, and supplemental materials referenced in this Governing Document are hereby incorporated as though fully set forth herein.

EXHIBIT A: LEGAL DESCRIPTIONS

Initial District Boundaries

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 16°09'23" WEST 347.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE NORTH 03°33'27" WEST 510.06 FEET TO THE SOUTH LINE OF LITTLE HOLE ROAD; THENCE ALONG THE SOUTH LINE OF LITTLE HOLE ROAD THE FOLLOWING TWO (2) COURSES, MORE OR LESS; (1) NORTH 86°26'33" EAST 816.27 FEET TO THE BEGINNING OF A 1449.50 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG SAID CURVE 304.56 FEET THROUGH A DELTA ANGLE OF 12°02'20", CHORD BEARING SOUTH 85°46'53" EAST 304.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF LITTLE HOLE ROAD SOUTH 00°00'00" EAST 1857.03 FEET; THENCE NORTH 90°00'00" WEST 1235.11 FEET; THENCE SOUTH 33°15'00" WEST 215.43 FEET; THENCE SOUTH 61°45'00" WEST 950.00 FEET; THENCE SOUTH 89°00'00" WEST 553.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE AIRPORT ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 20°15'00" EAST 278.34 FEET TO THE BEGINNING OF A 679.41 FOOT RADIUS CURVE TO THE LEFT; (2) ALONG SAID CURVE 207.61 FEET THROUGH A DELTA ANGLE OF 17°30'29", CHORD BEARING NORTH 11°29'46" EAST 206.80 FEET; (3) NORTH 02°44'31" EAST 115.38 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD AND THE BEGINNING OF A 1180.92 FOOT RADIUS CURVE TO THE LEFT; THENCE DEPARTING SAID AIRPORT ROAD WAY LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTH AND NORTH BOULEVARD THE FOLLOWING FIVE (5) COURSES; (1) ALONG SAID CURVE TO THE LEFT 804.43 FEET THROUGH A DELTA ANGLE OF 39°01'46", CHORD BEARING NORTH 71°45'20" EAST 788.97 FEET TO THE BEGINNING OF A 555.87 FOOT RADIUS CURVE TO THE LEFT; (2) ALONG SAID CURVE TO THE LEFT 647.33 FEET THROUGH A DELTA ANGLE OF 66°43'24", CHORD BEARING NORTH 18°52'44" EAST 611.37 FEET; (3) NORTH 14°28'59" WEST 157.48 FEET TO THE BEGINNING OF A 537.96 FOOT RADIUS CURVE TO THE RIGHT; (4) ALONG SAID CURVE TO THE RIGHT 256.96 FEET THROUGH A DELTA ANGLE OF 27°22'02", CHORD BEARING NORTH 00°47'58" WEST 254.52 FEET TO THE BEGINNING OF A 336.56 FOOT RADIUS CURVE TO THE LEFT; (5) ALONG SAID CURVE TO THE LEFT 83.77 FEET THROUGH A DELTA ANGLE OF 14°15'37", CHORD BEARING NORTH 05°45'15" EAST 83.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF NORTH BOULEVARD AND ALONG SAID CENTER RIGHT-OF-WAY LINE NORTH 83°52'35" EAST 604.87 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,484,710 SQUARE FEET OR 80.00 ACRES

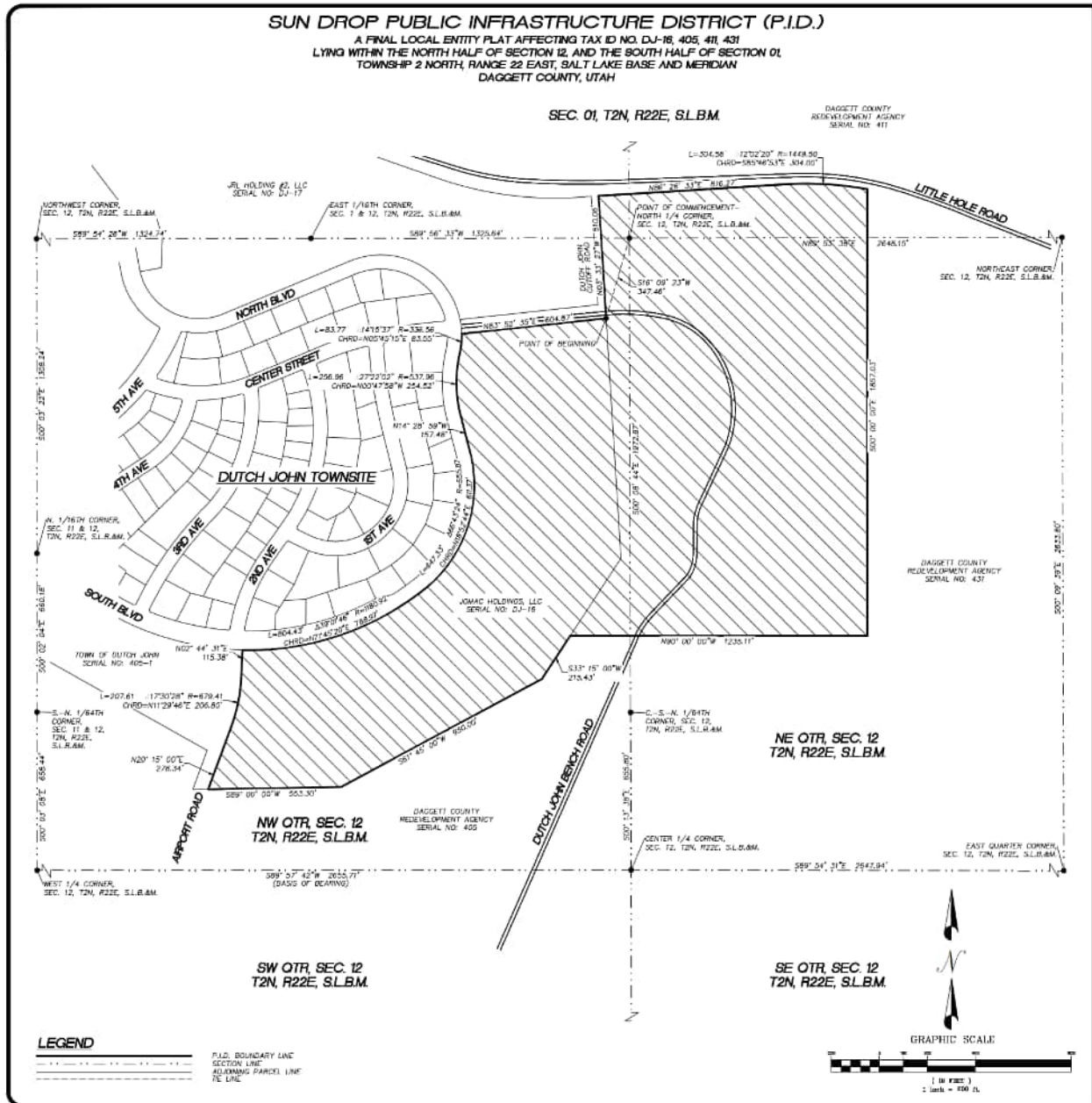
Annexation Area Boundaries
[Not applicable]

EXHIBIT B: VICINITY MAP



EXHIBIT C: INITIAL DISTRICT AND ANNEXATION AREA BOUNDARIES MAP

C-1: Initial District Boundary



C-2: Annexation Area Boundary

[Not applicable]

EXHIBIT D: AUTHORIZED PUBLIC IMPROVEMENTS

The District may complete the following improvements in accordance with the PID Act, including without limitation, Utah Code Section 17D-4-203:

- **Utilities:** All public utility lines, facilities, and associated impact fees required to service the project site, including but not limited to those listed below.
 - **Water and Wastewater Systems:** Acquisition of water rights and the development, reclamation, storage, treatment, and reuse of water.
 - **Safety and Drainage Systems:** Fire protection infrastructure and facilities including stations, sewer lift stations, and storm drainage, detention, and retention facilities.
 - **Power Transmission:** Electrical power transmission facilities and lines.
 - **Others:** Improvements and facilities related to utility services for natural gas, telecommunications, and internet facilities as may be applicable.
- **Transportation and Road Systems:** Public or private streets, roads, curb, gutter, sidewalks, parking, and related facilities.
- **Site Development:** Site grading, excavation, compaction, drainage, soil balancing, and wetland delineation.
- **Public Lands and Facilities:** Acquisition of public rights-of-way, land, and easements; development of public open space, parks, and recreational facilities, including associated landscaping, signage, and monuments; and construction of solid waste facilities.
- **Property and Financing:** The value of any improved property donated for a public benefit and the repayment of public infrastructure bank loans.

EXHIBIT C

NOTICE OF BOUNDARY ACTION

NESTED EXHIBIT OMITTED

EXHIBIT “B” TO NOTICE OF BOUNDARY ACTION

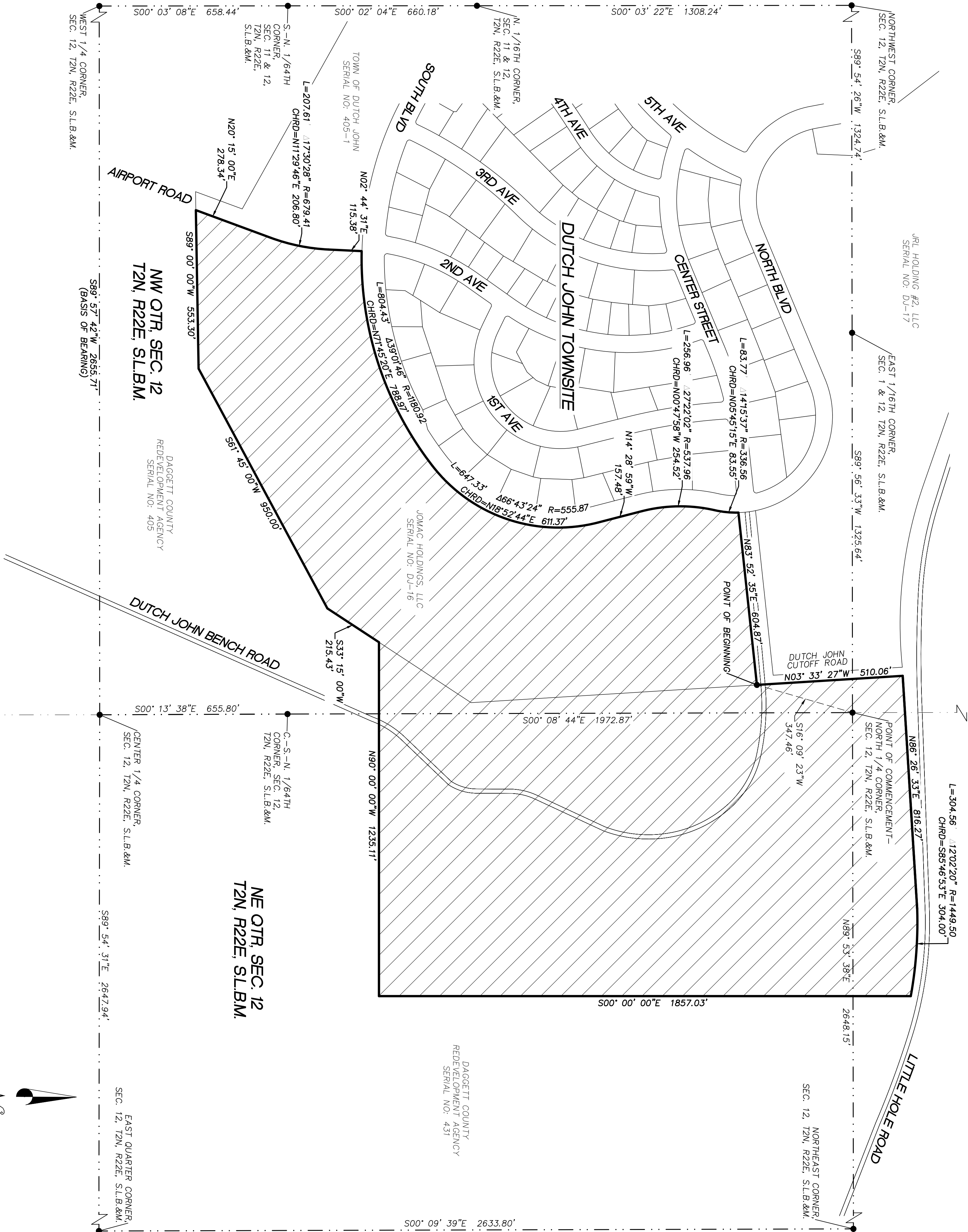
Final Local Entity Plat

SUN DROP PUBLIC INFRASTRUCTURE DISTRICT (P.I.D.)

A FINAL LOCAL ENTITY PLAT AFFECTING TAX ID NO DJ-16, 405, 411, 431
LYING WITHIN THE NORTH HALF OF SECTION 12, AND THE SOUTH HALF OF SECTION 01,
TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN
DAGGETT COUNTY, UTAH

SEC. 01, T2N, R22E, SL.B.M.

DAGGETT COUNTY
REDEVELOPMENT AGENCY
SERIAL NO. 411



SURVEYORS CERTIFICATE
I, PHILIP J. RICHTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
HOLDING CERTIFICATE NO. 12947818 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH
AND THAT I HAVE PERSONALLY AND INDEPENDENTLY EXAMINED THIS PLAT, AND THAT I
AM AWARE OF THE FACTS AND CIRCUMSTANCES SURROUNDING THE PREPARATION OF THIS PLAT, AND
THAT I AM Satisfied THAT THE PLAT IS CORRECT AND ACCURATE, AND THAT IT CONTAINS COMPLETE AND
ACCURATE INFORMATION AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE
UTAH PROFESSIONAL LAND SURVEYING ACT, AND THAT I HAVE BEEN PREPARED TO FURNISH
LOCAL ENTITY PURPOSES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

BASIS OF BEARING

SOUTH 89°37'42" WEST BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND
MERIDIAN.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22
EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 16°09'23" WEST 347.46 FEET TO A POINT
ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE POINT OF BEGINNING.
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE POINT OF BEGINNING
THE FOLLOWING TWO (2) COURSES, MORE OR LESS: (1) NORTH 86°26'33" EAST 816.27 FEET TO
THE BEGINNING OF A 1449.50 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG SAID CURVE
304.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF LITTLE HOLE ROAD SOUTH 00°00'00" EAST
304.56 FEET THROUGH A DELTA ANGLE OF 12°02'20"; CHORD BEARING SOUTH 85°46'53" EAST
304.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF LITTLE HOLE ROAD SOUTH 00°00'00" EAST
1857.03 FEET; THENCE SOUTH 61°45'00" WEST 1235.11 FEET; THENCE SOUTH 33°15'00" WEST
215.43 FEET; THENCE SOUTH 61°45'00" WEST 1235.11 FEET; THENCE SOUTH 33°15'00" WEST
553.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE AIRPORT ROAD; THENCE
ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH
20°15'00" EAST 278.34 FEET TO THE BEGINNING OF A 679.41 FOOT RADIUS CURVE TO THE LEFT;
(2) ALONG SAID CURVE 207.61 FEET THROUGH A DELTA ANGLE OF 17°30'29"; CHORD BEARING
NORTH 11°29'46" EAST 206.80 FEET; (3) NORTH 02°44'31" EAST 115.38 FEET TO A POINT ON THE
SOUTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD AND THE BEGINNING OF A 1180.92 FOOT
RADIUS CURVE TO THE LEFT; THENCE DEPARTING SAID AIRPORT ROAD WAY LINE AND ALONG THE
SOUTH RIGHT-OF-WAY LINE OF SOUTH AND NORTH BOULEVARD THE FOLLOWING FIVE (5)
COURSES: (1) ALONG SAID CURVE TO THE LEFT 804.43 FEET THROUGH A DELTA ANGLE OF
39°1'46"; CHORD BEARING NORTH 71°45'20" EAST 788.97 FEET TO THE BEGINNING OF A 555.87
FOOT RADIUS CURVE TO THE LEFT; (2) ALONG SAID CURVE TO THE LEFT 647.33 FEET THROUGH
A DELTA ANGLE OF 68°43'24"; CHORD BEARING NORTH 18°32'44" EAST 611.37 FEET; (3) NORTH
14°28'59" WEST 157.48 FEET TO THE BEGINNING OF A 537.96 FOOT RADIUS CURVE TO THE
RIGHT; (4) ALONG SAID CURVE TO THE RIGHT 256.96 FEET THROUGH A DELTA ANGLE OF
27°22'02"; CHORD BEARING NORTH 00°47'58" WEST 254.52 FEET TO THE BEGINNING OF A 336.56
FOOT RADIUS CURVE TO THE LEFT; (5) ALONG SAID CURVE TO THE LEFT 83.77 FEET THROUGH A
DELTA ANGLE OF 14°15'37"; CHORD BEARING NORTH 08°45'15" EAST 83.55 FEET TO A POINT ON
THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE DEPARTING SAID EAST
RIGHT-OF-WAY LINE OF NORTH BOULEVARD AND ALONG SAID CENTER RIGHT-OF-WAY LINE
NORTH 83°52'35" EAST 604.87 FEET TO THE POINT OF BEGINNING.
CONTAINS 3,484,710 SQUARE FEET OR 80.00 ACRES

NOT A RECORD OF SURVEY

THIS PLAT WAS PREPARED FOR THE PURPOSE OF DEFINING AN AREA TO BE ANNEXED TO THE
SUN DROP PUBLIC INFRASTRUCTURE DISTRICT. NO FIELD WORK HAS BEEN PERFORMED.
PROPERTY CORNERS HAVE NOT BEEN MONUMENTED PER THE ABOVE PROVIDED DESCRIPTIONS.
INFORMATION SHOWN HAS BEEN COMPILED FROM AVAILABLE PUBLIC RECORD INFORMATION.

SUN DROP PUBLIC INFRASTRUCTURE DISTRICT

AS PER PETITION AND THE BOARD OF TRUSTEES, I DO HEREBY CERTIFY THAT THIS FINAL LOCAL ENTITY
PLAT, FOR ANNEXATION INTO THE SUN DROP PUBLIC INFRASTRUCTURE DISTRICT, HAS BEEN REVIEWED
AND ACCEPTED.

SIGNED THIS ____ DAY OF _____, 2026.

(REPRESENTATIVE) SUN DROP PUBLIC INFRASTRUCTURE DISTRICT

ACKNOWLEDGEMENT

ON THE ____ DAY OF _____, A.D., 2026, THE ABOVE NAMED, PERSONALLY APPEARED
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAGGETT IN THE
STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY HOLD THE
POSITIONS DESCRIBED HEREON, AND THAT THEY SIGNED AND ACCEPTED THE ABOVE FREELY AND
VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

DAGGETT COUNTY SURVEYOR

THE SURVEYOR REPRESENTING DAGGETT COUNTY
HAS DETERMINED THAT THIS PLAT MEETS THE
REQUIREMENTS OF UTAH STATE CODE 17-73-507,
AND APPROVES THIS PLAT AS A FINAL LOCAL
ENTITY PLAT.

SIGNED THIS ____ DAY OF _____, 2026.

SURVEYOR

DAGGETT COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS,
PAGE _____
RECORDED FOR: _____

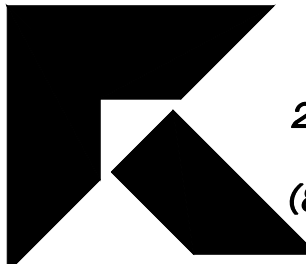
DAGGETT COUNTY RECORDER

SUN DROP PUBLIC INFRASTRUCTURE DISTRICT
AFFECTING PARCEL NO. DJ-16, 405, 411, 431
WITHIN THE NORTH 1/2 OF SEC. 12, AND THE SOUTH 1/2
OF SEC. 01, T2N, R22E, SALT LAKE BASE AND MERIDIAN

DUTCH JOHN DAGGETT COUNTY UTAH

SCALE (H): 1" = 200'
DRAWN BY: P. RICHTER
CHECKED BY: J. DEMASS
TAX ID NO. AS NOTED

NO.	DESCRIPTION	DRAWN BY	APPROVAL	DATE



REDCON, INC.
LAND SURVEYING
25 SOUTH MAIN STREET, SUITE 200
CENTERVILLE, UTAH 84014
(801) 298-2401 FAX (801) 298-2024
REDCON.COM

JOB NUMBER 42600-012
DWG. DJ-LEP-PID
DATE 03/16/2026

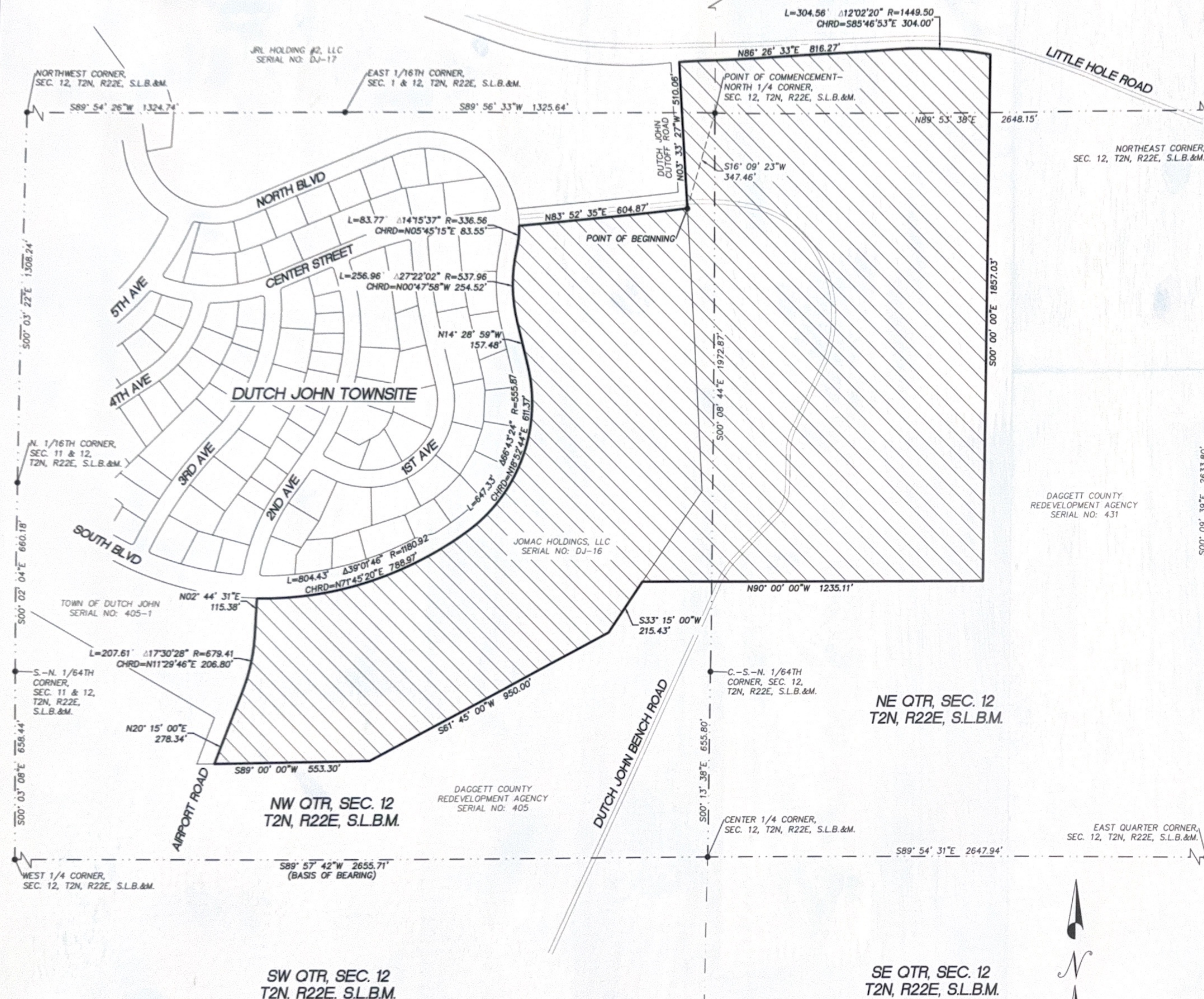
SHEET 1 OF 1

SUN DROP PUBLIC INFRASTRUCTURE DISTRICT (P.I.D.)

A FINAL LOCAL ENTITY PLAT AFFECTING TAX ID NO. DJ-16, 405, 411, 431
LYING WITHIN THE NORTH HALF OF SECTION 12, AND THE SOUTH HALF OF SECTION 01,
TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN
DAGGETT COUNTY, UTAH

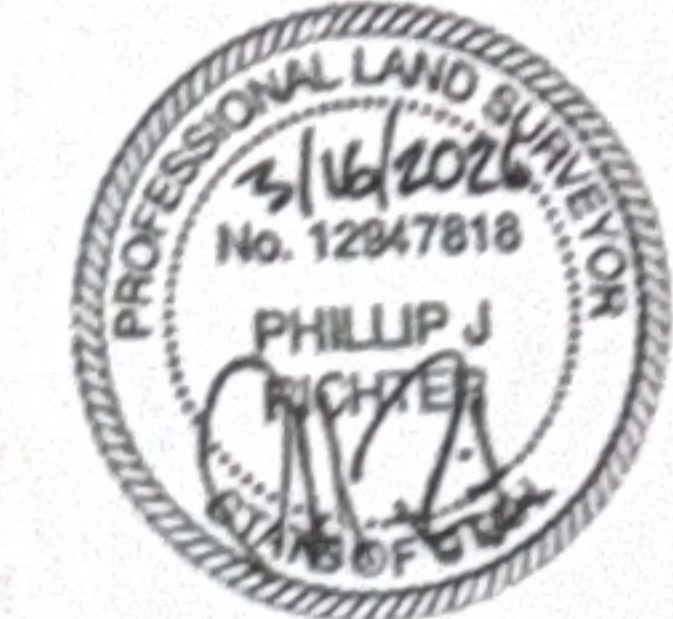
SEC. 01, T2N, R22E, S.L.B.M.

DAGGETT COUNTY
REDEVELOPMENT AGENCY
SERIAL NO: 411



SURVEYOR'S CERTIFICATE

I, PHILLIP J. RICHTER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 12947818 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH PER TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. THIS PLAT CONTAINS COMPLETE AND ACCURATE BOUNDARY INFORMATION AND HAS BEEN PREPARED REFERENCE PUBLIC RECORD INFORMATION FOR LOCAL ENTITY PURPOSES AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.



BASIS OF BEARING

SOUTH 89°57'42" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 22 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 16°09'23" WEST 347.46 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET AND THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE NORTH 03°33'27" WEST 510.06 FEET TO THE SOUTH LINE OF LITTLE HOLE ROAD; THENCE ALONG THE SOUTH LINE OF LITTLE HOLE ROAD THE FOLLOWING TWO (2) COURSES, MORE OR LESS: (1) NORTH 86°26'33" EAST 816.27 FEET TO THE BEGINNING OF A 1449.50 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG SAID CURVE 304.56 FEET THROUGH A DELTA ANGLE OF 12°02'20"; CHORD BEARING SOUTH 85°46'53" EAST 304.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF LITTLE HOLE ROAD SOUTH 00°00'00" EAST 1857.03 FEET; THENCE NORTH 90°00'00" WEST 1235.11 FEET; THENCE SOUTH 33°15'00" WEST 215.43 FEET; THENCE SOUTH 61°45'00" WEST 950.00 FEET; THENCE SOUTH 89°00'00" WEST 553.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE AIRPORT ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 20°15'00" EAST 278.34 FEET TO THE BEGINNING OF A 679.41 FOOT RADIUS CURVE TO THE LEFT; (2) ALONG SAID CURVE 207.61 FEET THROUGH A DELTA ANGLE OF 17°30'28"; CHORD BEARING NORTH 11°29'46" EAST 206.80 FEET; (3) NORTH 02°44'31" EAST 115.38 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH BOULEVARD AND THE BEGINNING OF A 1180.92 FOOT RADIUS CURVE TO THE LEFT; THENCE DEPARTING SAID AIRPORT ROAD WAY LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTH AND NORTH BOULEVARD THE FOLLOWING FIVE (5) COURSES: (1) ALONG SAID CURVE TO THE LEFT 804.43 FEET THROUGH A DELTA ANGLE OF 39°01'46"; CHORD BEARING NORTH 71°45'20" EAST 788.97 FEET TO THE BEGINNING OF A 555.87 FOOT RADIUS CURVE TO THE LEFT; (2) ALONG SAID CURVE TO THE LEFT 647.33 FEET THROUGH A DELTA ANGLE OF 66°43'24"; CHORD BEARING NORTH 18°52'44" EAST 611.37 FEET; (3) NORTH 14°28'59" WEST 157.48 FEET TO THE BEGINNING OF A 537.96 FOOT RADIUS CURVE TO THE RIGHT; (4) ALONG SAID CURVE TO THE RIGHT 256.96 FEET THROUGH A DELTA ANGLE OF 27°22'02"; CHORD BEARING NORTH 00°47'58" WEST 254.52 FEET TO THE BEGINNING OF A 336.56 FOOT RADIUS CURVE TO THE LEFT; (5) ALONG SAID CURVE TO THE LEFT 83.77 FEET THROUGH A DELTA ANGLE OF 14°15'37"; CHORD BEARING NORTH 05°45'15" EAST 83.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF NORTH BOULEVARD AND ALONG SAID CENTER RIGHT-OF-WAY LINE NORTH 83°52'35" EAST 604.87 FEET TO THE POINT OF BEGINNING. CONTAINS 3,484,710 SQUARE FEET OR 80.00 ACRES

NOT A RECORD OF SURVEY

THIS PLAT WAS PREPARED FOR THE PURPOSE OF DEFINING AN AREA TO BE ANNEXED TO THE SUN DROP PUBLIC INFRASTRUCTURE DISTRICT. NO FIELD WORK HAS BEEN PERFORMED. PROPERTY CORNERS HAVE NOT BEEN MONUMENTED PER THE ABOVE PROVIDED DESCRIPTIONS. INFORMATION SHOWN HAS BEEN COMPILED FROM AVAILABLE PUBLIC RECORD INFORMATION.

SUN DROP PUBLIC INFRASTRUCTURE DISTRICT

AS PER PETITION AND THE BOARD OF TRUSTEES, I DO HEREBY CERTIFY THAT THIS FINAL LOCAL ENTITY PLAT, FOR ANNEXATION INTO THE SUN DROP PUBLIC INFRASTRUCTURE DISTRICT, HAS BEEN REVIEWED AND ACCEPTED.

SIGNED THIS 20 DAY OF October, 2026.

Curt Fortu
(REPRESENTATIVE) SUN DROP PUBLIC INFRASTRUCTURE DISTRICT

ACKNOWLEDGEMENT

ON THE _____ DAY OF _____ A.D., 2026, THE ABOVE NAMED, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAGGETT IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY HOLD THE POSITIONS DESCRIBED HEREON, AND THAT THEY SIGNED AND ACCEPTED THE ABOVE FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

DAGGETT COUNTY SURVEYOR

THE SURVEYOR REPRESENTING DAGGETT COUNTY HAS DETERMINED THAT THIS PLAT MEETS THE REQUIREMENTS OF UTAH STATE CODE 17-73-507, AND APPROVES THIS PLAT AS A FINAL LOCAL ENTITY PLAT.

SIGNED THIS 30 DAY OF September, 2026.

SURVEYOR

DAGGETT COUNTY RECORDER

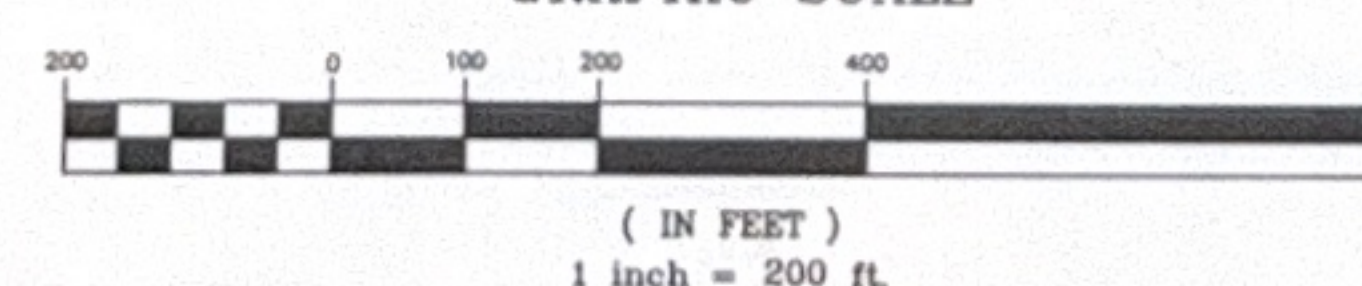
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS,
PAGE _____
RECORDED FOR: _____

DAGGETT COUNTY RECORDER

LEGEND

— P.I.D. BOUNDARY LINE
— SECTION LINE
— ADJOINING PARCEL LINE
— TIE LINE

GRAPHIC SCALE



SUN DROP PUBLIC INFRASTRUCTURE DISTRICT
AFFECTING PARCEL NO. DJ-16, 405, 411, 431
WITHIN THE NORTH 1/2 OF SEC. 12, AND THE SOUTH 1/2
OF SEC. 01, T2N, R22E, SALT LAKE BASE AND MERIDIAN

REDCON, INC.
LAND SURVEYING
25 SOUTH MAIN STREET, SUITE 200
CENTERVILLE, UTAH 84014
(801) 298-2401 FAX (801) 298-2024
REDCON.COM

JOB NUMBER
42600-012

DWG: DJ FLEP PID
DATE: 03/16/2026

SHEET 1 OF 1