Recorded at the request of:

STATE OF UTAH

COUNTY OF WASHINGTON

Olympia Public Infrastructure District No. 1 c/o Snow Jensen & Reece, PC, District Counsel 912 West 1600 South, Ste. B200 St. George, UT 84770 14235364 B: 11488 P: 6703 Total Pages: 6 05/02/2024 08:14 AM By: tpham Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: SNOW JENSEN & REECE 912 W 1600 S STE B200SAINT GEORGE, UT 847707214

NOTICE AND DISCLOSURE TO PURCHASERS OLYMPIA PUBLIC INFRASTRUCTURE DISTRICT NO. 1

This Notice and Disclosure to Purchasers ("Disclosure") is provided in connection with that certain Amended and Restated Governing Document for Olympia Public Infrastructure District Nos. 1 through 7 ("Governing Document") dated April 26, 2023. A copy of the Governing Document for the District is on file with the office of Herriman City, recorded in the office of the recorder for Salt Lake County.

NOTICE IS HEREBY GIVEN that all property within the District Boundaries described in EXHIBIT 1 to this Disclosure are located within the Olympia Public Infrastructure District No. 1 (hereafter the "District"). The District may finance and repay infrastructure and other improvements through the levy of a property tax on District property, including on the Property conveyed to the Buyer under the REPC. The District may also rely on other revenue sources as authorized by law, including assessments, fees, penalties, or charges imposed on the real property within the District boundaries.

The maximum debt mill levy of the District is **0.004 per dollar** of taxable value of taxable property in the District, subject to adjustment as provided in Section 17D-4-301(8), Utah Code, as may be amended from time to time. The maximum debt mill levy may be amended pursuant to a governing document amendment as provided under Section 17D-4-202, Utah Code.

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 \$400 for the duration of the District's Bonds.

Debt of the District may be converted to a general obligation bond upon the fulfillment of certain conditions of Section 17D-4-301, Utah Code, as may be amended from time to time. Such conversion may occur without any election or consent of property owners or registered voters.

OLYMPIA PUBLIC INFRASTRUCTURE
DISTRICT NO. 1

Matthew J. Ence
Snow Jensen & Reece, PC, District Counsel

On the 1st day of May, 2024, personally appeared before me Matthew J. Ence, whose identity is personally known to me, or was proven on the basis of satisfactory evidence, and who by me duly sworn did say that he is an attorney for Olympia Public Infrastructure District No. 1 and signed the foregoing notice on said district's behalf.

NATASHA ASMUS
Notary Public, State of Utah
Commission # 724483
My Commission Expires On
May 05, 2026

ss:

)

EXHIBIT 1

26-34-201-003;	BOUNDARIES OF
26-34-201-004:	BOOMB/MCIES OF
26-34-226-005:	OLYMPIA PUBLIC INFRASTRUCTURE DISTRICT NO. 1
,	
26-34-276-020	

Parcel A:

A parcel of land, situate in the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at the Northwest Corner of said Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°48'53" East 641.53 feet along the section line;

thence South 00°30'22" East 1,659.72 feet to the extension of the Northerly Boundary Line of Blackhawk Estates Plat "C", recorded as Entry No. 11719743 in Book 2013P at Page 178 in the Office of the Salt Lake County Recorder;

thence along the extension of and said Northerly Boundary Line of Blackhawk Estates Plat "C" the following six (6) courses:

- (1) South 56°51'10" West 333.53 feet;
- (2) South 68°38'27" West 95.94 feet;
- (3) South 56°30'13" West 98.90 feet;
- (4) South 51°26'05" West 67.14 feet;
- (5) South 41°54'31" West 111.54 feet;
- (6) South 48°31'38" West 48.11 feet to the easterly boundary line of Herriman City property, recorded in that certain Special Warranty Deed as Entry No. 14173324 in Book 11455 at Page 6660 in the Office of the Salt Lake County Recorder;

thence along said easterly boundary line the following eight (8) courses:

- (1) North 00°14'11" East 632.48 feet;
- (2) Northwesterly 477.34 feet along the arc of a 700.00 foot radius curve to the left (center bears North 89°45'49" West and the chord bears North 19°17'57" West 468.15 feet with a central angle of 39°04'16"):
 - (3) North 38°50'05" West 107.36 feet;
- (4) Northerly 206.92 feet along the arc of a 156.00 foot radius curve to the right (center bears North 51°09'55" East and the chord bears North 00°50'11" West 192.08 feet with a central angle of 75°59'48");
- (5) Northeasterly 346.46 feet along the arc of a 750.00 foot radius curve to the left (center bears North 52°50'17" West and the chord bears North 23°55'41" East 343.39 feet with a central angle of 26°28'04");

14235364 B: 11488 P: 6704 Page 2 of 6

- (6) Northeasterly 20.89 feet along the arc of a 15.00 foot radius curve to the right (center bears South 79°18'20" East and the chord bears North 50°35'21" East 19.24 feet with a central angle of 79°47'22");
 - (7) South 89°30'58" East 15.07 feet;
 - (8) North 00°16'16" East 414.46 feet to the section line;

thence South 89°30'06" East 9.02 feet along the section line to the point of beginning.

Contains 1,275,556 Square Feet or 29.282 Acres

Parcel B:

A parcel of land, situate in the Northeast and Northwest Quarters of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point on the westerly boundary line of Herriman City property, recorded in that certain Special Warranty Deed as Entry No. 14173324 in Book 11455 at Page 6660 in the Office of the Salt Lake County Recorder, said point being North 89°30'06" West 155.06 feet along the section line from the Northwest Corner of said Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said westerly boundary line the following fifteen (15) courses:

- (1) South 00°15'35" West 349.37 feet;
- (2) South 05°43'01" West 55.05 feet;
- (3) South 03°28'45" West 111.97 feet;
- (4) Southwesterly 195.07 feet along the arc of a 650.00 foot radius curve to the right (center bears North 69°32'03" West and the chord bears South 29°03'48" West 194.34 feet with a central angle of 17°11'42");
- (5) Southwesterly 53.22 feet along the arc of a 70.81 foot radius curve to the right (center bears North 50°17'55" West and the chord bears South 61°13'54" West 51.97 feet with a central angle of 43°03'38");
 - (6) South 42°22'52" West 240.07 feet;
- (7) Southwesterly 7.76 feet along the arc of a 100.00 foot radius curve to the right (center bears North 49°50'27" West and the chord bears South 42°22'52" West 7.75 feet with a central angle of 04°26'36");
 - (8) South 44°36'10" West 7.65 feet;
 - (9) South 45°23'50" East 73.50 feet;
 - (10) North 44°36'10" East 22.12 feet;

14235364 B: 11488 P: 6705 Page 3 of 6

- (11) Northeasterly 33.61 feet along the arc of a 30.00 foot radius curve to the right (center bears South 45°23'50" East and the chord bears North 76°42'06" East 31.88 feet with a central angle of 64°11'52");
- (12) Southeasterly 203.64 feet along the arc of a 360.50 foot radius curve to the right (center bears South 18°48'01" West and the chord bears South 55°01'02" East 200.94 feet with a central angle of 32°21'54");
 - (13) South 38°50'05" East 47.56 feet;
- (14) Southeasterly 409.15 feet along the arc of a 600.00 foot radius curve to the right (center bears South 51°09'55" West and the chord bears South 19°17'57" East 401.27 feet with a central angle of 39°04'16");
- (15) South 00°14'11" West 716.60 feet; to the Northerly Boundary Line of Blackhawk Estates Plat "C", recorded as Entry No. 11719743 in Book 2013P at Page 178 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line the following three (3) courses:

- (1) South 54°24'10" West 50.95 feet;
- (2) South 44°19'04" West 94.58 feet;
- (3) South 72°52'33" West 99.94 feet to the Northerly Boundary Line of Blackhawk Estates Plat "B", recorded as Entry No. 11386427 in Book 2012P at Page 53 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of Blackhawk Estates Plat "B" the following six (6) courses:

- (1) South 72°52'34" West 12.55 feet;
- (2) South 82°11'10" West 94.89 feet;
- (3) South 86°16'00" West 83.86 feet;
- (4) South 66°09'21" West 95.83 feet;
- (5) South 58°13'58" West 137.09 feet;
- (6) South 78°13'01" West 40.13 feet to the Northwest Corner of said Blackhawk Estates Plat "B";

thence South 12°44'34" East 10.64 feet along said Westerly Boundary Line of Blackhawk Estates Plat "B" to the Northerly Boundary Line of Western Creek PUD Plat A, recorded as Entry No. 10946923 in Book 2010P at Page 76 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of said Western Creek PUD Plat A the following three (3) courses:

- (1) South 78°07'21" West 16.66 feet;
- (2) South 57°11'41" West 95.42 feet;

(3) South 73°50'10" West 172.86 feet to the Northerly Boundary Line of Western Creek Plat B, recorded as Entry No. 11429199 in Book 2012P at Page 92 in the Office of the Salt Lake County Recorder;

thence along said Northerly Boundary Line of Western Creek Plat B the following two (2) courses:

- (1) South 73°27'12" West 291.53 feet;
- (2) South 80°15'09" West 106.78 feet to the 1/16 section line;

thence North 00°10'11" East 1,342.77 feet along the 1/16 section line to the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 34, monumented with a rebar and cap stamped "5251295";

thence North 89°31'34" West 96.25 feet along the 1/16 section line;

thence Northeasterly 15.66 feet along the arc of a 17.00 foot radius curve to the right (center bears South 52°47'09" East and the chord bears North 63°36'17" East 15.11 feet with a central angle of 52°46'53");

thence North 89°59'44" East 163.97 feet;

thence Southeasterly 26.75 feet along the arc of a 17.00 foot radius curve to the right (center bears South 00°00'16" East and the chord bears South 44°55'08" East 24.08 feet with a central angle of 90°10'17");

thence North 89°52'17" East 47.00 feet;

thence South 00°10'01" West 70.38 feet;

thence North 89°59'44" East 83.33 feet;

thence South 00°10'01" West 445.20 feet;

thence South 89°49'59" East 81.67 feet;

thence Southeasterly 70.92 feet along the arc of a 455.00 foot radius curve to the left (center bears South 89°49'59" East and the chord bears South 04°17'53" East 70.84 feet with a central angle of 08°55'48");

thence North 81°14'13" East 55.00 feet;

thence Northwesterly 62.34 feet along the arc of a 400.00 foot radius curve to the right (center bears North 81°14'13" East and the chord bears North 04°17'53" West 62.28 feet with a central angle of 08°55'48");

thence South 89°44'27" East 215.55 feet;

thence North 00°15'33" East 59.21 feet;

thence South 89°47'33" East 156.44 feet;

thence Northwesterly 74.44 feet along the arc of a 677.50 foot radius curve to the right (center bears North 83°52'19" East and the chord bears North 02°58'50" West 74.40 feet with a central angle of 06°17'42");

thence North 00°10'01" East 367.08 feet;

thence Northeasterly 16.48 feet along the arc of a 50.00 foot radius curve to the right (center bears South 89°49'41" East and the chord bears North 09°36'52" East 16.41 feet with a central angle of 18°53'05");

thence South 89°58'24" West 262.94 feet;

thence North 00°04'33" West 407.95 feet;

thence Northwesterly 118.39 feet along the arc of a 522.50 foot radius curve to the left (center bears South 12°54'22" West and the chord bears North 83°35'06" West 118.13 feet with a central angle of 12°58'55");

thence South 89°55'27" West 20.84 feet;

thence North 00°04'33" West 258.66 feet;

thence North 89°32'10" West 432.97 feet;

thence South 00°04'33" East 672.19 feet to the 1/16 section line;

thence North 89°31'34" West 1,499.79 feet along said 1/16 section line;

thence North 00°01'53" West 757.92 feet;

thence North 89°32'10" West 2.61 feet;

thence Northeasterly 12.60 feet along the arc of a 30.00 foot radius curve to the left (center bears North 65°57'29" West and the chord bears North 12°00'19" East 12.51 feet with a central angle of 24°04'24");

thence North 00°01'53" West 556.05 feet to the section line;

thence South 89°30'06" East 2,779.07 feet along the section line to the point of beginning.

Contains 4,439,780 Square Feet or 101.923 Acres

14235364 B: 11488 P: 6708 Page 6 of 6