

14263278 B: 11504 P: 481 Total Pages: 4  
07/11/2024 03:10 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

WHEN RECORDED MAIL TO:

Olympia Ranch 4, LLC  
Attn: Ryan Button  
527 E. Pioneer Road, Suite 200  
Draper, Utah 84020

File No. 178077-CPI

**PROPERTY OWNER CONSENT TO BONDS**

In Reference to Tax ID Number(s):

20-34-220-02, 20-34-270-022

## **Property Owner Consent to Bonds**

I, the undersigned property owner (the "Owner"), hereby consent to:

(1) The annexation of my real property, identified below as the Subject Property, into one or more of the Olympia Public Infrastructure District Nos. 1-7 (the "Districts"), and consent to any petition filed with the Board of Trustees of such Districts seeking such annexation; and

(2) One or more of the Districts, into which the Subject Property may be annexed, issuing Limited Tax Bonds (the "Bonds") in an amount permitted by law and by the Districts' Governing Document, as amended, for the purpose of paying all or a portion of the costs of public infrastructure, as permitted under Title 17B and Title 17D, Chapter 4 of the Utah Code Annotated 1953, as amended (collectively, the "Act"), and 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 fees, assessments, and property taxes assessed against properties within the boundaries of the District, including the Subject Property, subject to a maximum mill levy of 0.004 per dollar of taxable value of taxable property in the District. I further acknowledge that this consent is binding upon successors in interest to the Subject Property and valid for ten (10) years.

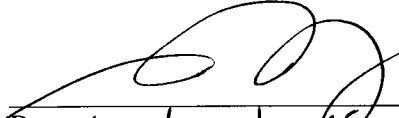
I acknowledge that the Districts are authorized to impose certain Contract Fees (the "Contract Fees") to finance public infrastructure within and without such Districts. Olympia Public Infrastructure District No. 1 (the "District No. 1") intends to impose Contract Fees in the amount of not more than \$15,000.00 for calendar year 2024, which shall increase by 3% on January 1, 2026, and on January 1 of each calendar year thereafter for the repayment of bonds (the "Contract Fee Bonds" and together with the Limited Tax Bonds, the "Bonds"). I further acknowledge, and consent to be bound by, future Contract Fee resolutions adopted by the Districts.

I further acknowledge that on January 22, 2024, District No. 1 adopted parameters resolutions relating to the issuance of the Bonds (collectively, the "Parameters Resolutions"). The Undersigned hereby irrevocably waives any right to contest, protest, or challenge (1) the validity of the creation and establishment of the Districts, (2) annexation of the Subject Property into one or more Districts, as applicable, (3) the validity or enforceability of the Contract Fees, or (4) and the adoption of the Parameters Resolutions.

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

I, the undersigned Owner, am the title owner of record in the parcels listed in EXHIBIT A (the "Subject Property"). I understand that this consent may be recorded in the files of the appropriate County Recorder, as notice to successors in interest and others. There are no registered voters residing within the boundaries of the Subject Property. The signer hereof is authorized to execute this Consent on behalf of the Owner.

EDGE HOMES UTAH, LLC, a Utah limited liability company, as property owner of the Subject Property

  
By: Gordon Jones  
Its: Manager

STATE OF Utah )  
COUNTY OF Salt Lake <sup>SS:</sup> )

On the 9 day of July, 2024, personally appeared before me Gordon Jones, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he/she is the Manager of EDGE HOMES UTAH, LLC, a Utah limited liability company, and that the foregoing document was signed on behalf of said limited liability company, and that he/she acknowledged to me that said limited liability company executed the same.



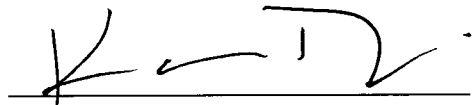
  
NOTARY PUBLIC  
Residing at: Lehi, UT  
My Commission Expires: 03/24/2027

Exhibit A to Property Owner Consent to Bonds

(Subject Property)

A parcel of land situate in the Northeast Quarter 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 being North 89°30'06" West 1,001.49 feet along the section line and South 683.15 feet from the Northeast Corner of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°32'10" East 206.97 feet; thence Southeasterly 307.56 feet along the arc of a 523.50 foot radius curve to the right (center bears South 00°27'50" West and the chord bears South 72°42'19" East 303.15 feet with a central angle of 33°39'41"); thence Southeasterly 120.08 feet along the arc of a 68.50 foot radius curve to the right (center bears South 35°26'36" West and the chord bears South 04°20'10" East 105.29 feet with a central angle of 100°26'28"); thence South 44°36'10" West 7.96 feet; thence South 45°23'50" East 133.50 feet; thence North 44°36'10" East 22.12 feet; thence Southeasterly 186.69 feet along the arc of a 330.50 foot radius curve to the right (center bears South 18°48'01" West and the chord bears South 55°01'02" East 184.22 feet with a central angle of 32°21'54"); thence South 38°50'05" East 47.56 feet; thence Southeasterly 117.49 feet along the arc of a 570.00 foot radius curve to the right (center bears South 51°09'55" West and the chord bears South 32°55'46" East 117.29 feet with a central angle of 11°48'37"); thence Southeasterly 142.71 feet along the arc of a 300.00 foot radius curve to the right (center bears South 62°58'49" West and the chord bears South 13°23'30" East 141.37 feet with a central angle of 27°15'22"); thence South 00°14'11" West 66.62 feet; thence North 89°48'15" West 202.47 feet; thence Southeasterly 58.65 feet along the arc of a 277.50 foot radius curve to the right (center bears South 78°09'01" West and the chord bears South 05°47'43" East 58.54 feet with a central angle of 12°06'31"); thence South 00°15'33" West 234.99 feet; thence Southwesterly 97.38 feet along the arc of a 50.00 foot radius curve to the right (center bears North 89°28'54" West and the chord bears South 56°18'51" West 82.70 feet with a central angle of 111°35'31"); thence Northwesterly 21.62 feet along the arc of a 30.00 foot radius curve to the left (center bears South 22°06'36" West and the chord bears North 88°32'01" West 21.15 feet with a central angle of 41°17'14"); thence South 70°49'22" West 99.65 feet; thence Southwesterly 33.75 feet along the arc of a 177.50 foot radius curve to the right (center bears North 19°10'38" West and the chord bears South 76°16'10" West 33.70 feet with a central angle of 10°53'35"); thence Southwesterly 23.48 feet along the arc of a 15.00 foot radius curve to the left (center bears South 08°17'03" East and the chord bears South 36°52'20" West 21.16 feet with a central angle of 89°41'14"); thence South 71°43'45" West 55.83 feet; thence Northwesterly 106.21 feet along the arc of a 677.50 foot radius curve to the right (center bears North 81°11'04" East and the chord bears North 04°19'27" West 106.10 feet with a central angle of 08°58'57"); 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 228.66 feet to the point of beginning. (aka proposed Mt. Rainier at Olympia Phase 1)