STATE OF UTAH

OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 ANNEXATION located in IRON COUNTY, dated JANUARY 7, 2026, complying with §67-1a-6.5, 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 annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 ANNEXATION located in IRON COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 20th day of FEBRUARY, 2026 at Salt Lake City, Utah.

DEIDRE M. HENDERSON
Lieutenant Governor

Certificate # 203153

NOTICE OF IMPENDING BOUNDARY ACTION

Annexation #1

by

BZI Innovation Park Public Infrastructure District No. 1

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the Board of Trustees of BZI Innovation Park Public Infrastructure District (the "Board"), at a special meeting of the Board, duly convened pursuant to notice, and, pursuant to Utah Code Ann. §17D-4-201(3)(a) and other applicable provisions of Utah law, effective January 7, 2025, adopted a *Resolution to Annex Approximately 652.37 Acres*, a true and correct copy of which is attached as EXHIBIT "A" hereto and incorporated by this reference herein (the "Annexation Resolution").

A copy of the Final Local Entity Plat – Annexation #1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-73-507, approved as a final local entity plat by the Utah County Surveyor, is attached along with the legal description of the affected property, as EXHIBIT "B", hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation by the District, as more particularly described in the Annexation Resolution, have been met. The annexation is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. § 67-1a-6.5.

DATED this 7th day of January 2026.

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1

Drake Howell, Chair

STATE OF UTAH)
:ss.
COUNTY OF IRON)

NORMA MATA STORCH
Notary Public State of Utah
Comm. No. 740218
My Commission Expires on
Nov 18, 2028

On the 12 day of January, 2026, personally appeared before me Drake Howell, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this NOTICE OF IMPENDING BOUNDARY ACTION, and acknowledged that he executed the same voluntarily for its stated purpose on behalf of BZI Innovation Park Public Infrastructure District No. 1 pursuant to his authority by law as its duly appointed chair.

NOTARY PUBLIC

STATE OF UTAH)
: ss.
County of Iron)

I, Stephen Sansom, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of BZI Innovation Park Public Infrastructure District No. 1 ("the District"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on January 7, 2026, commencing at the hour of 3:00 p.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on January 7, 2026.

By: _____
Stephen Sansom, Secretary/Clerk

State of Utah County of Iron
The foregoing instrument was acknowledged before me this 8 day of January, 2026, by Stephen Sansom
Eve Harker
Notary Name Here, Notary Public
My Commission Expires 3/11/27

EVE HARKER
Notary Public - State of Utah
Commission Number: 728839
My Commission Expires on
March 11, 2027

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE "DISTRICT") TO CERTIFY A PETITION FOR ANNEXING APPROXIMATELY 652.37 ACRES INTO THE DISTRICT (ANNEXATION NO. 1); AUTHORIZING THE PLAT AND OTHER DOCUMENTS IN CONNECTION THEREWITH; AUTHORIZING THE PUBLICATION OF NOTICE OF THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, it is anticipated that a petition (the "Petition") will be filed with the District requesting and consenting to the annexation of approximately 652.37 acres pursuant to Utah Code §17D-4-201(3)(a) of the Public Infrastructure District Act, Title 17D, Chapter 4 of the Utah Code (the "PID Act") and relevant portions of the Limited Purpose Local Government Entities - Special Districts, Title 17B (together with the PID Act, the "Act"); and

WHEREAS, the Petition contains the consenting signatures of 100% of the surface property owners (hereafter the "Property Owners") within the area proposed to be annexed; and

WHEREAS, there are no registered voters within the area to be annexed;

WHEREAS, the area to be annexed under this resolution is particularly described in the Petition attached as Exhibit B to this Resolution and is hereafter referred to as the "Property"; and

WHEREAS, with the filing of the Petition, the Act allows the District to annex the Property by adopting a resolution to withdraw the area, provided that the governing document of the District (hereafter the "Governing Document") allows for the annexation; and

WHEREAS, the Governing Document defines an annexation area within which the District may annex property without seeking further consent or approval from the District's creating entity; and

WHEREAS, the Property is within the allowable future annexation area as defined in the Governing Document; and

WHEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated, and submitted to the Office of the Lieutenant Governor of the State of Utah a Notice of Impending Boundary Action attached hereto as Exhibit C (the "Boundary Notice") and Final Local Entity Plat for Annexation No. 1 (the "Annexation Plat").

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

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and by officers of the Board directed toward the withdrawal of the Property, are hereby ratified, approved and confirmed.

2. The Property, which is particularly described and shown on the Annexation Plat, is hereby withdrawn from the District.

3. Notice of this Resolution may be published in substantially the following form:

NOTICE OF DISTRICT ANNEXATION

NOTICE IS HEREBY GIVEN pursuant to Section 313, Chapter 1, Title 17B, Utah Code Annotated 1953, that on January 7, 2026, the Board of Trustees (the "Board") of BZI Innovation Park Public Infrastructure District No. 1 (the "District") adopted a resolution to annex the following particularly described property in Utah County, State of Utah:

PARCEL #1:

BEGINNING AT A POINT LOCATED S.88°55'47"E. ALONG THE SECTION LINE 1131.81 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M, THENCE S.88°55'47"E. ALONG THE SECTION LINE 1521.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE S.88°55'40"E. ALONG THE SECTION LINE 51.13 FEET, THENCE S.43°39'53"E. 121.01 FEET, THENCE N.89°00'07"W. 57.03 FEET, THENCE S.00°59'53"W. 73.25 FEET, THENCE S.89°00'07"E. 99.25 FEET, THENCE N.00°59'53"E. 30.53 FEET, THENCE S.43°39'53"E. 1146.70, THENCE S.43°39'53"E. 2208.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 764.49 FEET A DISTANCE OF 165.95 FEET (THE CHORD OF SAID CURVE BEARS S.16°36'34"E. 165.62 FEET), THENCE S.46°22'39"W. 655.41 FEET, THENCE N.43°37'21"W. 1225.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS N.01°22'39"E. 49.50 FEET), THENCE N.46°22'39"E. 20.72 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 23.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.68°35'06"E. 22.68 FEET), THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 71.50 FEET A DISTANCE OF 335.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.43°37'21"W. 102.14 FEET), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 23.26 FEET (THE CHORD OF SAID CURVE BEARS S.24°10'11"W. 22.68 FEET), THENCE S.46°22'39"W. 1792.39 FEET, THENCE N.43°37'21"W. 1010.66 FEET, THENCE N.46°22'39"E. 555.49 FEET, THENCE N.00°03'47"E. 469.14 FEET, THENCE N.89°56'13"W. 498.00 FEET, THENCE S.00°03'47"W. 607.47 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 335.00 FEET A DISTANCE OF 187.51 FEET (THE CHORD OF SAID CURVE BEARS S.16°05'53"W. 185.07 FEET) THENCE S.43°37'21"E. 1161.28 FEET, THENCE S.46°22'39"W. 746.57 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF

SAID CURVE BEARS N.88°37'21"W. 42.43 FEET), THENCE N.43°37'21"W. 578.50 FEET, THENCE S.46°22'39" W. 70.00 FEET, THENCE S.43°37'21"E. 578.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS S.01°22'39"W. 42.43 FEET) THENCE S.46°22'39"W. 997.44 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 61.40 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD (THE CHORD OF SAID CURVE BEARS N.83°22'06"W. 53.82 FEET), THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT WITH RADIUS OF 5679.30 FEET A DISTANCE OF 1261.19 FEET (THE CHORD OF SAID CURVE BEARS N.26°45'08"W. 1258.60 FEET), THENCE N.20°23'25"W. 334.75 FEET TO A NON-TANGENT CURVE, THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 2914.90 FEET A DISTANCE OF 508.96 FEET (THE CHORD OF SAID CURVE BEARS N.25°20'17"W. 508.31 FEET) THENCE N.30°17'49"W. 193.55 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS S.75°17'49"E. 49.50 FEET), THENCE N.59°42'11"E. 64.48 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 267.00 FEET A DISTANCE OF 62.14 FEET (THE CHORD OF SAID CURVE BEARS N.53°02'07"E. 62.00 FEET), THENCE N.46°22'03"E. 324.62 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 267.00 FEET A DISTANCE OF 215.78 FEET (THE CHORD OF SAID CURVE BEARS N.23°12'55"E. 209.96 FEET), THENCE N.00°03'47"E. 98.53 FEET, THENCE N.00°03'47"E. 42.57 FEET, THENCE S.89° 56'13"E. 66.00 FEET, THENCE N.00°03'47"E 114.74 FEET, THENCE S.89° 56'13"E. 511.00 FEET, THENCE N.00°03'47"E. 1957.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 253.41 ACRES OF LAND

PARCEL 2:

BEGINNING AT A POINT LOCATED S.89°37'29"E. ALONG THE TOWNSHIP LINE 1350.25 FEET AND N.0°22'31"E. 14.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M, THENCE N.46°22'39"E. 817.86 FEET, THENCE S.43°39'53"E. 2579.94 FEET, THENCE N.89°36'21"W. 5124.17 FEET, THENCE S.00°38'06"E. 867.62 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD, THENCE N.49°18'29"W. ALONG SAID RIGHT-OF-WAY LINE 2328.17 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5679.70 FEET A DISTANCE OF 1123.56 FEET TO A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.43°38'28"W.1121.73 FEET), THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 5783.14 FEET A DISTANCE OF 323.57 FEET TO A POINT OF CURVE (THE CHORD OF SAID CURVE BEARS N.36°20'30"W. 323.53 FEET), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A

RADIUS OF 35.00 FEET A DISTANCE OF 49.53 FEET (THE CHORD OF SAID CURVE BEARS N.05°50'02"E. 45.50 FEET), THENCE N.46°22'39"E. 3577.22 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS S.88°37'21"E. 49.50 FEET), THENCE S.43°37'21"E. 1571.03 FEET, THENCE S.43°37'21"E. 2528.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING IRON COUNTY PARCEL E-0144-0005-0000 (CONTAINS 2.00 ACRES)

CONTAINS 398.96 ACRES OF LAND.

TOTAL AREA OF PARCELS 1 AND 2 EQUALS 652.37 ACRES OF LAND.

NOTICE IS FURTHER GIVEN that any person in interest may file an action in district court to contest the regularity, formality, or legality of the Resolution within 30 days after the first date of publication (hereafter the "30-Day Contest Period"). If the Resolution is not contested by filing an action in district court within the 30-Day Contest Period, no person may contest the regularity, formality, or legality of the Resolution after the expiration of the 30-Day Contest Period.

4. The Board does hereby authorize the Chair (or Vice-Chair) to execute the Boundary Notice in substantially the form attached as Exhibit C, the Annexation Plat, and such other documents as shall be required to accomplish the actions contemplated herein on behalf of the Board for submission to the Office of the Lieutenant Governor of the State of Utah.

5. Prior to certification of the withdrawal of the Property by the Office of the Lieutenant Governor of the State of Utah, the Board does hereby authorize any Board Member, the District General Counsel, or the District's surveyor, to make any corrections, deletions, or additions to 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 the provisions of the laws of the State of Utah or the United States.

6. 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.

7. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

8. This Resolution shall be effective upon passage by the Board of Trustees (hereafter the "Effective Date").

PASSED AND ADOPTED by the Board of Trustees of BZI Innovation Park Public Infrastructure District No. 1 effective as of the Effective Date set forth above.

BZI INNOVATION PARK PUBLIC
INFRASTRUCTURE DISTRICT NO. 1

Drake Howell

By:_____
Drake Howell, Chair

ATTEST:

Stephen Sansom

By:_____
Stephen Sansom, Secretary/Clerk

STATE OF UTAH)
: ss.
County of Iron)

I, Stephen Sansom, the undersigned duly qualified and acting secretary/clerk (or assistant secretary/clerk) of BZI Innovation Park Public Infrastructure District No. 1 ("the District"), do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the Board of Trustees (the "Board"), had and taken at a lawful meeting of the Board on January 7, 2026, commencing at the hour of 3:00 p.m., as recorded in the regular official book of the proceedings of the Board kept in the District office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held, and the persons therein were present at said meeting as therein shown.

All members of the Board were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, on January 7, 2026.

By: _____
Stephen Sansom, Secretary/Clerk

State of Utah County of Iron
The foregoing instrument was acknowledged before me this 8 day of January, 2026, by Stephen Sansom
Eve Harker
Notary Name Here, Notary Public
My Commission Expires 3/11/27

EVE HARKER
Notary Public - State of Utah
Commission Number: 728839
My Commission Expires on
March 11, 2027

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Stephen Sansom, the undersigned clerk (or assistant clerk) of BZI Innovation Park Public Infrastructure District No. 1 (the "the District"), do hereby certify that I gave written public notice of the agenda, date, time and place of the special meeting held by the Board of Trustees of the District (the "Board") on January 7, 2026, not less than 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, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location 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; and

(b) By 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.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this January 7, 2026.

Stephen Sansom

By:_____
Stephen Sansom, Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Amended Public Notice and Agenda

General Information

Government Type:

Special Service District

Entity:

BZI Innovation Park Public Infrastructure District No. 1

Public Body:

BZI Innovation Park Public Infrastructure District No. 1 Board

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

Amended Public Notice and Agenda

Notice Tags:

Bonds

Notice Type(s):

Notice, Meeting, Hearing, Bond

Event Start Date & Time:

January 7, 2026 03:00 PM

Description/Agenda:

PUBLIC NOTICE AND AGENDA
BZI Innovation Park Public Infrastructure District
Board of Trustees
Public Hearing and Meeting

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT WILL HOLD A MEETING ON JANUARY 7, 2026, AT SNOW JENSEN & REECE, P.C., 912 W. 1600 S., SUITE B-200, ST. GEORGE, UTAH 84770
AT 3:00 P.M.

A. Call to Order

B. Public Comment

C. Public Hearing

    1. Bonds to be issued

D. Consent Items

1. Consider approval of the Board Meeting Minutes held on December 12, 2025

E. Action Items

1. Consider for approval of Resolution 2026-01 Annexation No. 1

2. Consider for approval of Resolution 2026-02, Withdrawal No. 1

F. Administrative Non-Action Items

G. Other Items From Board Members

H. Adjourn

Give Feedback

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Kristi Barker at 435-628-3688 at least one full business day before the meeting.
This meeting will be simulcast via Zoom so members of the Board and the public may participate electronically.
Motions relating to any of the items listed above, including final action, may be taken.
Meetings may be closed for reasons allowed by statute. This meeting can be accessed through Zoom at:

Join Zoom Meeting
https://us06web.zoom.us/j/83179173107?pwd=2j26fwgaEbJTMpeUHVbC43KYrZTcYO.1

Meeting ID: 831 7917 3107
Passcode: 681465

Notice of Special Accommodations (ADA):

The District complies with the Americans with Disabilities Act by providing accommodations and auxiliary communicative aids and services for all those in need of assistance. Persons requesting these accommodations for public meetings should call Kristi Barker at 435-628-3688 at least 24 hours before the meeting.

Give Feedback

Notice of Electronic or Telephone Participation:

Unless otherwise noted on the posted Agenda, meetings of the Board of Trustees will be held in person. For meetings held via videoconferencing or telephonic communication Trustees and other meeting participants and attendees will be able to participate remotely. Persons requesting video conference or telephonic accommodation for public meetings should call Kristi Barker at 435-628-3688 to make arrangements.

Meeting Information

Meeting Location:

912 W. 1600 S., SUITE B-200,
St George, UT 84770
Show in Apple Maps | Show in Google Maps

Contact Name:

Michael Jensen

Contact Email:

mjensen@snowjensen.com

Contact Phone:

4356283688

Notice Posting Details

Notice Posted On:

December 19, 2025 10:45 AM

Notice Last Edited On:

January 06, 2026 10:54 AM

Give Feedback

Download Attachments

File Name	Category	Date Added
audio1791690392.m4a	Audio Recording	2026/01/07 03:24 PM
2025 12 12 Meeting Minutes Special.docx	Meeting Minutes	2026/01/07 03:25 PM
Parameters Resolution (super) - BZI Innovation Park PID.docx	Public Information Handout	2025/12/19 10:45 AM
BZI PID 1 Res 2026-0 Withdrawal # 1 100625.jtk.docx	Public Information Handout	2026/01/07 03:21 PM

File Name	Category	Date Added
BZI PID 1 Res 2026-02 Annexation #1 010726 jtk mje.docx	Public Information Handout	2026/01/07 03:24 PM

Board/Committee Contacts

Member	Email	Phone
James Barlow	jamesbarlow@bzi.com	3252760766
Stephen Sansom	stephensansom@bzi.com	4356283688
Guy Nielsen	guynielson@bzi.com	4356283688
Ryan Obray	ryanobray@buildvisco.com	4356283688
Drake Howell	drakehowwel@bziinnovationpark.com	4356919478

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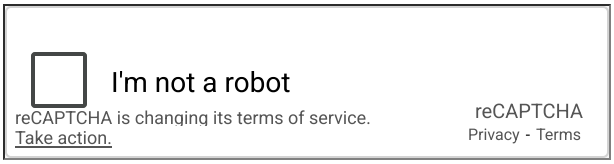
Subscription options will send you alerts regarding future notices posted by this Body.

Your Name:

John Smith

Your Email:

username@example.com



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Give Feedback

EXHIBIT B

ANNEXATION PETITION

PETITION TO ANNEX PROPERTY INTO
BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1

(Annexation #1)

TO: **BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1**, a Utah public infrastructure district

FROM: **IRON APEX HOLDINGS, LLC**, a Utah limited liability company

BZI INNOVATION PARK, LLC, a Utah limited liability company

Collectively, Iron Apex Holdings, LLC and BZI Innovation Park, LLC are referred to as the "Petitioner"

DATE: January 7, 2026

This Petition to Annex Property into BZI Innovation Park Public Infrastructure District No. 1 (the "**District**") is submitted in accordance with Title 17D, Chapter 4, Section 201(4)(a), Utah Code Annotated 1953.

Petitioner hereby petitions and consents to the annexation by the District of approximately 652.37 acres of property in Cedar City, Iron County, Utah, as more particularly described in EXHIBIT A (hereafter the "**Property**"). Petitioner acknowledges that upon receipt of this signed Petition, the District may enact a resolution to annex the Property.

The undersigned Petitioner is designated a sponsor, and the contact sponsor, of this Petition.

In support of this Petition, Petitioner affirmatively represents, acknowledges, and certifies the following matters:

1. When fully executed, this Petition contains the signatures of 100% of the surface property owners of the Property;

2. There are no registered voters residing in the Property;

3. The correct mailing address for Petitioner is provided on the signature page below;

4. Petitioner is the title owner of the Property as of the date of this Petition, and Petitioner will not convey any interest in any part of the Property within thirty (30) days of the date of this Petition (or following the recording of the annexation final local entity plat, in which case the conveyance is permitted);

5. Petitioner petitions and consents to the District's annexation of the Property that is particularly described in EXHIBIT A and generally shown in the map attached hereto as EXHIBIT B;

6. The Property so described is located within the approved Annexation Area of the District;

7. The Petitioner authorizes the recording of a final local entity plat and notice of impending boundary action on the Property to confirm the new District boundaries; and

Each individual who signs on behalf of a trust or business entity represents that he or she has authority to do so and to petition for the annexation on behalf of the trust or business entity, and further represents that there is no legal impediment to the trust or business entity's signing of this Petition.

This Petition may be signed electronically and executed in counterparts, all of which may be treated for all purposes as an original and shall constitute and be one and the same Petition.

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

(signature pages follow)

Made effective as of the date first set forth above.

Iron Apex Holdings, LLC
a Utah limited liability company
1233 S Old Hwy 91 HC 65 Box 340
Kanarraville, UT 84742

James Barlow

By:
Its:

Made effective as of the date first set forth above.

BZI Innovation Park, LLC
a Utah limited liability company
912 N Airport Rd
Cedar City, UT 84721

James Barlow

_____

By:
Its:

EXHIBIT A
LEGAL DESCRIPTION OF THE ANNEXATION PROPERTY

Legal Description – Annexation # 1

PARCEL #1:

BEGINNING AT A POINT LOCATED S.88°55'47"E. ALONG THE SECTION LINE 1131.81 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M, THENCE S.88°55'47"E. ALONG THE SECTION LINE 1521.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE S.88°55'40"E. ALONG THE SECTION LINE 51.13 FEET, THENCE S.43°39'53"E. 121.01 FEET, THENCE N.89°00'07"W. 57.03 FEET, THENCE S.00°59'53"W. 73.25 FEET, THENCE S.89°00'07"E. 99.25 FEET, THENCE N.00°59'53"E. 30.53 FEET, THENCE S.43°39'53"E. 1146.70, THENCE S.43°39'53"E. 2208.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 764.49 FEET A DISTANCE OF 165.95 FEET (THE CHORD OF SAID CURVE BEARS S.16°36'34"E. 165.62 FEET), THENCE S.46°22'39"W. 655.41 FEET, THENCE N.43°37'21"W. 1225.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS N.01°22'39"E. 49.50 FEET), THENCE N.46°22'39"E. 20.72 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 23.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.68°35'06"E. 22.68 FEET), THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 71.50 FEET A DISTANCE OF 335.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.43°37'21"W. 102.14 FEET), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 23.26 FEET (THE CHORD OF SAID CURVE BEARS S.24°10'11"W. 22.68 FEET), THENCE S.46°22'39"W. 1792.39 FEET, THENCE N.43°37'21"W. 1010.66 FEET, THENCE N.46°22'39"E. 555.49 FEET, THENCE N.00°03'47"E. 469.14 FEET, THENCE N.89°56'13"W. 498.00 FEET, THENCE S.00°03'47"W. 607.47 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 335.00 FEET A DISTANCE OF 187.51 FEET (THE CHORD OF SAID CURVE BEARS S.16°05'53"W. 185.07 FEET) THENCE S.43°37'21"E. 1161.28 FEET, THENCE S.46°22'39"W. 746.57 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS N.88°37'21"W. 42.43 FEET), THENCE N.43°37'21"W. 578.50 FEET, THENCE S.46°22'39" W. 70.00 FEET, THENCE S.43°37'21"E. 578.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS S.01°22'39"W. 42.43 FEET) THENCE S.46°22'39"W. 997.44 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 61.40 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD (THE CHORD OF SAID CURVE BEARS N.83°22'06"W. 53.82 FEET), THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT WITH RADIUS OF 5679.30 FEET A DISTANCE OF 1261.19 FEET (THE CHORD OF SAID CURVE BEARS N.26°45'08"W. 1258.60 FEET), THENCE

N.20°23'25"W. 334.75 FEET TO A NON-TANGENT CURVE, THENCE ALONG THE ARC OF CURVE TO THE LEFT WITH A RADIUS OF 2914.90 FEET A DISTANCE OF 508.96 FEET (THE CHORD OF SAID CURVE BEARS N.25°20'17"W. 508.31 FEET) THENCE N.30°17'49"W. 193.55 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS S.75°17'49"E. 49.50 FEET), THENCE N.59°42'11"E. 64.48 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 267.00 FEET A DISTANCE OF 62.14 FEET (THE CHORD OF SAID CURVE BEARS N.53°02'07"E. 62.00 FEET), THENCE N.46°22'03"E. 324.62 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 267.00 FEET A DISTANCE OF 215.78 FEET (THE CHORD OF SAID CURVE BEARS N.23°12'55"E. 209.96 FEET), THENCE N.00°03'47"E. 98.53 FEET, THENCE N.00°03'47"E. 42.57 FEET, THENCE S.89° 56'13"E. 66.00 FEET, THENCE N.00°03'47"E 114.74 FEET, THENCE S.89° 56'13"E. 511.00 FEET, THENCE N.00°03'47"E. 1957.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 253.41 ACRES OF LAND

PARCEL 2:

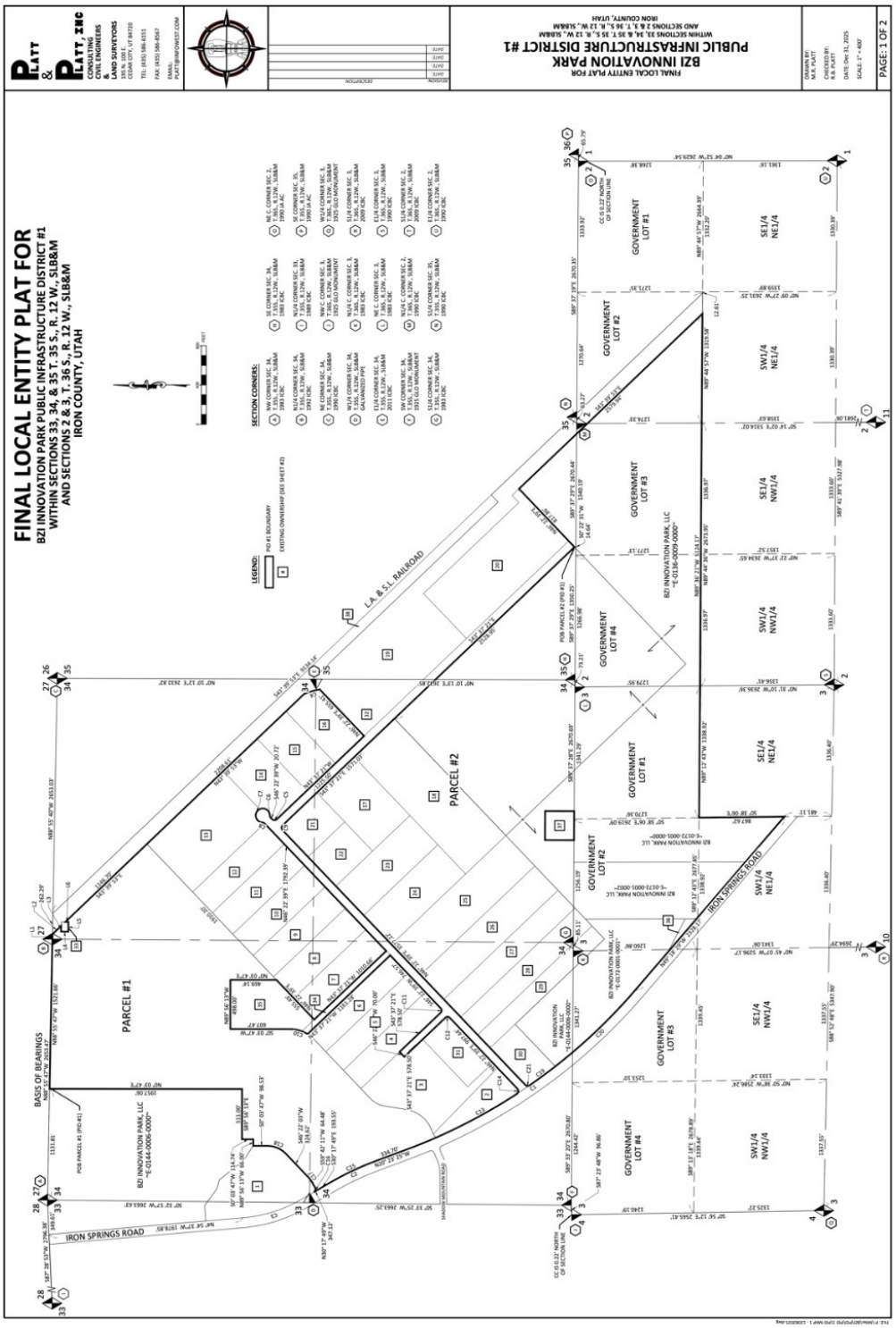
BEGINNING AT A POINT LOCATED S.89°37'29"E. ALONG THE TOWNSHIP LINE 1350.25 FEET AND N.0°22'31"E. 14.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M, THENCE N.46°22'39"E. 817.86 FEET, THENCE S.43°39'53"E. 2579.94 FEET, THENCE N.89°36'21"W. 5124.17 FEET, THENCE S.00°38'06"E. 867.62 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD, THENCE N.49°18'29"W. ALONG SAID RIGHT-OF-WAY LINE 2328.17 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5679.70 FEET A DISTANCE OF 1123.56 FEET TO A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.43°38'28"W.1121.73 FEET), THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 5783.14 FEET A DISTANCE OF 323.57 FEET TO A POINT OF CURVE (THE CHORD OF SAID CURVE BEARS N.36°20'30"W. 323.53 FEET), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 49.53 FEET (THE CHORD OF SAID CURVE BEARS N.05°50'02"E. 45.50 FEET), THENCE N.46°22'39"E. 3577.22 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS S.88°37'21"E. 49.50 FEET), THENCE S.43°37'21"E. 1571.03 FEET, THENCE S.43°37'21"E. 2528.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING IRON COUNTY PARCEL E-0144-0005-0000 (CONTAINS 2.00 ACRES)

CONTAINS 398.96 ACRES OF LAND.

TOTAL AREA OF PARCELS 1 AND 2 EQUALS 652.37 ACRES OF LAND.

EXHIBIT B
MAP OF ANNEXATION PROPERTY



FINAL LOCAL ENTITY PLAT FOR

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH

SURVEYOR'S CERTIFICATE:

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT THIS PLAT OF THE PROPERTIES DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT.

ROBERT B PLATT
UTAH P.L.S. # 164659

DATE: _____

PROFESSIONAL LAND SURVEYOR — ROBERT B. PLATT — 164659 — STATE OF UTAH

LEGAL DESCRIPTIONS:

PID #1:

PARCEL:

BEGINNING AT A POINT LOCATED S.88°55'43"E. ALONG THE SECTION LINE 1191.83 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 34, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SHAKE ROAD; THENCE S.88°55'43"E. ALONG THE SECTION LINE 551.16 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE S.88°53'50"E. ALONG THE SECTION LINE 51.13 FEET; THENCE S.4°39'53"E. 121.04 FEET; THENCE N.89°03'07"W. 57.03 FEET; THENCE S.00°59'53"W. 73.25 FEET; THENCE S.89°00'07"E. 30.53 FEET; THENCE S.4°39'53"E. 2268.61 FEET; THENCE S.85°20'07"E. 30.53 FEET; THENCE S.4°39'53"E. 2268.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 764.49 FEET A DISTANCE OF 165.95 FEET (THE CHORD OF SAID CURVE BEARS S.10°26'34"E. 165.62 FEET); THENCE S.16°13'17"E. 1409.13 FEET; THENCE S.73°46'43"W. 33.00 FEET; THENCE S.16°13'17"E. 1272.31 FEET; THENCE S.73°46'43"W. 33.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS S.28°53'43"W. 49.50 FEET); THENCE N.46°22'39"E. 20.72 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 335.48 FEET A DISTANCE OF 71.50 FEET (THE CHORD OF SAID CURVE BEARS N.40°18'26"E. 71.36 FEET) TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 23.26 FEET (THE CHORD OF SAID CURVE BEARS S.24°20'17"W. 23.68 FEET); THENCE S.46°22'39"W. 1792.39 FEET; THENCE N.46°22'39"E. 1010.66 FEET; THENCE N.46°22'39"E. 555.49 FEET; THENCE N.43°37'21"W. 33.00 FEET; THENCE N.46°22'39"E. 1191.73 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 335.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS S.51°05'53"W. 185.07 FEET); THENCE S.43°37'21"E. 1355.28 FEET; THENCE S.46°22'39"W. 33.00 FEET; THENCE S.43°37'21"E. 1272.31 FEET; THENCE S.46°22'39"W. 1355.28 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS N.89°37'21"W. 42.43 FEET); THENCE S.44°22'39"W. 42.43 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS S.00°22'39"W. 42.43 FEET) TO A POINT OF TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT WITH RADIUS OF 5975.39 FEET A DISTANCE OF 1281.19 FEET (THE CHORD OF SAID CURVE BEARS N.26°56'08"W. 1278.60 FEET); THENCE N.20°73'25"W. 1417.79 FEET; THENCE N.69°03'07"E. 33.00 FEET; THENCE N.20°73'25"W. 1081.81 FEET; THENCE N.20°73'25"W. 1081.81 FEET; THENCE N.20°73'25"W. 1081.81 FEET; THENCE N.20°73'25"W. 198.55 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 95.00 FEET A DISTANCE OF 62.14 FEET (THE CHORD OF SAID CURVE BEARS N.53°03'07"E. 61.00 FEET); THENCE N.34°22'39"E. 324.62 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS N.79°37'21"E. 42.43 FEET); THENCE N.34°22'39"E. 33.00 FEET; THENCE N.55°37'21"E. 1355.28 FEET; THENCE N.34°22'39"E. 1272.31 FEET; THENCE N.55°37'21"E. 33.00 FEET; THENCE N.34°22'39"E. 1355.28 FEET TO A POINT OF NON-TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS N.79°37'21"E. 42.43 FEET); THENCE S.89°56'13"E. 313.00 FEET; THENCE N.00°03'47"E. 1397.16 FEET TO THE POINT OF BEGINNING.

CONTAINS 233.61 ACRES OF LAND

PARCEL 2:

BEGINNING AT A POINT LOCATED S.89°37'39"E. ALONG THE TOWNSHIP LINE 1350.25 FEET AND N.0°22'33"E. 14.64 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N.0°22'33"E. 1257.76 FEET; THENCE N.89°37'27"W. 817.86 FEET; THENCE S.43°39'33"E. 1329.94 FEET; THENCE N.89°26'27"W. 5134.17 FEET; THENCE S.00°38'06"E. 867.62 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD; THENCE N.49°18'29"W. 1455.45 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N.40°41'31"E. 33.00 FEET; THENCE N.49°18'29"W. 1121.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5979.39 FEET A DISTANCE OF 1125.56 FEET TO A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.43°39'28"W 1121.73 FEET); THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 5979.39 FEET A DISTANCE OF 1125.56 FEET TO A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.26°56'08"W 1123.53 FEET); THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 45.53 FEET (THE CHORD OF SAID CURVE BEARS N.00°59'02"E. 45.50 FEET); THENCE N.64°22'39"E. 3577.22 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 45.53 FEET A DISTANCE OF 71.50 FEET (THE CHORD OF SAID CURVE BEARS S.89°37'21"E. 64.39 FEET); THENCE S.44°37'21"E. 1372.68 FEET; THENCE S.45°22'39"W. 45.53 FEET; THENCE S.44°37'21"E. 1372.68 FEET; THENCE S.44°37'21"E. 2528.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING IRON COUNTY PARCEL # 0144-0005-0000 (CONTAINS 2.00 ACRES)

CONTAINS 398.96 ACRES OF LAND.

TOTAL AREA OF PARCELS 1 AND 2 EQUALS 652.37 ACRES OF LAND.

EXISTING PARCEL OWNERSHIP:

1. OWNER: BZI INNOVATION PARK, LLC — LOT 1, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0001-0000
2. OWNER: BZI INNOVATION PARK, LLC — LOT 2, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0002-00AM~
3. OWNER: BZI INNOVATION PARK, LLC — LOT 3, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0003-00AM~
4. OWNER: BZI INNOVATION PARK, LLC — LOT 4, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0004-00AM~
5. OWNER: BZI INNOVATION PARK, LLC — LOT 5, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0005-00AM~
6. OWNER: BZI INNOVATION PARK, LLC — LOT 6, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0006-00AM~
7. OWNER: BZI INNOVATION PARK, LLC — LOT 7, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0007-00AM~
8. OWNER: BZI INNOVATION PARK, LLC — LOT 8, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0008-00AM~
9. OWNER: BZI INNOVATION PARK, LLC — LOT 9, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0009-00AM~
10. OWNER: BZI INNOVATION PARK, LLC — LOT 10, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0010-00AM~
11. OWNER: BZI INNOVATION PARK, LLC — LOT 11, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0011-00AM~
12. OWNER: BZI INNOVATION PARK, LLC — LOT 12, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0012-00AM~
13. OWNER: BZI INNOVATION PARK, LLC — LOT 13, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0013-00AM~
14. OWNER: BZI INNOVATION PARK, LLC — LOT 14, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0014-00AM~
15. OWNER: BZI INNOVATION PARK, LLC — LOT 15, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0015-00AM~
16. OWNER: BZI INNOVATION PARK, LLC — LOT 16, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0016-00AM~
17. OWNER: BZI INNOVATION PARK, LLC — LOT 17, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0017-00AM~
18. OWNER: BZI INNOVATION PARK, LLC — LOT 18, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0018-00AM~
19. OWNER: IRON APEX HOLDINGS, LLC — LOT A LOT 19, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0019-00AM~
20. OWNER: IRON APEX HOLDINGS, LLC — LOT 20, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0020-00AM~
21. OWNER: BZI INNOVATION PARK, LLC — LOT 21, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0021-00AM~
22. OWNER: BZI INNOVATION PARK, LLC — LOT 22, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0022-00AM~
23. OWNER: BZI INNOVATION PARK, LLC — LOT 23, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0023-00AM~

EXISTING PARCEL OWNERSHIP CONT.:

24. OWNER: BZI INNOVATION PARK, LLC — LOT 24, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0024-00AM~
25. OWNER: BZI INNOVATION PARK, LLC — LOT 25, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0025-00AM~
26. OWNER: BZI INNOVATION PARK, LLC — LOT 26, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0026-00AM~
27. OWNER: BZI INNOVATION PARK, LLC — LOT 27, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0027-00AM~
28. OWNER: BZI INNOVATION PARK, LLC — LOT 28, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0028-00AM~
29. OWNER: BZI INNOVATION PARK, LLC — LOT 29, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0029-00AM~
30. OWNER: BZI INNOVATION PARK, LLC — LOT 30, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0030-00AM~
31. OWNER: BZI INNOVATION PARK, LLC — LOT 31, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0031-00AM~
32. OWNER: BZI INNOVATION PARK, LLC — LOT 32, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0032-00AM~
33. OWNER: BZI INNOVATION PARK, LLC — LOT 33, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0033-00AM~
34. OWNER: BZI INNOVATION PARK, LLC — LOT 1, (LOCATION 2, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0001-00AM~
35. OWNER: BZI INNOVATION PARK, LLC — LOT 2 (LOCATION 2, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0002-00AM~
36. OWNER: BZI INNOVATION PARK, LLC — PARCEL #: ~E-0174-0003-00AM~
37. OWNER: CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT — PARCEL #: ~E-0144-0005-0000~
38. OWNER: IRON APEX HOLDINGS, LLC — PARCEL #: ~E-1294-0031-0000~

SURVEY NARRATIVE:

THIS FINAL LOCAL ENTITY PLAT FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1 HAS BEEN PREPARED AT THE REQUEST OF SHAKE DEVELOPMENT, THE MAP BOUNDARIES OF THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT AND TO PREPARE A FINAL LOCAL ENTITY PLAT DESCRIPTIONS FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT.

BASIS OF BEARINGS FOR THIS SURVEY S.88°55'43"E. BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 34, MONUMENTED AS SHOWN HEREON. THE BOUNDARY LINES OF THE BZI INNOVATION PARK PHASE 1, AMENDED PLAT ON RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

DEPUTY IRON COUNTY SURVEYOR APPROVAL:

I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS FINAL LOCAL ENTITY PLAT.

DEPUTY IRON COUNTY SURVEYOR — DATE:

UTAH INLAND PORT AUTHORITY APPROVAL:

THIS FINAL LOCAL ENTITY PLAT OF BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1 IS HEREBY APPROVED AND ORDERED TO BE FILED FOR RECORD IN THE IRON COUNTY RECORDER'S OFFICE THIS _____ DAY OF _____, 2026.

BENJAMIN E. DIRECTOR
UTAH INLAND PORT AUTHORITY

VICINITY MAP
N.T.S.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	51.13'	S88° 55' 40"E
L2	121.04'	S43° 39' 33"E
L3	57.03'	N89° 00' 07"W
L4	73.25'	S0° 59' 53"W
L5	99.25'	S89° 00' 07"E
L6	30.53'	N0° 59' 53"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	2866.61'	5679.79'	28°55'04"	N34° 50' 57"W	2836.28'
C2	508.96'	2914.98'	10°00'15"	N25° 20' 17"W	508.31'
C3	621.00'	1403.13'	24°53'47"	N17° 21' 27"W	616.12'
C4	165.95'	764.49'	12°26'13"	N10° 36' 34"W	165.62'
C5	54.98'	35.00'	90°00'00"	N1° 22' 39"E	49.50'
C6	23.26'	30.00'	44°24'55"	S68° 35' 06"W	22.68'
C7	335.48'	71.50'	268°49'50"	S45° 37' 21"E	102.14'
C8	23.26'	30.00'	44°24'55"	N24° 10' 11"E	22.68'
C9	54.98'	35.00'	90°00'00"	S88° 37' 21"E	49.50'
C10	187.31'	335.00'	32°00'12"	S16° 05' 57"W	185.00'
C11	47.12'	30.00'	90°00'00"	S88° 37' 21"E	42.43'
C12	47.12'	30.00'	90°00'00"	S1° 22' 39"W	42.43'
C13	1263.19'	5679.80'	12°43'25"	S26° 45' 08"E	1258.60'
C14	61.40'	35.00'	100°30'31"	N83° 23' 06"W	53.82'
C15	508.96'	2914.98'	10°00'15"	S25° 20' 17"E	508.31'
C16	54.98'	35.00'	90°00'00"	S75° 17' 49"E	49.50'
C17	62.14'	267.00'	13°20'09"	S55° 01' 07"W	62.00'
C18	215.78'	267.00'	46°18'16"	N23° 12' 55"E	209.96'
C19	323.17'	5783.14'	3°12'21"	N36° 20' 30"W	323.13'
C20	1123.56'	5679.79'	11°20'04"	N41° 38' 28"W	1121.73'
C21	49.13'	31.00'	81°05'14"	N5° 59' 02"E	45.50'

CERTIFICATE OF RECORDING:

I, LAURI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THE WITHIN PLAT OF BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1 WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____, 2026.

LAURI JEFFRIES
IRON COUNTY RECORDER

BOOK: _____ PAGE: _____
ENTRY NO.: _____ FEE: _____
RECORDED AT THE REQUEST OF: _____

PLATT & **P**LATT, INC
CIVIL ENGINEERING
CONSULTING
& LAND SURVEYORS
1053 S. 900 E.
CEDAR CITY, UT 84720
TEL: (435) 586-4151
FAX: (435) 586-8567
EMAIL:
PLATT@INFOWEST.COM

DESCRIPTION	DATE
	DATE
	DATE
	DATE
	DATE

DRAWN BY:
M.A. PLATT
CHECKED BY:
R.B. PLATT
DATE: Dec 31, 2025
SCALE: N.T.S.

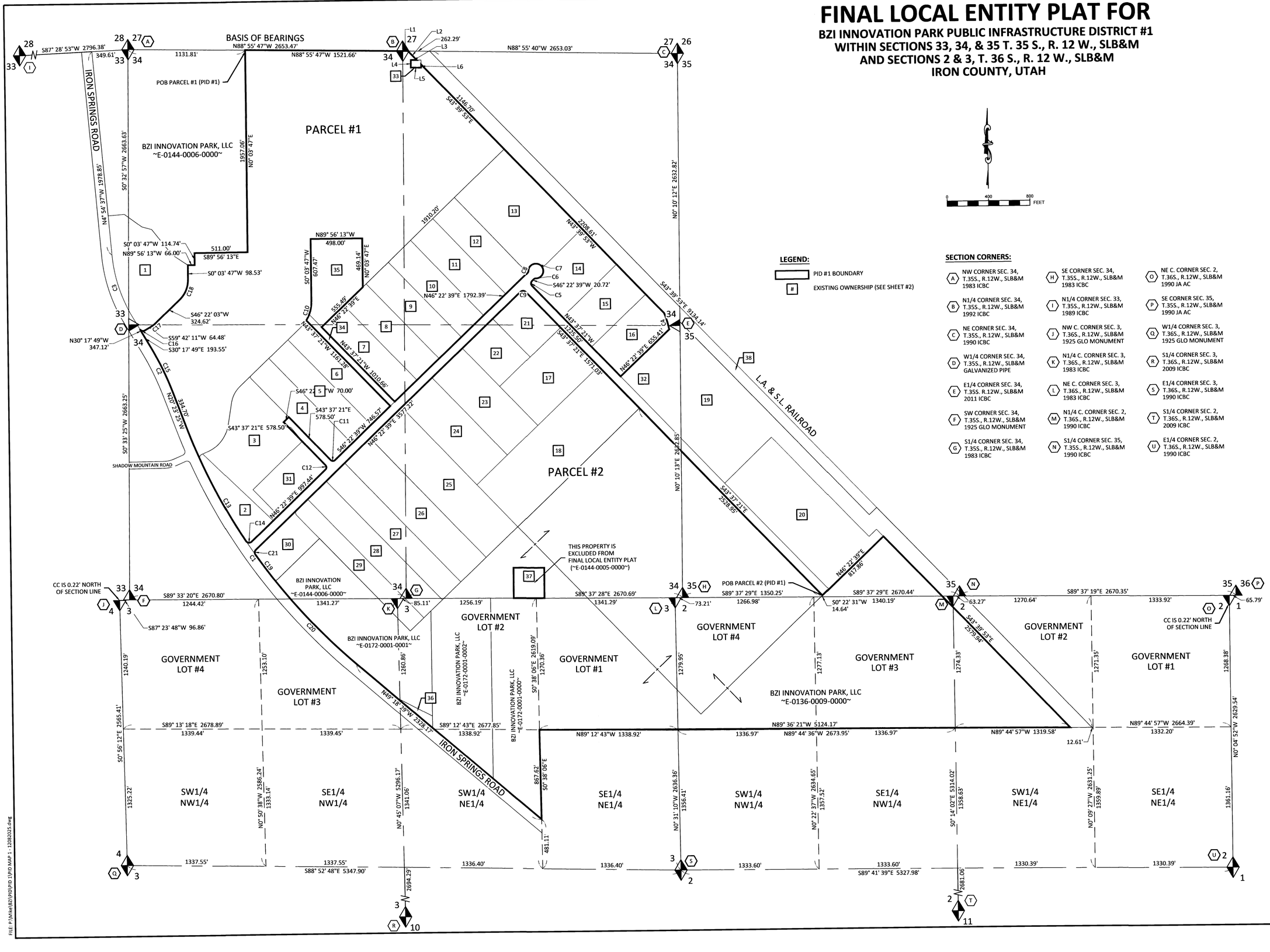
PAGE: 2 OF 2

EXHIBIT C

NOTICE OF BOUNDARY ACTION

FINAL LOCAL ENTITY PLAT FOR

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH



LEGEND:

PID #1 BOUNDARY

EXISTING OWNERSHIP (SEE SHEET #2)

SECTION CORNERS:

- (A) NW CORNER SEC. 34, T.35S., R.12W., SLB&M 1983 ICBC
- (B) N1/4 CORNER SEC. 34, T.35S., R.12W., SLB&M 1992 ICBC
- (C) NE CORNER SEC. 34, T.35S., R.12W., SLB&M 1990 ICBC
- (D) W1/4 CORNER SEC. 34, T.35S., R.12W., SLB&M GALVANIZED PIPE
- (E) E1/4 CORNER SEC. 34, T.35S. R.12W., SLB&M 2011 ICBC
- (F) SW CORNER SEC. 34, T.35S., R.12W., SLB&M 1925 GLO MONUMENT
- (G) S1/4 CORNER SEC. 34, T.35S., R.12W., SLB&M 1983 ICBC
- (H) SE CORNER SEC. 34, T.35S., R.12W., SLB&M 1983 ICBC
- (I) N1/4 CORNER SEC. 33, T.35S., R.12W., SLB&M 1989 ICBC
- (J) NW C. CORNER SEC. 3, T.36S., R.12W., SLB&M 1925 GLO MONUMENT
- (K) N1/4 C. CORNER SEC. 3, T.36S., R.12W., SLB&M 1983 ICBC
- (L) NE C. CORNER SEC. 3, T.36S., R.12W., SLB&M 1983 ICBC
- (M) N1/4 C. CORNER SEC. 2, T.36S., R.12W., SLB&M 1990 ICBC
- (N) S1/4 CORNER SEC. 35, T.35S., R.12W., SLB&M 1990 ICBC
- (O) NE C. CORNER SEC. 2, T.36S., R.12W., SLB&M 1990 JA AC
- (P) SE CORNER SEC. 35, T.35S., R.12W., SLB&M 1990 JA AC
- (Q) W1/4 CORNER SEC. 3, T.36S., R.12W., SLB&M 1925 GLO MONUMENT
- (R) S1/4 CORNER SEC. 3, T.36S., R.12W., SLB&M 2009 ICBC
- (S) E1/4 CORNER SEC. 3, T.36S., R.12W., SLB&M 1990 ICBC
- (T) S1/4 CORNER SEC. 2, T.36S., R.12W., SLB&M 2009 ICBC
- (U) E1/4 CORNER SEC. 2, T.36S., R.12W., SLB&M 1990 ICBC

PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM

REVISION: DESCRIPTION
DATE:
DATE:
DATE:
DATE:

FINAL LOCAL ENTITY PLAT FOR
BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH

DRAWN BY: M.R. PLATT
CHECKED BY: R.B. PLATT
DATE: Jan 16, 2026
SCALE: 1" = 400'

FILE: P:\Work\BZI\PID\PID 1\PID MAP 1 - 12082025.dwg

FINAL LOCAL ENTITY PLAT FOR
BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH

SURVEYOR'S CERTIFICATE:

I, ROBERT B. PLATT, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 164659, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE PREPARED THIS PLAT OF THE PROPERTIES DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT.

Robert B. Platt — 1-22-2026
ROBERT B. PLATT — DATE:
UTAH P.L.S. # 164659

PROFESSIONAL LAND SURVEYOR · ROBERT B. PLATT · 164659 · 1-22-26 · STATE OF UTAH

LEGAL DESCRIPTIONS:

PID #1:

PARCEL #1:

BEGINNING AT A POINT LOCATED S.88°55'47"E. ALONG THE SECTION LINE 1131.81 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M, THENCE S.88°55'47"E. ALONG THE SECTION LINE 1521.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34, THENCE S.88°55'40"E. ALONG THE SECTION LINE 51.13 FEET, THENCE S.43°39'53"E. 121.01 FEET, THENCE N.89°00'07"W. 57.03 FEET, THENCE S.00°59'53"W. 73.25 FEET, THENCE S.89°00'07"E. 99.25 FEET, THENCE N.00°59'53"E. 30.53 FEET, THENCE S.43°39'53"E. 1146.70, THENCE S.43°39'53"E. 2208.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 764.49 FEET A DISTANCE OF 165.95 FEET (THE CHORD OF SAID CURVE BEARS S.16°36'34"E. 165.62 FEET), THENCE S.46°22'39"W. 655.41 FEET, THENCE N.43°37'21"W. 1225.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS N.01°22'39"E. 49.50 FEET), THENCE N.46°22'39"E. 20.72 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 23.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.68°35'06"E. 22.68 FEET), THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 71.50 FEET A DISTANCE OF 335.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.43°37'21"W. 102.14 FEET, CENTER OF CURVE BEARS N.0°47'34"E., DELTA EQUALS 268°49'50"), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 23.26 FEET (THE CHORD OF SAID CURVE BEARS S.24°10'11"W. 22.68 FEET), THENCE S.46°22'39"W. 1792.39 FEET, THENCE N.43°37'21"W. 1010.66 FEET, THENCE N.46°22'39"E. 555.49 FEET, THENCE N.00°03'47"E. 469.14 FEET, THENCE N.89°56'13"W. 498.00 FEET, THENCE S.00°03'47"W. 607.47 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 335.00 FEET A DISTANCE OF 187.51 FEET (THE CHORD OF SAID CURVE BEARS S.16°05'53"W. 185.07 FEET) THENCE S.43°37'21"E. 1161.28 FEET, THENCE S.46°22'39"W. 746.57 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS N.88°37'21"W. 42.43 FEET), THENCE N.43°37'21"W. 578.50 FEET, THENCE S.46°22'39" W. 70.00 FEET, THENCE S.43°37'21"E. 578.50 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET (THE CHORD OF SAID CURVE BEARS S.01°22'39"W. 42.43 FEET) THENCE S.46°22'39"W. 997.44 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 61.40 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD (THE CHORD OF SAID CURVE BEARS N.83°22'06"W. 53.82 FEET), THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT WITH RADIUS OF 5679.30 FEET A DISTANCE OF 1261.19 FEET (THE CHORD OF SAID CURVE BEARS N.26°45'08"W. 1258.60 FEET), THENCE N.20°23'25"W. 334.75 FEET TO A NON-TANGENT CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.90 FEET A DISTANCE OF 508.96 FEET (THE CHORD OF SAID CURVE BEARS N.25°20'17"W. 508.31 FEET) THENCE N.30°17'49"W. 193.55 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS S.75°17'49"E. 49.50 FEET), THENCE N.59°42'11"E. 64.48 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 267.00 FEET A DISTANCE OF 62.14 FEET (THE CHORD OF SAID CURVE BEARS N.53°02'07"E. 62.00 FEET), THENCE N.46°22'03"E. 324.62 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 267.00 FEET A DISTANCE OF 215.78 FEET (THE CHORD OF SAID CURVE BEARS N.23°12'55"E. 209.96 FEET), THENCE N.00°03'47"E. 98.53 FEET, THENCE N.00°03'47"E. 42.57 FEET, THENCE S.89° 56'13"E. 66.00 FEET, THENCE N.00°03'47"E 114.74 FEET, THENCE S.89° 56'13"E. 511.00 FEET, THENCE N.00°03'47"E. 1957.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 253.41 ACRES OF LAND

PARCEL 2:

BEGINNING AT A POINT LOCATED S.89°37'29"E. ALONG THE TOWNSHIP LINE 1350.25 FEET AND N.0°22'31"E. 14.64 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M, THENCE N.46°22'39"E. 817.86 FEET, THENCE S.43°39'53"E. 2579.94 FEET, THENCE N.89°36'21"W. 5124.17 FEET, THENCE S.00°38'06"E. 867.62 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF IRON SPRINGS ROAD, THENCE N.49°18'29"W. ALONG SAID RIGHT-OF-WAY LINE 2328.17 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 5679.70 FEET A DISTANCE OF 1123.56 FEET TO A NON-TANGENT CURVE (THE CHORD OF SAID CURVE BEARS N.43°38'28"W.1121.73 FEET), THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 5783.14 FEET A DISTANCE OF 323.57 FEET TO A POINT OF CURVE (THE CHORD OF SAID CURVE BEARS N.36°20'30"W. 323.53 FEET), THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 49.53 FEET (THE CHORD OF SAID CURVE BEARS N.05°50'02"E. 45.50 FEET), THENCE N.46°22'39"E. 3577.22 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET A DISTANCE OF 54.98 FEET (THE CHORD OF SAID CURVE BEARS S.88°37'21"E. 49.50 FEET), THENCE S.43°37'21"E. 1571.03 FEET, THENCE S.43°37'21"E. 2528.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING IRON COUNTY PARCEL E-0144-0005-0000 (CONTAINS 2.00 ACRES)

CONTAINS 398.96 ACRES OF LAND.

TOTAL AREA OF PARCELS 1 AND 2 EQUALS 652.37 ACRES OF LAND.

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 CLERK:

THIS FINAL LOCAL ENTITY PLAT FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 IS HEREBY APPROVED AND ORDERED TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE 23rd DAY OF January, 2026.

ATTEST: _____
BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 CLERK

EXISTING PARCEL OWNERSHIP:

1. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 1, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0001-0000~
2. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 2, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0002-00AM~
3. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 3, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0003-00AM~
4. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 4, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0004-00AM~
5. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 5, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0005-00AM~
6. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 6, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0006-00AM~
7. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 7, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0007-00AM~
8. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 8, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0008-00AM~
9. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 9, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0009-00AM~
10. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 10, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0010-00AM~
11. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 11, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0011-00AM~
12. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 12, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0012-00AM~
13. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 13, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0013-00AM~
14. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 14, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0014-00AM~
15. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 15, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0015-00AM~
16. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 16, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0016-00AM~
17. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 17, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0017-00AM~
18. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 18, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0018-00AM~
19. OWNER: IRON APEX HOLDINGS, LLC — LOT #: LOT 19, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0019-00AM~
20. OWNER: IRON APEX HOLDINGS, LLC — LOT #: LOT 20, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0020-00AM~
21. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 21, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0021-00AM~
22. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 22, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0022-00AM~
23. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 23, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0023-00AM~

EXISTING PARCEL OWNERSHIP CONT.:

24. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 24, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0024-00AM~
25. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 25, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0025-00AM~
26. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 26, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0026-00AM~
27. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 27, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0027-00AM~
28. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 28, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0028-00AM~
29. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 29, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0029-00AM~
30. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 30, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0030-00AM~
31. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 31, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0031-00AM~
32. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 32, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0032-00AM~
33. OWNER: BZI INNOVATION PARK, LLC — LOT #: LOT 33, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-0033-00AM~
34. OWNER: BZI INNOVATION PARK, LLC — LOT #: DEDICATION 1, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-00D1-00AM~
35. OWNER: BZI INNOVATION PARK, LLC — LOT #: DEDICATION 2, BZI INNOVATION PARK, PHASE 1, AMENDED — PARCEL #: ~E-0174-00D2-00AM~
36. OWNER: BZI INNOVATION PARK, LLC — PARCEL #: ~E-0172-0001-0003~
37. OWNER: CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT — PARCEL #: ~E-0144-0005-0000~
38. OWNER: IRON APEX HOLDINGS, LLC — PARCEL #: ~E-1704-0031-0000~

SURVEY NARRATIVE:

THIS FINAL LOCAL ENTITY PLAT FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1 HAS BEEN PREPARED AT THE REQUEST OF DRAKE HOWELL, VISCO PROJECT EXECUTIVE. THE PURPOSE OF THE PLAT PREPARATION IS TO DEFINE THE NEW BOUNDARIES OF THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT AND TO PREPARE A FINAL LOCAL ENTITY PLAT DOCUMENTING THE IMPORTANT FINDINGS OF THE SURVEY.

BASIS OF BEARINGS FOR THIS SURVEY S.88°55'47"E. BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 12 WEST, SLB&M AS PER THE BZI INNOVATION PARK PHASE 1, AMENDED PLAT ON RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

DEPUTY IRON COUNTY SURVEYOR APPROVAL:

F. CLAY TOLBERT, DEPUTY IRON COUNTY SURVEYOR, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS FINAL LOCAL ENTITY PLAT.

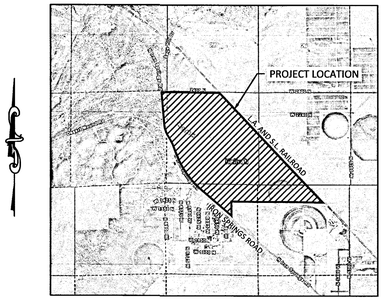
F. Clay Tolbert — 1/26/26
DEPUTY IRON COUNTY SURVEYOR — DATE:

COUNTY OF UTAH · IRON COUNTY SURVEYOR · STATE OF UTAH

BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOARD CHAIR:

THIS FINAL LOCAL ENTITY PLAT FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 IS HEREBY APPROVED AND ORDERED TO BE FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER ON THIS THE 23rd DAY OF January, 2026.

_____
BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOARD CHAIR



VICINITY MAP
N.T.S.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	51.13'	S88° 55' 40"E
L2	121.01'	S43° 39' 53"E
L3	57.03'	N89° 00' 07"W
L4	73.25'	S0° 59' 53"W
L5	99.25'	S89° 00' 07"E
L6	30.53'	N0° 59' 53"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	2866.61'	5679.70'	28°55'04"	N34° 50' 57"W	2836.28'
C2	508.96'	2914.90'	10°00'15"	N25° 20' 17"W	508.31'
C3	621.00'	1429.13'	24°53'47"	N17° 21' 22"W	616.12'
C4	165.95'	764.49'	12°26'13"	N16° 36' 34"W	165.62'
C5	54.98'	35.00'	90°00'00"	N1° 22' 39"E	49.50'
C6	23.26'	30.00'	44°24'55"	S68° 35' 06"W	22.68'
C7	335.48'	71.50'	268°49'50"	S43° 37' 21"E	102.14'
C8	23.26'	30.00'	44°24'55"	N24° 10' 11"E	22.68'
C9	54.98'	35.00'	90°00'00"	S88° 37' 21"E	49.50'
C10	187.51'	335.00'	32°04'12"	S16° 05' 53"W	185.07'
C11	47.12'	30.00'	90°00'00"	S88° 37' 21"E	42.43'
C12	47.12'	30.00'	90°00'00"	S1° 22' 39"W	42.43'
C13	1261.19'	5679.30'	12°43'25"	S26° 45' 08"E	1258.60'
C14	61.40'	35.00'	100°30'31"	N83° 22' 06"W	53.82'
C15	508.96'	2914.90'	10°00'15"	S25° 20' 17"E	508.31'
C16	54.98'	35.00'	90°00'00"	S75° 17' 49"E	49.50'
C17	62.14'	267.00'	13°20'09"	S53° 02' 07"W	62.00'
C18	215.78'	267.00'	46°18'16"	N23° 12' 55"E	209.96'
C19	323.57'	5783.14'	3°12'21"	N36° 20' 30"W	323.53'
C20	1123.56'	5679.70'	11°20'04"	N43° 38' 28"W	1121.73'
C21	49.53'	35.00'	81°05'14"	N5° 50' 02"E	45.50'

CERTIFICATE OF RECORDING:

I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY CERTIFY THAT THIS FINAL LOCAL ENTITY PLAT FOR THE BZI INNOVATION PARK PUBLIC INFRASTRUCTURE DISTRICT #1 WAS FILED FOR RECORD IN MY OFFICE ON THIS THE _____ DAY OF _____,2026.

_____
CARRI JEFFRIES
IRON COUNTY RECORDER

BOOK: _____ PAGE: _____

ENTRY NO.: _____ FEE: _____

RECORDED AT THE REQUEST OF: _____

PLATT & PLATT, INC
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
195 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6151
FAX: (435) 586-8567
EMAIL: PLATT@INFOWEST.COM

REVISION: DESCRIPTION
DATE:
DATE:
DATE:
DATE:

FINAL LOCAL ENTITY PLAT FOR
BZI INNOVATION PARK
PUBLIC INFRASTRUCTURE DISTRICT #1
WITHIN SECTIONS 33, 34, & 35 T. 35 S., R. 12 W., SLB&M
AND SECTIONS 2 & 3, T. 36 S., R. 12 W., SLB&M
IRON COUNTY, UTAH

DRAWN BY: M.R. PLATT
CHECKED BY: R.B. PLATT
DATE: Jan 22, 2026
SCALE: N.T.S.

FILE: P:\Mike\BZI\PID\PID 1\PID MAP 1 - 12082025.dwg