



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 STRAWBERRY RANCH INFRASTRUCTURE FINANCING DISTRICT located in WASATCH COUNTY, dated OCTOBER 2, 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 STRAWBERRY RANCH INFRASTRUCTURE FINANCING DISTRICT located in WASATCH 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

EXHIBIT E
NOTICE OF IMPENDING BOUNDARY ACTION

(Strawberry Ranch Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a petition proposing the creation of the Strawberry Ranch Infrastructure Financing District has been certified by the Wasatch County Clerk-Auditor. A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Petitioner 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 August 17 2026.

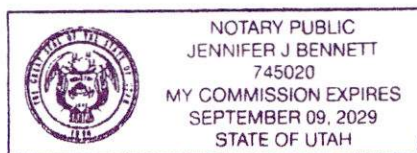
By: [Signature]
CONTACT SPONSOR

VERIFICATION

STATE OF UTAH)

:SS.
COUNTY OF Washington

SUBSCRIBED AND SWORN to before me this August 17 2026.



[Signature]
NOTARY PUBLIC

**PETITION REQUESTING THE CREATION OF
STRAWBERRY RANCH INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN WASATCH COUNTY, UTAH**

August ^{11th} 2026

Joey D. Granger

Wasatch County Clerk-Auditor

25 N. Main Street

Heber City, UT 84032

(435) 657-3190

Via Email: ClerkAuditor@wasatch.utah.gov

The undersigned (the “**Petitioner**”) hereby requests that the Clerk-Auditor of Wasatch County, Utah (the “**County Clerk**”) certify this Petition for the Strawberry Ranch Infrastructure Financing District (the “**District**”) pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Infrastructure Financing District Act, Title 17D, Chapter 5, Utah Code Annotated (together, the “**Acts**”). The Petitioner requests the formation of the District in order to assist in the financing of public infrastructure to service and benefit the area within the proposed District.

I. Petitioner

Petitioner / Owner: Burke Roney
 Fragola Enterprises LLC
 345 West 600 South, Ste. 106
 Heber, UT 84032
 c/o Jay L. Springer, Attorney
 (801) 762-6377
 jay@meridianland.law

Contact Sponsor: Matt Loo
 377 Del Mar Drive
 St. George, UT 84790
 (435) 703-0016
 matt@ascendut.com

The Petitioner represents 100% of the surface property owners within the proposed District’s boundaries. The Petitioner further represents that all of the property within the proposed District’s boundaries is within Wasatch County, Utah.

II. Proposed District Boundaries

The Petitioner requests that the initial District's boundaries include the real property described in **Exhibit A** (the "**Initial District Boundaries**"). The Initial District Boundaries are further described and depicted in the final local entity plat, as shown in **Exhibit B** (the "**Final Local Entity Plat**"). The "**Designated Expansion Area**" is also depicted and generally described in **Exhibit B**. The Designated Expansion Area is contiguous with the Initial District Boundaries, consistent with Section 17D-5-202(4) of the Acts.

III. District Name

The proposed Infrastructure Financing District is:

Strawberry Ranch Infrastructure Financing District

IV. Requested Service

The Petitioner requests the District be created in accordance with Title 17D, Part 5, Chapter 2, and applicable portions of Title 17B of the Acts for the purpose of financing the construction of public infrastructure relating to the development of real property, as permitted under the Acts, to service and benefit the District area.

V. Governing Document

In accordance with the requirements of the Acts, attached hereto as **Exhibit C** and incorporated by reference is a draft of the Governing Document, as the same may be amended and restated hereafter, for the District (the "**Governing Document**").

VI. Engineer's Certificate

In accordance with the requirements of the Acts, attached hereto as **Exhibit D** and incorporated by reference is certificate of an engineer, licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, certifying that the costs of public infrastructure and improvements to be constructed within the boundary of the District exceeds \$1,000,000.

VII. Board of Trustees

- a) The Petitioner hereby waives the residency requirement of Section 17B-1-302 of the Acts.
- b) The Petitioner proposes that the Board of Trustees for the District be initially composed of three (3) appointed members who are agents, or officers of the property owner, as follows:

Trustee 1: Matt Loo, for an initial term of four (4) years
377 Del Mar Drive, St. George, UT 84790

Trustee 2: Jaden E. Roney, for an initial term of six (6) years
345 West 600 South, Ste. 106, Heber, UT 84032

Trustee 3: Burke Roney, for an initial term of six (6) years
345 West 600 South, Ste. 106, Heber, UT 84032

- c) Pursuant to Section 17D-5-202 of the Acts, the District Board will transition to an elected board as follows:
 - i) Trustee 1: at the completion of a full term where at least 60% of the certificates of occupancy for residential units in the District have been issued;
 - ii) Trustee 2: at the completion of a full term where at least 75% of the certificates of occupancy for residential units in the District have been issued; and
 - iii) Trustee 3: at the completion of a full term where at least 90% of the certificates of occupancy for residential units in the District have been issued.
- d) Pursuant to Section 17D-5-202(2)(b) of the Acts, prior to each applicable milestone in Section (c) above, appointment recommendations may be made in proportion to the amount of each owner's property ownership within the district's then-applicable boundaries.

VIII. Divisions

The District will not be divided into Divisions and no Division Boundaries will be established.

IX. Petitioner Consent and Acknowledgements

- a) The Petitioner hereby consents to:
 - i) The creation of the District within the Initial District Boundaries;
 - ii) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17B-1-302 of the Acts;
 - iii) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Acts (as barred by Section 17B-1-219 of the Acts);
 - iv) Bearing the costs and expenses associated with the creation procedure under the Acts pursuant to Section 17B-1-216 of the Acts, which may or may not be reimbursed by the District after creation; and
 - v) The recording of a notice as required under Section 17B-1-215(2)(a), which will apply to all real property within the Initial District Boundaries.
- b) The Petitioner hereby acknowledges and certifies that the foregoing Trustees are either owners of property within the District or agents or officers of owners of property within the District.

X. Electronic Means; Counterparts

This Petition may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

XI. Instructions for Clerk

a) In accordance with the requirements of Section 17B-1-209 of the Acts, the County Clerk has 45-days to determine whether this Petition complies with the requirements of Sections 17B-1-203(d), 17B-1-205(1), and 17B-1-208(1). If the County Clerk determines that the petition complies with the applicable requirements, the County Clerk shall mail or deliver written notification of the certification and a copy of the certified petition to the Contact Sponsor. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

b) If the County Clerk certifies this Petition, the County Clerk shall, within the 45-days specified above, file (or cause to be filed by the Contact Sponsor) with the lieutenant governor, in addition to a copy of the certified Petition (including the exhibits hereto):

i) a copy of the Notice of an Impending Boundary Action, attached hereto as **Exhibit E**; and

ii) a copy of the Final Local Entity Plat once approved by the County Surveyor pursuant to Utah Code Ann. Sections 67-1a-6.5 and 17B-1-209(3)(b)(iv), a draft of which is attached as **Exhibit B**.

c) Documents may be filed with the Lieutenant Governor's Office at annexations@utah.gov with the Contact Sponsor cc'd on such email (email address as provided above).

d) If the County Clerk determines that this Petition fails to comply with any of the applicable requirements, the County Clerk shall reject this Petition and notify the Contact Sponsor in writing of the rejection and the reasons for the rejection. An email to the Contact Sponsor at the email address provided above is an acceptable written notification.

e) In the event the County Clerk fails to certify or reject this Petition within 45-days, this Petition will be deemed certified and the Petitioner may notify the Lieutenant Governor's Office and submit the required documents for creation of the District.

[signature pages follow]

Petition to Wasatch County - Strawberry Ranch Infrastructure Financing District

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

PETITIONER

FRAGOLA ENTERPRISES LLC, a Utah
limited liability company



By: Burke Roney

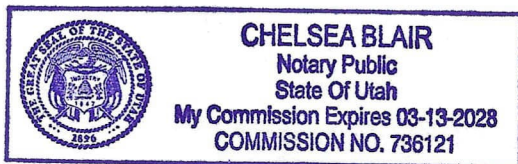
Its: Manager

STATE OF UTAH)

ss:

COUNTY OF)
Wasatch

On this 11 day of August, 2026, personally appeared before me Burke Roney, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that they are the Manager of Fragola Enterprises LLC, that they were duly authorized by said company to sign this Petition, and that they acknowledged to me that said company executed the same for the uses and purposes set forth herein.



NOTARY PUBLIC

Petition to Wasatch County - Strawberry Ranch Infrastructure Financing District

CONTACT SPONSOR



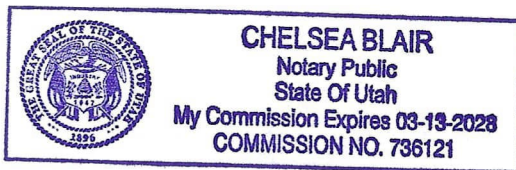
Matt Loo

STATE OF UTAH)

SS:

COUNTY OF)
Wasatch

On this 11 day of August, 2026, personally appeared before me Matt Loo, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that they were duly authorized to sign this Petition, and that they acknowledged to me that they executed the same for the uses and purposes set forth herein.



NOTARY PUBLIC

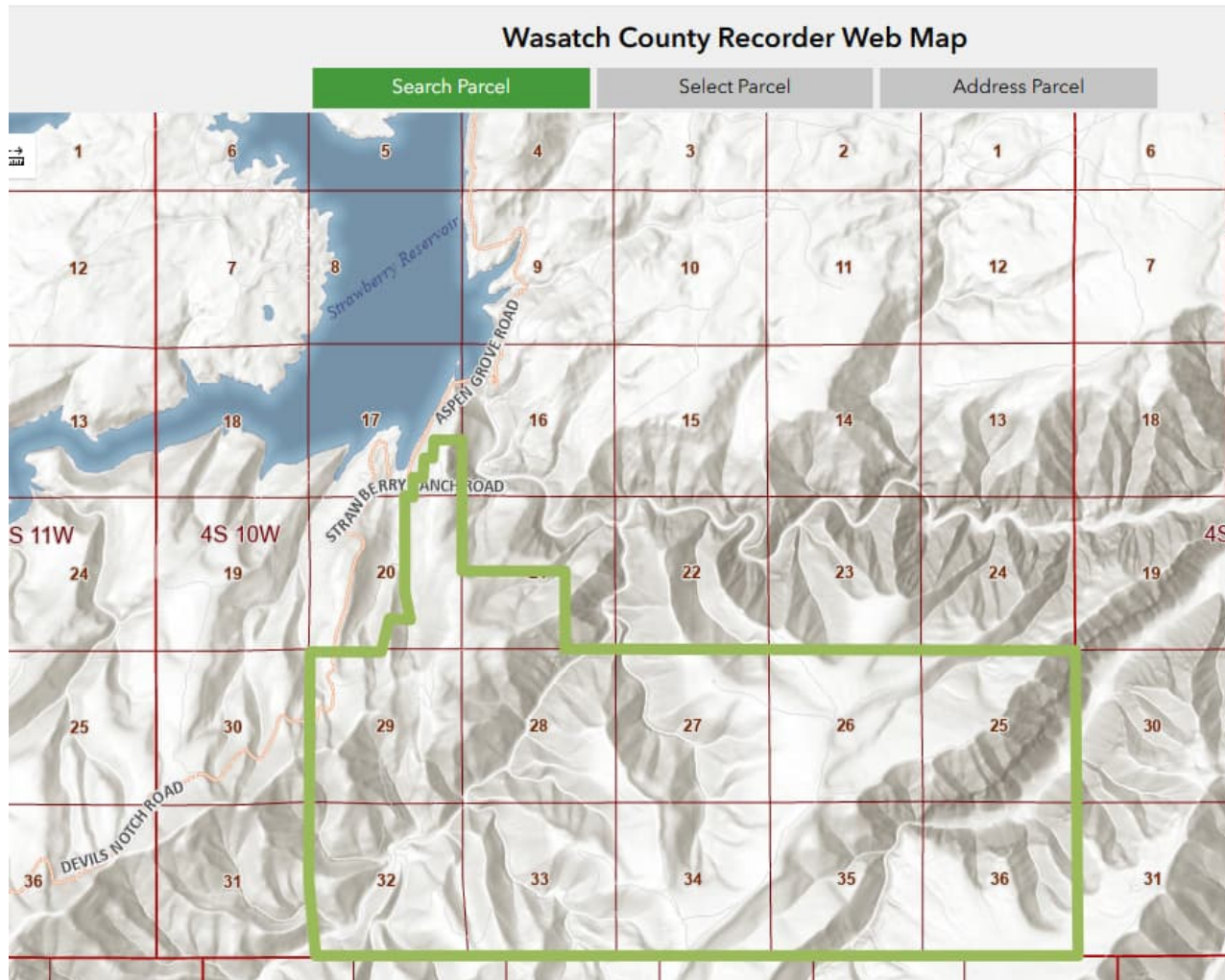
EXHIBIT A LEGAL DESCRIPTION

COMPRISING PARCELS OF LAND IN SECTIONS 17, 19, AND 20 IN TOWNSHIP 4 SOUTH RANGE 10 WEST, UINTAH BASE AND MERIDIAN AS FOLLOWS:
BEGINNING AT A BUREAU OF RECLAMATION (BOR) MONUMENT THAT IS SOUTH 87°08'57 WEST 317.85 FEET FROM THE U.S. FOREST SERVICE (USFS) ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH BASE AND MERIDIAN (UBM) (BASIS OF BEARINGS BEING SOUTH 01°19'00" EAST BETWEEN THE NGS TRIANGULATION STATION NAMED "SPRINGS" AND THE SOUTHEAST CORNER OF SAID SECTION 20, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS); AND RUNNING THENCE N88°56'53"E 990.51 FEET ALONG THE NORTH LINE OF SAID SECTION 20 AND THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N00°12'53"W 648.51 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°03'54"E 329.84 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N00°13'38"W 324.03 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°07'01"E 329.65 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N00°16'20"W 323.71 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°10'24"E 329.58 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°17'24"E 970.11 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°00'45"E 330.17 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°21'20"E 322.80 FEET ALONG THE USFS BOUNDARY TO A BOR BRASS CAP MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UBM; THENCE S00°26'22"E 1108.75 FEET ALONG THE USFS BOUNDARY AND FOLLOWING THE CENTER OF SECTION LINE FOR SECTION 20 TO THE LOT LINE OF PARCEL 1; THENCE S00°26'34"E 858.52 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°21'33"E 327.78 FEET ALONG THE USFS BOUNDARY; THENCE N89°01'54"E 2.74 FEET MORE OR LESS TO THE WESTERN BOUNDARY OF THE 40 DAM ACRES SUBDIVISION; THENCE S15°52'40"W 1851.77 FEET ALONG THE WESTERN BOUNDARY OF THE 40 DAM ACRES SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY, UTAH RECORDER; THENCE S83°29'57"E 642.29 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION TO THE WESTERN BOUNDARY OF THE CHRIS ONEIDA AND DUSTIN JENSEN PROPERTY; THENCE S12°28'15"W 1120.33 FEET MORE OR LESS AND ALONG THE WESTERN BOUNDARY OF SAID PROPERTY TO THE SOUTH LINE OF SECTION 20, TOWNSHIP 4 SOUTH RANGE 10 WEST; THENCE S89°33'54"W 2504.65 FEET ALONG THE SOUTH LINE OF SECTION 20 TO THE 1966 BLM MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST; THENCE S88°56'32"W 1713.33 FEET ALONG THE SOUTH LINE OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 10 WEST TO AND ALONG THE EASTERLY BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY; THENCE N00°06'19"E 1146.36 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THE KESSLER FAMILY TRUST PROPERTY N42°00'04"E 400.00 FEET AND N63°53'22"E 538.16 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY, THE FOLLOWING FIVE COURSES; 1) N24°58'49"E 663.24 FEET, 2) N23°55'03"E 783.50 FEET, 3) N19°16'36"E 232.76 FEET, 4) N19°16'46"E 326.40 FEET, 5) N56°33'03"E 1273.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY FOREST ROAD 090, SAID RIGHT-OF-WAY LINE ALSO BEING THE BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY; THENCE 269.73 FEET ALONG A 1861.02 FOOT RADIUS CURVE TO THE RIGHT WITH CENTRAL ANGLE OF 08°18'15" AND CHORD N46°56'38"E 269.49 FEET; THENCE 53.02 FEET ALONG A 1487.58 FOOT RADIUS CURVE TO THE LEFT WITH CENTRAL ANGLE OF 02°02'32" AND CHORD N49°36'24"E 53.02 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE BOUNDARY OF THE STRAWBERRY PINES LLC, THE FOLLOWING FIVE COURSES: 1) N47°47'04"W 312.09 FEET, 2) S75°13'43"W 601.60 FEET, 3) S54°27'51"W 413.40 FEET, 4) N00°22'08"W 376.98 FEET, 5) N27°08'00"E 687.67 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING LOTS 1-10 OF THE STRAWBERRY RANCH PHASE 1A SUBDIVISION PLAT, RECORDED AS ENTRY NO. 464010 IN THE OFFICE OF THE WASATCH COUNTY RECORDER. CONTAINS 397.72 ACRES.

EXHIBIT B
FINAL LOCAL ENTITY PLAT

EXHIBIT B-1 DESIGNATED EXPANSION AREA



Wasatch County Parcel Nos.:

10-9582	12-3187
10-9913	12-3195
13-1826	12-3161
10-9897	10-9939
10-9905	12-3203
00-8719	12-3153
00-9402	12-3146
10-9889	12-1413
20-4143	12-0340
12-3179	12-3138

EXHIBIT C
GOVERNING DOCUMENT

**GOVERNING DOCUMENT
FOR
STRAWBERRY RANCH INFRASTRUCTURE FINANCING DISTRICT
LOCATED IN WASATCH COUNTY, UTAH**

Prepared by
Jay L. Springer, Attorney
MERIDIAN LAND COUNSEL, PLLC
Salt Lake City, Utah

August 24, 2026

TABLE OF CONTENTS

- I. INTRODUCTION
- II. DEFINITIONS
- III. INITIAL DISTRICT BOUNDARIES
- IV. DESCRIPTION OF POWERS AND IMPROVEMENTS
- V. THE BOARD OF TRUSTEES
- VI. DEVELOPMENT AGREEMENT
- VII. MISCELLANEOUS
- VIII. GOVERNING DOCUMENT AMENDMENT

LIST OF EXHIBITS

- EXHIBIT 1 Legal Description of Initial District Boundaries
- EXHIBIT 2 Depiction of Designated Expansion Area
- EXHIBIT 2 Copy of Development Agreement (if applicable)

I. INTRODUCTION

The District is a body corporate and politic with perpetual succession, a quasi-municipal corporation, a political subdivision of the State, and separate and distinct from and independent of any other political subdivision of the State. It is intended that the District will provide a part or all of the 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 or reimburse the construction of these Improvements pursuant to the Special District Act, the Infrastructure Financing District Act, and the Assessment Act and to finance or reimburse the construction of C-PACE Improvements.

II. DEFINITIONS

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

“Assessment Act” means Title 11, Chapter 42, Utah Code, as amended from time to time.

“Board” means the board of trustees of the District.

“C-PACE Act” means Title 11, Chapter 42a, Utah Code, as amended from time to time.

“District” means Strawberry Ranch Infrastructure Financing District.

“Governing Document” means this Governing Document for the District.

“Improvements” means all or a portion of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally permitted in the Special District Act or the Assessment Act, as determined by the Board.

“Infrastructure Financing District Act” means the Infrastructure Financing District Act, Title 17D of the Utah Code.

“Initial District Boundaries” means the boundaries of the District, as described in Exhibit 1.

“Petitioner” means Fragola Enterprises LLC, a Utah limited liability company, as the petitioner and owner requesting creation of the District with Matt Loo as Contact Sponsor, 377 Del Mar Drive, St. George, Utah 84790, (435) 703-0016, matt@ascendut.com.

“Special District Act” means Title 17B of the Utah Code, including Chapter 2a, Part 13, Infrastructure Financing Districts, as amended from time to time.

“State” means the State of Utah.

“Trustee” means a member of the Board.

“Utah Code” means the Utah Code Annotated 1953, as amended.

III. INITIAL DISTRICT BOUNDARIES

A. Initial District Boundaries.

The Initial District Boundaries consist of the real property described in **Exhibit 1**.

B. Corrections to Legal Descriptions.

Before recordation of a final local entity plat for the District, the Petitioner or its designee may make any corrections, deletions, or additions to the legal description attached hereto that may be necessary to conform the description to the intent of this Governing Document, correct errors or omissions, complete the description, remove ambiguities, or conform the description to other provisions of the applicable instruments.

C. Designated Expansion Area.

The “**Designated Expansion Area**” is also depicted and generally described in **Exhibit 2**. The Designated Expansion Area is contiguous with the Initial District Boundaries, consistent with Section 17D-5-202(4) of the Acts

IV.

DESCRIPTION OF POWERS AND IMPROVEMENTS

A. District Powers.

The District shall have all powers granted to an infrastructure financing district under the Special District Act, including any powers granted after the date of this Governing Document, except as may be expressly amended or reserved by resolution of the Board. The District shall have the power and authority to provide the Improvements within and outside the boundaries of the District as described in the Special District Act, the Assessment Act, the Infrastructure Financing District Act, and other applicable statutes, common law, and the Utah Constitution, subject to the limitations set forth herein.

B. Proposed Improvements.

The purpose of the District is to finance the Improvements. It is anticipated that the District will finance all or a portion of the following Improvements; provided, however, that the District may finance any improvements permitted under the Special District Act, the Assessment Act, the Infrastructure Financing District Act, or the C-PACE Act, including roads, public utilities, parks, trails, and related public improvements.

V.

THE BOARD OF TRUSTEES

A. Board Composition.

The Board shall be composed of three Trustees. The owner of surface property within the District has waived the residency requirement. The initial Board is appointed as follows, with all terms commencing on the date the Office of the Lieutenant Governor of the State of Utah issues the certificate of creation:

- 1. Trustee 1.** Matt Loo is appointed to the Board for an initial term of four (4) years. His address is 377 Del Mar Drive, St. George, Utah 84790.
- 2. Trustee 2.** Jaden E. Roney is appointed to the Board for an initial term of six (6) years. His address is 345 West 600 South, Suite 106, Heber, Utah 84032.
- 3. Trustee 3.** Burke Roney is appointed to the Board for an initial term of six (6) years. His address is 345 West 600 South, Suite 106, Heber, Utah 84032.

B. Transition to Elected Board.

The respective Board seats shall transition from appointed to elected seats according to the following milestones:

- 1. Trustee 1.** Trustee 1 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued for at least 60% of the residential units within the District.
- 2. Trustee 2.** Trustee 2 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued for at least 75% of the residential units within the District.
- 3. Trustee 3.** Trustee 3 shall transition to an elected seat at the end of a full term during which certificates of occupancy have been issued for at least 90% of the residential units within the District.

No transition under this Section shall become effective until the District's scheduled regular election in conjunction with the expiration of the then-current term.

C. Re-election, Re-appointment, Vacancy.

Upon expiration of a Trustee's term or any other vacancy, any Trustee seat that has not transitioned to an elected seat shall be filled by appointment of the remaining members of the Board from owners of land, or agents or officers of an owner of land, within the District boundaries. Pursuant to Section 17D-5-202(2)(b) of the Infrastructure Financing District Act, any property owner owning at least one-third of the taxable value of the property within the District at the time of a Trustee's nomination shall be entitled to nominate one Trustee seat for each one-third of such taxable value; provided that the Board retains discretion to reject any nominee and request a new nominee from that property owner. If no qualified candidate files to be considered for appointment or files a declaration of candidacy for a seat, the remaining members of the Board may appoint to that seat a registered voter residing within the District, an owner of land within the District, or an agent or officer of an owner of land within the District.

D. Conflicts of Interest.

Trustees shall disclose all conflicts of interest. A Trustee who discloses a conflict in accordance with the Special District Act shall be entitled to vote on the matter to the extent permitted by applicable law.

VI. DEVELOPMENT AGREEMENT

In accordance with the requirements of the Special District Act, **Exhibit 3** contains a copy of the "Development Agreement" (if applicable) relating to infrastructure to be developed within the District boundaries and for which the District anticipates providing funding. The Development Agreement is subject to amendment and revision and does not limit the Improvements that may be financed by the District.

VII. MISCELLANEOUS

The District intends to use a competent and nationally recognized bond underwriter with respect to District bonds to help ensure proper issuance and compliance with this Governing Document.

VIII.

GOVERNING DOCUMENT AMENDMENT

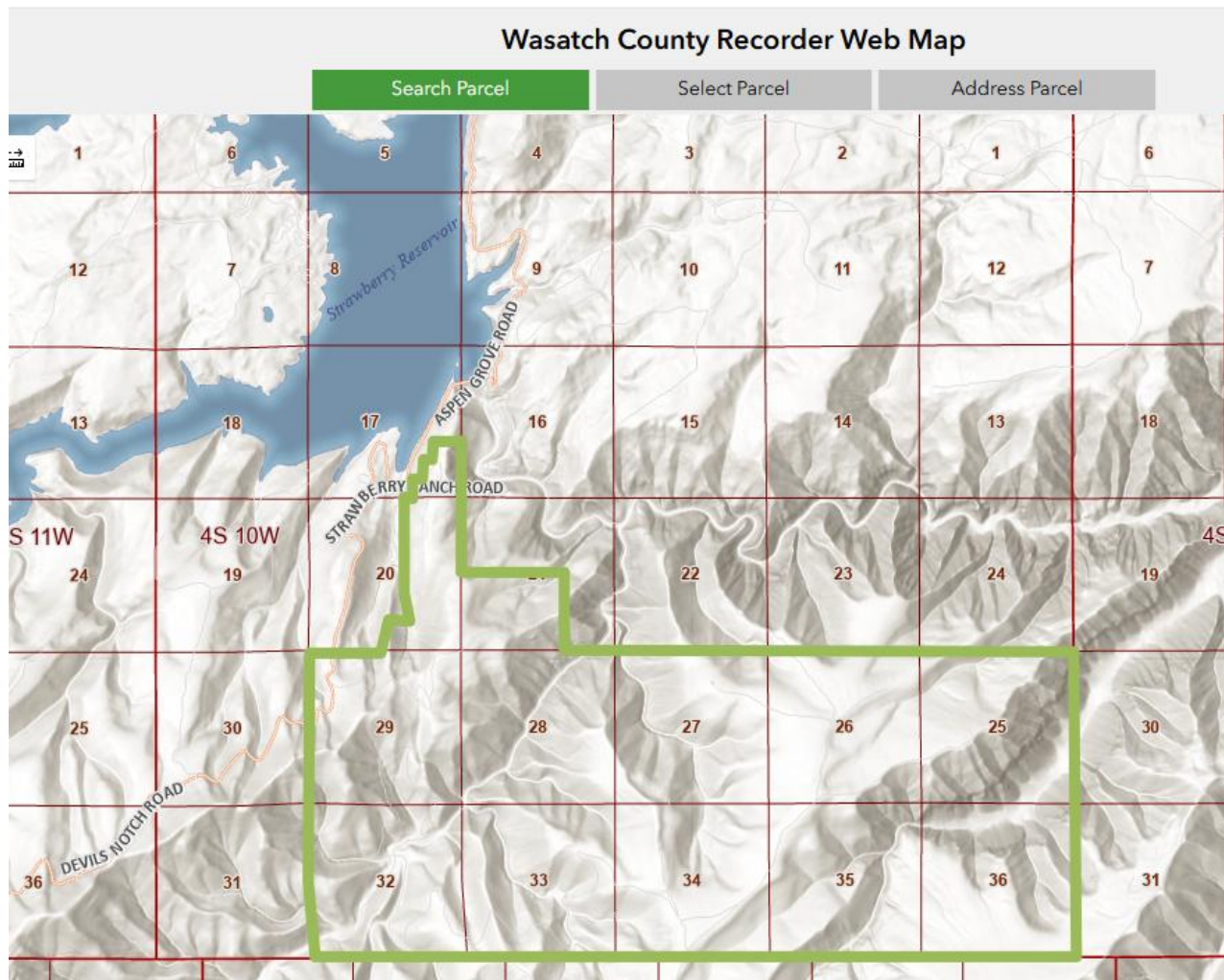
Subject to the limitations of the Special District Act and the Infrastructure Financing District Act, this Governing Document may be amended by resolution of the Board approving the amendment.

EXHIBIT 1
LEGAL DESCRIPTION OF INITIAL DISTRICT BOUNDARIES

COMPRISING PARCELS OF LAND IN SECTIONS 17, 19, AND 20 IN TOWNSHIP 4 SOUTH RANGE 10 WEST, UINTAH BASE AND MERIDIAN AS FOLLOWS:
BEGINNING AT A BUREAU OF RECLAMATION (BOR) MONUMENT THAT IS SOUTH 87°08'57" WEST 317.85 FEET FROM THE U.S. FOREST SERVICE (USFS) ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH BASE AND MERIDIAN (UBM) (BASIS OF BEARINGS BEING SOUTH 01°19'00" EAST BETWEEN THE NGS TRIANGULATION STATION NAMED "SPRINGS" AND THE SOUTHEAST CORNER OF SAID SECTION 20, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS); AND RUNNING THENCE N88°56'53"E 990.51 FEET ALONG THE NORTH LINE OF SAID SECTION 20 AND THE USFS BOUNDARY TO A BOR MONUMENT, THENCE N00°12'53"W 648.51 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°03'54"E 329.84 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N00°13'38"W 324.03 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°07'01"E 329.65 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N00°16'20"W 323.71 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°10'24"E 329.58 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°17'24"E 970.11 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°00'45"E 330.17 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°21'20"E 322.80 FEET ALONG THE USFS BOUNDARY TO A BOR BRASS CAP MONUMENT FOR THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UBM; THENCE S00°26'22"E 1108.75 FEET ALONG THE USFS BOUNDARY AND FOLLOWING THE CENTER OF SECTION LINE FOR SECTION 20 TO THE LOT LINE OF PARCEL 1; THENCE S00°26'34"E 858.52 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°21'33"E 327.78 FEET ALONG THE USFS BOUNDARY; THENCE N89°01'54"E 2.74 FEET MORE OR LESS TO THE WESTERN BOUNDARY OF THE 40 DAM ACRES SUBDIVISION; THENCE S15°52'40"W 1851.77 FEET ALONG THE WESTERN BOUNDARY OF THE 40 DAM ACRES SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY, UTAH RECORDER; THENCE S83°29'57"E 642.29 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION TO THE WESTERN BOUNDARY OF THE CHRIS ONEIDA AND DUSTIN JENSEN PROPERTY; THENCE S12°28'15"W 1120.33 FEET MORE OR LESS AND ALONG THE WESTERN BOUNDARY OF SAID PROPERTY TO THE SOUTH LINE OF SECTION 20, TOWNSHIP 4 SOUTH RANGE 10 WEST; THENCE S89°33'54"W 2504.65 FEET ALONG THE SOUTH LINE OF SECTION 20 TO THE 1966 BLM MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST; THENCE S88°56'32"W 1713.33 FEET ALONG THE SOUTH LINE OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 10 WEST TO AND ALONG THE EASTERLY BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY; THENCE N00°06'19"E 1146.36 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THE KESSLER FAMILY TRUST PROPERTY N42°00'04"E 400.00 FEET AND N63°53'22"E 538.16 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY, THE FOLLOWING FIVE COURSES; 1) N24°58'49"E 663.24 FEET, 2) N23°55'03"E 783.50 FEET, 3) N19°16'36"E 232.76 FEET, 4) N19°16'46"E 326.40 FEET, 5) N56°33'03"E 1273.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY FOREST ROAD 090, SAID RIGHT-OF-WAY LINE ALSO BEING THE BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY; THENCE 269.73 FEET ALONG A 1861.02 FOOT RADIUS CURVE TO THE RIGHT WITH CENTRAL ANGLE OF 08°18'15" AND CHORD N46°56'38"E 269.49 FEET; THENCE 53.02 FEET ALONG A 1487.58 FOOT RADIUS CURVE TO THE LEFT WITH CENTRAL ANGLE OF 02°02'32" AND CHORD N49°36'24"E 53.02 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE BOUNDARY OF THE STRAWBERRY PINES LLC, THE FOLLOWING FIVE COURSES: 1) N47°47'04"W 312.09 FEET, 2) S75°13'43"W 601.60 FEET, 3) S54°27'51"W 413.40 FEET, 4) N00°22'08"W 376.98 FEET, 5) N27°08'00"E 687.67 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPTING LOTS 1-10 OF THE STRAWBERRY RANCH PHASE 1A SUBDIVISION PLAT, RECORDED AS ENTRY NO. 464010 IN THE OFFICE OF THE WASATCH COUNTY RECORDER. CONTAINS 397.72 ACRES.

EXHIBIT 2 DEPICTION OF DESIGNATED EXPANSION AREA



Wasatch County Parcel Nos.:

10-9582	12-3161
10-9913	10-9939
13-1826	12-3203
10-9897	12-3153
10-9905	12-3146
00-8719	12-1413
00-9402	12-0340
10-9889	12-3138
20-4143	
12-3179	
12-3187	
12-3195	

EXHIBIT 3
COPY OF DEVELOPMENT AGREEMENT
(IF APPLICABLE)

(See following pages; omitted if not applicable)

EXHIBIT D
CERTIFICATE OF ENGINEER

The undersigned licensed engineer for the proposed Strawberry Ranch Infrastructure Financing District ("**District**") hereby certifies:

1. I am a professional engineer licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, engaged and directed to determine the costs of the proposed infrastructure improvements benefitting property within the District.
2. Based on review of publicly available information including maps and surveys, and proposed or potential contracts as provided by the Petitioner, the estimated costs of the public infrastructure and improvements to be constructed in the District exceeds \$1,000,000.



By: _____

License No.: _____

Dated: _____

[Signature]
188137-2203
AUG 21, 2026

EXHIBIT E
NOTICE OF IMPENDING BOUNDARY ACTION

(Strawberry Ranch Infrastructure Financing District)

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that a petition proposing the creation of the Strawberry Ranch Infrastructure Financing District has been certified by the Wasatch County Clerk-Auditor. A copy of the Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of Wasatch County, Utah, is attached hereto and incorporated by this reference. The Petitioner hereby certifies that all requirements applicable to the creation of the District have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Petitioner 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 _____, 2026.

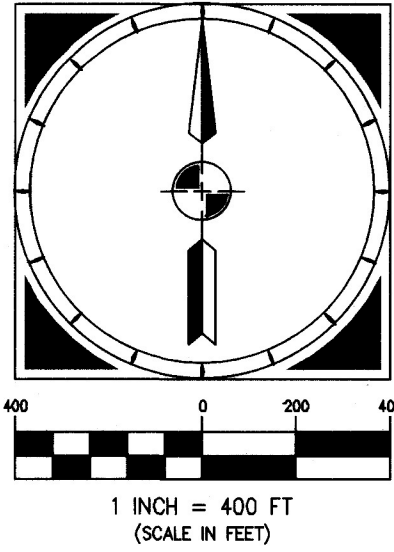
By: _____
CONTACT SPONSOR

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this _____, 2026.

NOTARY PUBLIC



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C11	1861.02'	269.73'	8°18'15"	269.49'
C12	1487.58'	53.02'	2°02'32"	53.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'08" W	376.98'
L2	N47°47'04" W	312.09'
L3	N19°16'36" E	232.76'
L4	S89°01'54" W	2.74'
L5	N 89°00'45" E	330.17'
L6	N 89°10'24" E	329.58'
L7	N 89°16'20" W	323.71'
L8	N 89°07'01" E	329.65'
L9	N 00°13'38" W	324.03'
L10	N 89°03'54" E	329.84'

STRAWBERRY RANCH INFRASTRUCTURE FINANCING DISTRICT

PLAT NOTES

ALL PARCELS IN THE STRAWBERRY RANCH INFRASTRUCTURE FINANCING DISTRICT AREA ARE OWNED BY ONE PROPERTY OWNER LISTED BELOW:

1. FRAGOLA ENTERPRISES LLC
2188 CREEKSIDE COURT
HEBER CITY, UT 84032-4113

STRAWBERRY RANCH PHASE 1A LOTS EXCLUDED		
LOT #	PARCEL #	OWNER
LOT 1	00-0021-4242	STRAWBERRY FIELDS HOLDINGS LLC
LOT 2	00-0021-4243	BRENT AND HEATHER GROOM
LOT 3	00-0021-4244	VALOR INVESTMENTS LLC
LOT 4	00-0021-4245	IN GOD WE TRUST, DATED APRIL 11, 2023
LOT 5	00-0021-4246	VALOR INVESTMENTS LLC
LOT 6	00-0021-4247	THE BARNES FAMILY TRUST
LOT 7	00-0021-4248	STRAWBERRY GOODEN LLC
LOT 8	00-0021-4249	RED MOUNTAIN ENTERPRISES LLC
LOT 9	00-0021-4250	ADAM DAVIES
LOT 10	00-0021-4251	ROBERT JEFFREY PARKER LEGACY TRUST, DATED 30 AUGUST 2004

BOUNDARY DESCRIPTION

BEING PARCELS OF LAND IN SECTIONS 17, 19, AND 20 IN TOWNSHIP 4 SOUTH RANGE 10 WEST, UTAH BASE AND MERIDIAN AS FOLLOWS:

BEGINNING AT A BUREAU OF RECLAMATION (BOR) MONUMENT THAT IS SOUTH 87°08'57" WEST 317.85 FEET FROM THE U.S. FOREST SERVICE (USFS) ALUMINUM MONUMENT AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UTAH BASE AND MERIDIAN (UBM) (BASIS OF BEARINGS BEING SOUTH 01°19'00" EAST BETWEEN THE NGS TRIANGULATION STATION NAMED "SPRINGS" AND THE SOUTHEAST CORNER OF SAID SECTION 20, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS); AND RUNNING THENCE N88°56'53" E 990.51 FEET ALONG THE NORTH LINE OF SAID SECTION 20 AND THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N00°12'53" W 648.51 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°03'54" E 329.84 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N00°16'20" W 323.71 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°10'24" E 329.58 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°17'24" E 970.11 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE N89°00'45" E 330.17 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°21'20" E 322.80 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°26'34" E 858.52 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S15°52'40" W 1851.77 FEET ALONG THE WESTERN BOUNDARY OF THE 40 DAM ACRES SUBDIVISION; ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY, UTAH RECORDER; THENCE S83°29'57" E 642.29 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION TO THE WESTERN BOUNDARY OF THE CHRIS ONEIDA AND DUSTIN JENSEN PROPERTY; THENCE S12°28'15" W 1120.33 FEET MORE OR LESS ALONG THE WESTERN BOUNDARY OF SAID PROPERTY TO THE SOUTH LINE OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UBM; THENCE S00°26'22" E 1108.75 FEET ALONG THE USFS BOUNDARY AND FOLLOWING THE CENTER OF SECTION LINE FOR SECTION 20 TO THE LOT LINE OF PARCEL 1; THENCE S00°26'34" E 858.52 FEET ALONG THE USFS BOUNDARY TO A BOR MONUMENT; THENCE S00°21'33" E 327.78 FEET ALONG THE USFS BOUNDARY; THENCE N89°01'54" E 2.74 FEET MORE OR LESS TO THE WESTERN BOUNDARY OF THE 40 DAM ACRES SUBDIVISION; THENCE S15°52'40" W 1851.77 FEET ALONG THE WESTERN BOUNDARY OF THE 40 DAM ACRES SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY, UTAH RECORDER; THENCE S83°29'57" E 642.29 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION TO THE WESTERN BOUNDARY OF THE CHRIS ONEIDA AND DUSTIN JENSEN PROPERTY; THENCE S12°28'15" W 1120.33 FEET MORE OR LESS ALONG THE WESTERN BOUNDARY OF SAID PROPERTY TO THE SOUTH LINE OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST; THENCE S89°33'54" W 2504.65 FEET ALONG THE SOUTH LINE OF SECTION 20 TO THE 1966 BLM MONUMENT FOR THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST; THENCE S88°56'32" W 1713.33 FEET ALONG THE SOUTH LINE OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 10 WEST TO AND ALONG THE EASTERLY BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY; THENCE N00°06'19" E 1146.36 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THE KESSLER FAMILY TRUST PROPERTY: N42°00'04" E 400.00 FEET AND N63°53'22" E 538.16 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY, THE FOLLOWING FIVE COURSES: 1) N24°58'49" E 663.24 FEET, 2) N23°55'03" E 783.50 FEET, 3) N19°16'36" E 232.76 FEET, 4) N19°16'46" E 326.40 FEET, 5) N56°33'03" E 1273.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY FOREST ROAD 090, SAID RIGHT-OF-WAY LINE ALSO BEING THE BOUNDARY OF THE STRAWBERRY PINES LLC PROPERTY; THENCE 269.73 FEET ALONG A 1861.02 FOOT RADIUS CURVE TO THE RIGHT WITH CENTRAL ANGLE OF 08°18'15" AND CHORD N46°56'38" E 269.49 FEET; THENCE 53.02 FEET ALONG A 1487.58 FOOT RADIUS CURVE TO THE LEFT WITH CENTRAL ANGLE OF 02°02'32" AND CHORD N49°36'24" E 53.02 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE BOUNDARY OF THE STRAWBERRY PINES LLC, THE FOLLOWING FIVE COURSES: 1) N47°47'04" W 312.09 FEET, 2) S75°13'43" W 601.60 FEET, 3) S54°27'51" W 413.40 FEET, 4) N00°22'08" W 376.98 FEET, 5) N27°08'00" E 687.67 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING LOTS 1-10 OF THE STRAWBERRY RANCH PHASE 1A SUBDIVISION PLAT, RECORDED AS ENTRY NO. 464010 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

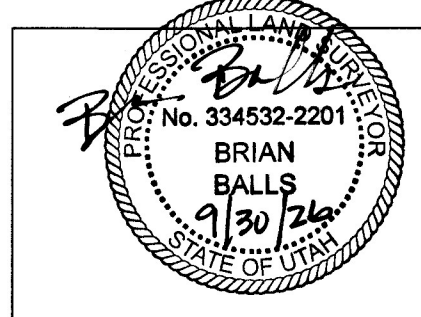
CONTAINS 397.72 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 01°19'00" EAST BETWEEN THE NGS TRIANGULATION STATION NAMED "SPRINGS" AND THE SOUTHEAST CORNER OF SECTION 20, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS

SURVEYOR'S CERTIFICATE

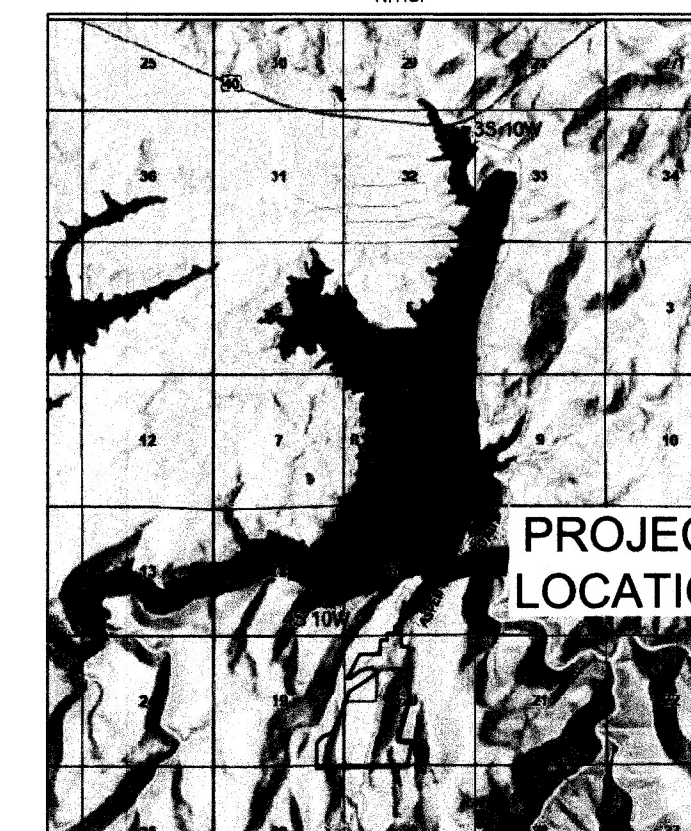
I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.



I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-73-507 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS.

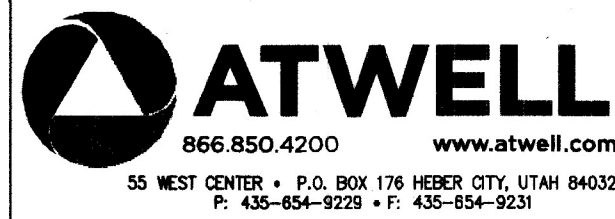
LIST OF PARCELS WITHIN STRAWBERRY RANCH INFRASTRUCTURE FINANCING DISTRICT	
PARCEL #	OWNER
00-0020-9630	FRAGOLA ENTERPRISES LLC
00-0010-9830	FRAGOLA ENTERPRISES LLC
00-0020-9631	FRAGOLA ENTERPRISES LLC
00-0022-2163	FRAGOLA ENTERPRISES LLC
00-0010-9921	FRAGOLA ENTERPRISES LLC
00-0022-2164	FRAGOLA ENTERPRISES LLC
00-0010-9855	FRAGOLA ENTERPRISES LLC
00-0022-0114	FRAGOLA ENTERPRISES LLC
00-0022-0113	FRAGOLA ENTERPRISES LLC
00-0021-7371	FRAGOLA ENTERPRISES LLC
00-0022-0527	FRAGOLA ENTERPRISES LLC
00-0021-7372	FRAGOLA ENTERPRISES LLC
00-0022-0112	FRAGOLA ENTERPRISES LLC
00-0010-9890	FRAGOLA ENTERPRISES LLC
00-0021-4252	FRAGOLA ENTERPRISES LLC
00-0021-4253	FRAGOLA ENTERPRISES LLC
00-0021-4254	FRAGOLA ENTERPRISES LLC

VICINITY MAP



PROJECT LOCATION

PROJECT
26010085
SHEET
1 OF 1
ISSUE DATE
8/20/2026



COPYRIGHT © 2026
ATWELL, LLC
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO ADVISE THE CLIENT AND THE SURVEYOR AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

FINAL LOCAL ENTITY PLAT

LOCATED IN PORTIONS OF SECTIONS 17, 19, AND 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UTAH BASE & MERIDIAN, WASATCH COUNTY, UTAH