

WHEN RECORDED, RETURN TO:

ROAM Public Infrastructure District No. 1  
c/o Gilmore & Bell, P.C.  
15 W. South Temple, Suite 1450  
Salt Lake City, UT 84101  
Attention: Randy Larsen

Ent 158537 Bk 383 Pg 261  
Date: 30-SEP-2021 11:06:15AM  
Fee: \$40.00 Credit Card Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: DAY GREG

### NOTICE OF PUBLIC INFRASTRUCTURE DISTRICT

Notice is hereby given that ROAM Public Infrastructure District No. 1 (the "District") was created with the boundaries described in the plats of the District recorded herewith. The District may finance and repay infrastructure and other improvements through the levy of a property tax in a maximum amount of 0.006 per dollar of taxable value.

Under the maximum property tax rate of the District, **for every \$100,000 of taxable value**, there would be an **additional annual property tax of \$600** for the duration of the District's Bonds.

Such debt may be converted from limited tax debt to general obligation debt of the District if the principal amount of the related limited tax bond together with the principal amount of other related outstanding general obligation bonds of the District does not exceed 15% of the fair market value of taxable property in the District, determined by (i) an appraisal from an appraiser who is a member of the Appraisal Institute that is addressed to the public infrastructure district or a financial institution; or (ii) the most recent market value of the property from the Utah County Assessor.

A copy of the Governing Document for the District, is on file at the offices of Morgan County, Utah.

Dated this July 19, 2021.

PCL# 00-0058-9646  
PCL# 00-0077-7331

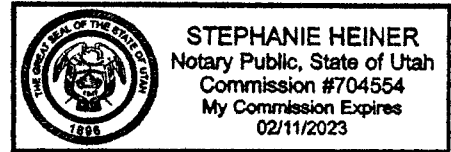
Tony Hill  
Trustee

STATE OF UTAH )  
 : ss.  
COUNTY OF Davis )

On July 19, 2021 personally appeared before me Tony Hill, who duly acknowledged to me that he executed the foregoing instrument on behalf of the ROAM Public Infrastructure District No. 1 in the capacity of Trustee.

My Commission Expires:  
02/11/2023

Stephanie Heiner  
Notary Public  
Residing at: Layton, Utah



**Exhibit A**  
**District Boundaries**

A parcel of land, situate in the Southwest Quarter of Section 24, the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, said parcel also located in Morgan County, Utah. Being more particularly described as follows:

Beginning at a point along the North line of said Section 25, said point being South  $89^{\circ}43'35''$  East 899.48 feet along the section line from the Northwest Corner of said Section 25 and running thence:

North  $69^{\circ}02'40''$  East 390.18 feet to the westerly line of Rollins Ranch Phase 4B Subdivision;

thence along said westerly line of Rollins Ranch Phase 4B Subdivision the following six (6) courses and distances:

- 1) South  $05^{\circ}13'53''$  East 192.36 feet (191.80 feet Record);
- 2) South  $41^{\circ}45'22''$  East 110.48 feet;
- 3) North  $72^{\circ}46'57''$  East 66.68 feet;
- 4) South  $05^{\circ}21'11''$  East 122.44 feet;
- 5) southerly 218.22 feet along the arc of a 442.00-foot radius tangent curve to the right (center bears South  $84^{\circ}38'49''$  West and the long chord bears South  $08^{\circ}47'26''$  West 216.01 feet with a central angle of  $28^{\circ}17'13''$ );
- 6) southerly 510.29 feet along the arc of a 356.50-foot radius curve to the left (center bears South  $67^{\circ}03'58''$  East and the long chord bears South  $18^{\circ}04'21''$  East 467.83 feet with a central angle of  $82^{\circ}00'46''$ ) to and along the westerly boundary of Rollins Ranch Phase 4A Subdivision;

thence South  $04^{\circ}15'30''$  East 39.46 feet along the said westerly boundary of Rollins Ranch Phase 4A to the North line of that property owned by Cottonwood Mutual Water Company;

thence along said property owned by Cottonwood Mutual Water Company the following two (2) courses and distances:

- 1) North  $89^{\circ}47'45''$  West 87.99 feet;
- 2) South  $00^{\circ}11'51''$  West 61.67 feet to the North line of Paul Warner Subdivision;

thence along the North and West lines of Paul Warner Subdivision the following two (2) courses and distances:

- 1) West 389.73 feet;
  - 2) South  $00^{\circ}09'14''$  East 230.00 feet;
- thence South  $89^{\circ}43'47''$  West 127.49 feet;

thence North  $00^{\circ}16'13''$  West 62.59 feet;

thence South  $89^{\circ}43'47''$  West 75.04 feet;

thence South  $89^{\circ}53'27''$  West 407.03 feet;

thence westerly 74.72 feet along the arc of a 220.00-foot radius tangent curve to the right (center bears North  $00^{\circ}06'33''$  West and the long chord bears North  $80^{\circ}22'47''$  West 74.36 feet with a central angle of  $19^{\circ}27'33''$ );

thence North  $70^{\circ}39'00''$  West 29.31 feet;

thence North  $74^{\circ}05'45''$  West 91.51 feet;

thence northwesterly 102.77 feet along the arc of a 228.35-foot radius non-tangent curve to the right (center bears North  $19^{\circ}25'17''$  East and the long chord bears North  $57^{\circ}41'10''$  West 101.90 feet with a central angle of  $25^{\circ}47'06''$ );

thence northwesterly 113.54 feet along the arc of a 250.00-foot radius non-tangent curve to the left (center bears South  $45^{\circ}22'18''$  West and the long chord bears North  $57^{\circ}38'21''$  West 112.57 feet with a central angle of  $26^{\circ}01'18''$ );

thence North  $70^{\circ}39'00''$  West 457.67 feet to the easterly right-of-way line of Trappers Loop Road (Highway 167);

thence along said easterly right-of-way line the following seven (7) courses and distances:

- 1) North  $11^{\circ}33'46''$  East 104.25 feet;
- 2) North  $54^{\circ}11'41''$  East 488.90 feet;
- 3) North  $49^{\circ}59'43''$  East 370.62 feet;
- 4) northeasterly 97.16 feet along the arc of a 918.51-foot radius non-tangent curve to the left (center bears North  $48^{\circ}03'19''$  West and the long chord bears North  $38^{\circ}54'52''$  East 97.05 feet with a central angle of  $06^{\circ}03'22''$ );
- 5) South  $39^{\circ}45'59''$  East 34.71 feet;
- 6) North  $69^{\circ}02'40''$  East 491.53 feet to the Point of Beginning.

Contains: 1,480,419 square feet or 33.986 acres.

**Property Owner Consent to Bonds**

I hereby acknowledge and consent to ROAM Public Infrastructure District No. 1 ("District No. 1") issuing Limited Tax Bonds (the "Bonds") in a principal amount not to exceed Eight Million Dollars (\$8,000,000) for the purpose of paying all or a portion of the costs of public infrastructure, as permitted under Title 17B of the Utah Code Annotated 1953, as amended (the "Act").

I hereby acknowledge and consent to the incurrence of the obligation of ROAM Public Infrastructure District No. 2 ("District No. 2" and together with District No. 1, the "Districts") relating to the Bonds, including under any pledge agreement with District No. 1, in a principal amount not to exceed Eight Million Dollars (\$8,000,000) and treatment of such obligation as a bond for purposes of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended.

I hereby consent to the authorization and issuance of the Bonds due and payable with a term not to exceed forty (40) years from the date of issuance of the Bonds. I acknowledge and consent to the Bonds being repaid from property taxes assessed against properties within the boundaries of the Districts, subject to a maximum mill levy of .006 per dollar of taxable value of taxable property in each respective District and that such mill levy may be imposed for the repayment of the Bonds for a period of up to forty (40) years from the year of the first imposition of a mill levy for the Bonds.

I acknowledge that pursuant to Section 17D-4-301 of the Act, this consent to the issuance of the Bonds is sufficient to meet any statutory or constitutional election requirement necessary for the issuance of the limited tax bond. I further acknowledge that such bonds may, without further election or consent of property owners or registered voters, be converted by the Districts to general obligation bonds, in accordance with the provisions of the Act.

There are no registered voters residing within the boundaries of the Districts. I am authorized to sign on behalf of the below entity.

**STAKER & PARSON COMPANIES**

Jake Goodliffe  
By: Jake Goodliffe  
Its: Vice President

STATE OF UTAH )

ss:

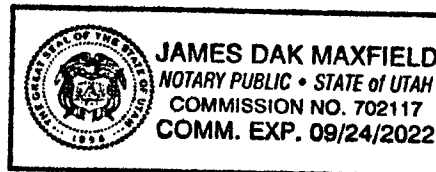
COUNTY OF Weber )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2021,  
by Jake Goodliffe.

James D. Maxfield  
NOTARY PUBLIC

Residing at: Clinton, UT

My Commission Expires: 24 Sep 2022



Property Owner Consent to Bonds

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There are no registered voters residing within the boundaries of the Districts. I am authorized to sign on behalf of the below entity.

CW ROAM, LLC

By: [Signature]  
Its: Colin H. Wright  
Manager

STATE OF UTAH )

ss:

COUNTY OF Davis )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 2021,  
by Colin H. Wright.

[Signature]

NOTARY PUBLIC

Residing at: Davis County, Layton, UT

My Commission Expires: 02/11/2023

