



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 SKYFALL INFRASTRUCTURE FINANCING DISTRICT - ANNEXATION NO. 1 located in WASATCH COUNTY dated APRIL 17 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 SKYFALL INFRASTRUCTURE FINANCING DISTRICT - ANNEXATION NO. 1 located in WASATCH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 28th day of APRIL, 2026 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



April 17, 2026

The Honorable Deidre Henderson

Lieutenant Governor of Utah
Office of the Lieutenant Governor
Utah State Capitol Complex, Suite 220
P.O. Box 142325
Salt Lake City, UT 84114

Re: Skyfall Infrastructure Financing District: Certification of Annexation

Dear Lieutenant Governor Henderson:

In accordance with Utah Code Ann. §§ 17B-1-417 and 67-1a-6.5, we respectfully submit this filing within the statutory thirty (30) day period following adoption of the Annexation Resolution and request the issuance of a Certificate of Annexation.

Enclosures Submitted Herewith:

1. **Notice of Impending Boundary Action**, directed to the Lieutenant Governor, signed and verified by the approving authority of the District, and certifying that all requirements applicable to this boundary action have been met, as required by Utah Code Ann. § 67-1a-6.5(3);
2. **Electronic Copy of the Approved Final Local Entity Plat** (PDF), prepared by **PCW Engineering**, and approved and signed by the **Wasatch** County Surveyor pursuant to Utah Code Ann. § 17-23-20;
3. **Certified Copy of Resolution Approving Annexation** of the Board of Trustees of the District, and Certifying the Petition for Annexation; and
5. **GIS Shapefile of the Annexation Area** (ESRI shapefile, comprising .shp, .shx, .dbf, .prj, and .idx components, compressed as "FLEP-Annexation.zip"), transmitted electronically to your office concurrently with this filing for use by the Utah Geospatial Resource Center (UGRC). The shapefile is projected in NAD83 State Plane Utah Central (FIPS 4302), US Survey Feet.

Should you or your staff require additional information or documentation in connection with this filing, please contact me. We appreciate your office's attention to this matter.

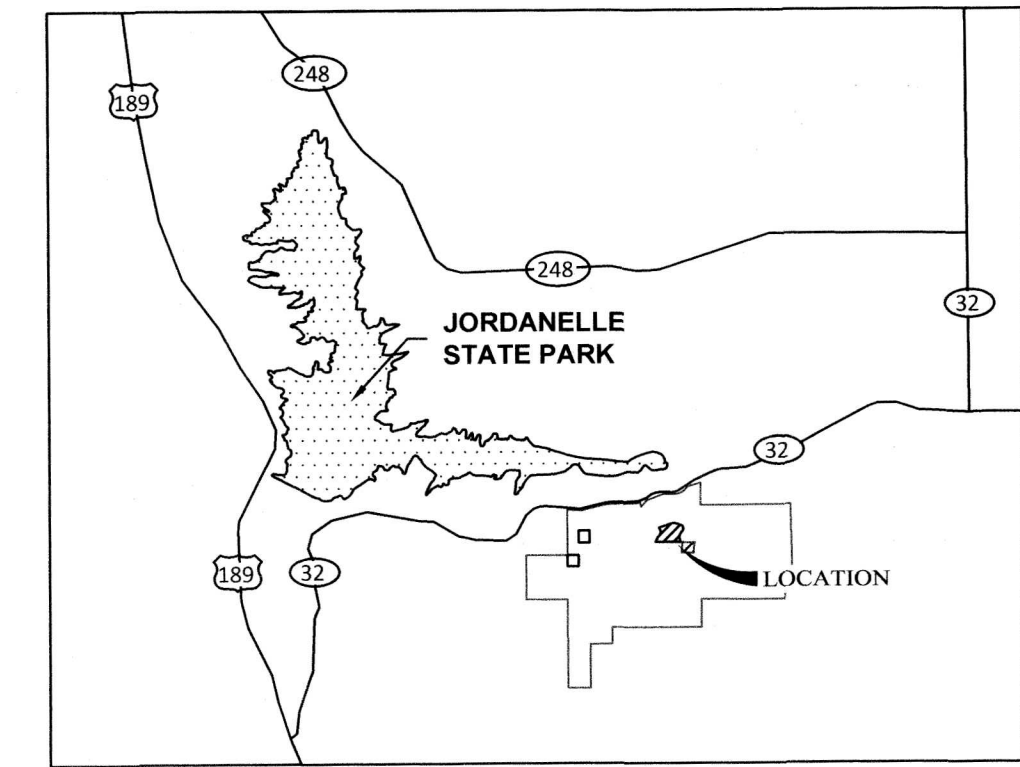
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Betsy Russon". The signature is fluid and cursive.

Betsy Russon
Attorney

SKYFALL INFRASTRUCTURE FINANCING DISTRICT ANNEXATION NO. 1 FINAL LOCAL ENTITY PLAT

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WASATCH COUNTY, UTAH



VICINITY MAP
T 3S, R 5E, S 2
N.T.S.

DEVELOPER

JAMIE MACKAY
AJ FIRESIDE PARK CITY LLC
PO BOX 1749
WILSON, WY 83014
PHONE: (307) 733-4616

LAND SURVEYOR

PCW CIVIL SOLUTIONS LLC
455 GLENWOOD CIR
PROVIDENCE, UT 84332
CONTACT: PHIL WILLIAMS, PE, PLS
PHONE: (435) 770-2382

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN A FOUND PIN IN A STONE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS CALCULATED FROM THE RECORD OF SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC AND SIGNED BY NATHAN B. WEBER (PLS 5152762) DATED ON 12/2/16.

ANNEXATION NARRATIVE:

THE PURPOSE OF THIS FINAL LOCAL ENTITY PLAT ANNEXATION IS TO ADD TWO AREAS TO THIS INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH. THESE AREAS ARE IDENTIFIED AT PARCEL 1 AND PARCEL 2, SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 9569390 DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-73-507 OF UTAH STATE CODE, WAS MADE BY ME, OR UNDER MY DIRECTION, AND SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN UTAH COUNTY TO BE INCLUDED WITHIN A NEW INFRASTRUCTURE FINANCING DISTRICT (IFD) IN WASATCH COUNTY, UTAH.

WASATCH COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WASATCH COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WASATCH COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREIN.

SIGNED 17th DAY OF April, 2026.

James Korman
WASATCH COUNTY SURVEYOR

INFRASTRUCTURE FINANCING DISTRICT (IFD)

APPROVED THIS 17th DAY OF April, 2026, BY THE INFRASTRUCTURE FINANCING DISTRICT (IFD). THIS PLAT HAS BEEN REVIEWED BY THE IFD AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-73-507 OF UTAH STATE CODE.

Robert Booth
ROBERT BOOTH, IFD BOARD MEMBER

WASATCH COUNTY CLERK

I, THE WASATCH COUNTY CLERK, AS THE APPROVING AUTHORITY FOR THIS PLAT BASED ON THE DEFINITION SET FORTH IN UTAH CODE 17-73-507, BEING THE PERSON REQUIRED TO SUBMIT A NOTICE OF IMPENDING BOUNDARY ACTION TO THE LIEUTENANT GOVERNOR UNDER 17B-1-209(3)(B)(IV), HAVE CERTIFIED THE PETITION FOR THIS FINAL LOCAL ENTITY PLAT.

SIGNED THIS _____ DAY OF _____, 2026.

WASATCH COUNTY CLERK

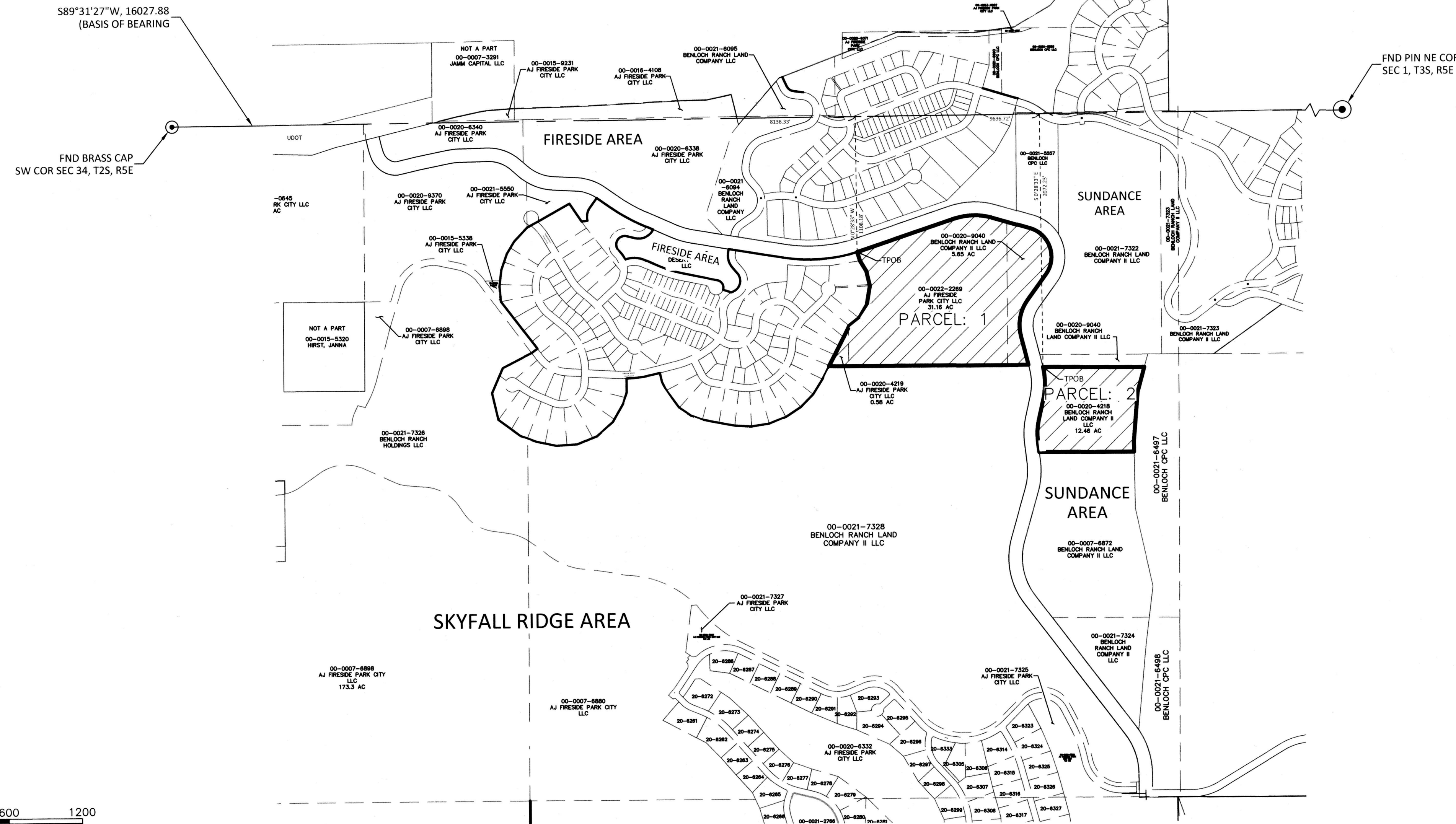
WASATCH COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, WASATCH COUNTY, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

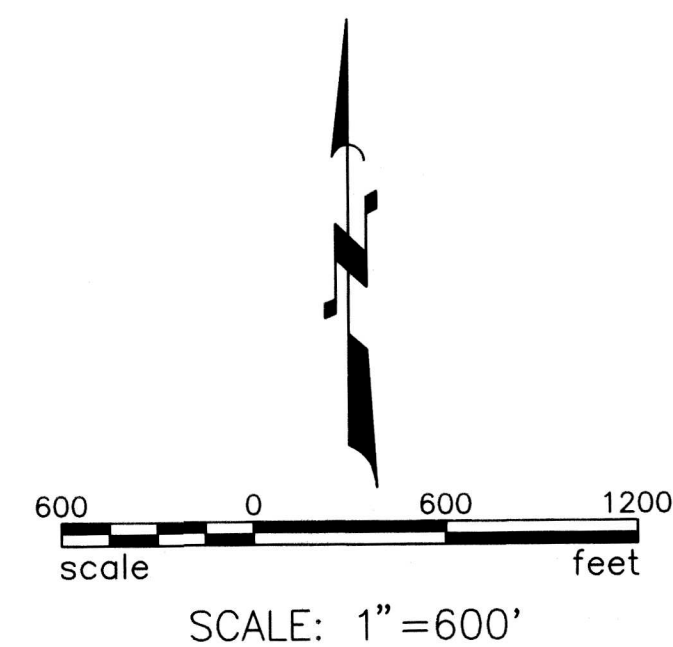
WASATCH COUNTY RECORDER

FEE \$ _____



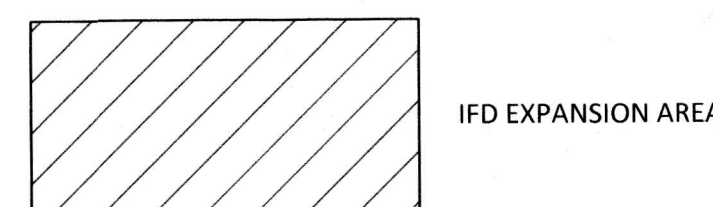
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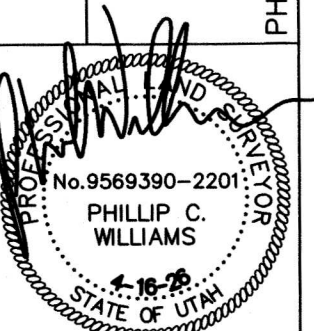


LEGEND

	BOUNDARY LINE
	CENTER LINE
	MATCH LINE
	SECTION CORNER
	POINT OF BEGINNING



PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS



PROJECT NAME

BENLOCH RANCH

SHEET TITLE

COVER
SHEET

REVISIONS:

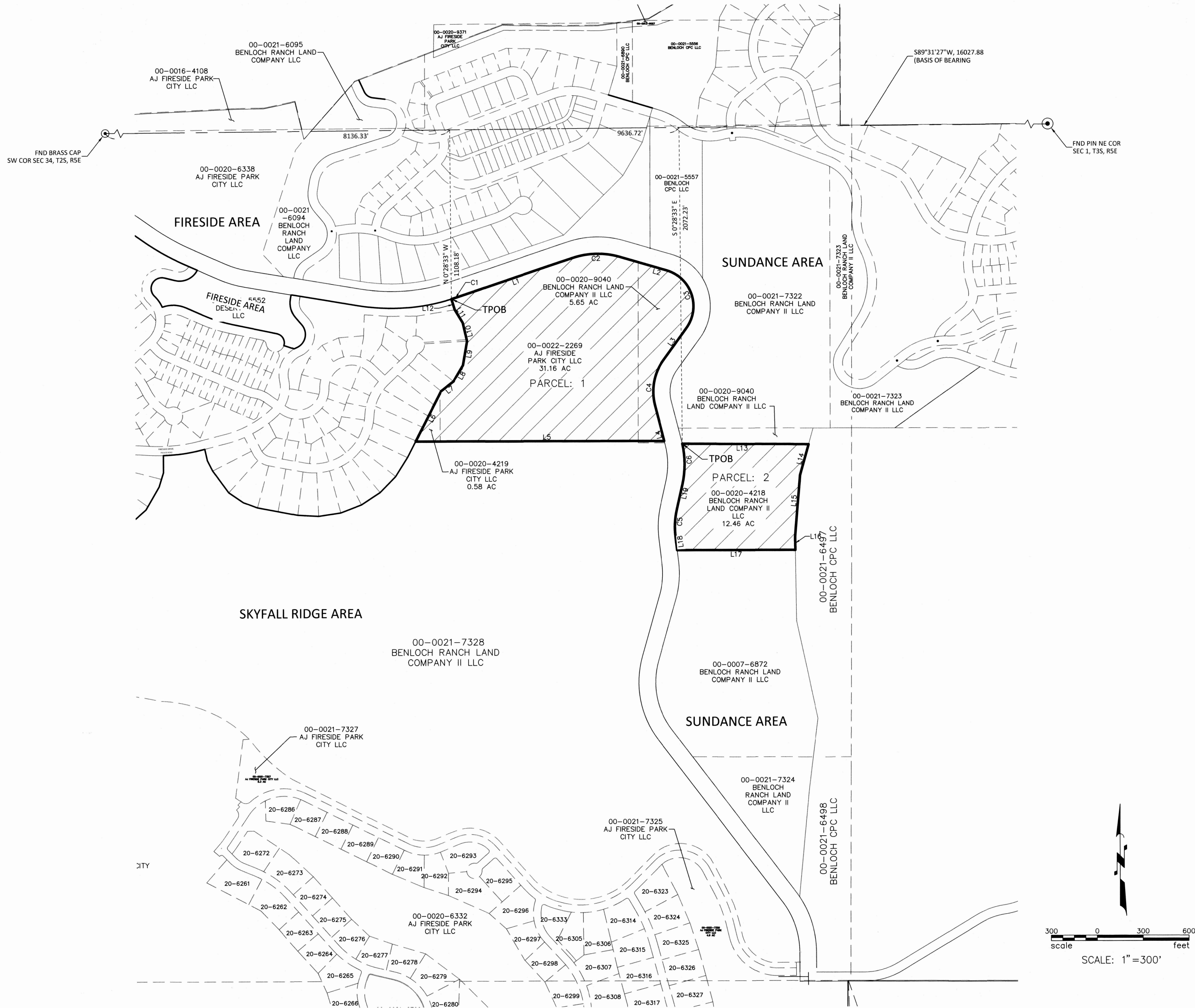
DATE	4/16/26
DESIGN	
DRAWN	
CHK'D	
SUB.	

25014FLEP-EXP.DWG

SHEET NO.

1/3

455 GLENWOOD CIRCLE
PROVIDENCE, UTAH 84332
PHONE: (435) 770-2382
PHILLIP C. WILLIAMS, P.E., P.L.S.



PCW CIVIL SOLUTIONS LLC CONSULTING ENGINEERS		455 GLENWOOD CIRCLE PROVO, UT 84601 PHONE: (435) 770-2392	
		PHILLIP C. WILLIAMS, P.E., P.L.S.	
PROJECT NAME: BENLOCH RANCH			
SHEET TITLE: FINAL LOCAL ENTITY PLAT			
WASATCH COUNTY, UTAH			
REVISIONS:			
DATE	4/16/26		
DESIGN			
DRAWN			
CHK'D			
SUB.			
25014FLEP-EXP.DWG			
SHEET NO. 2/3			

LEGAL DESCRIPTIONS / LINE & CURVE TABLES

LEGAL DESCRIPTION: PARCEL 1

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 8136.33 FEET AND S00°28'33"E, 1108.18 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 23' 23.4", HAVING A RADIUS OF 1315.00 FEET, AND WHOSE LONG CHORD BEARS N 71° 58' 38" E FOR A DISTANCE OF 31.90 FEET;

THENCE, N 71° 16' 56" E FOR A DISTANCE OF 805.33 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 52' 31.4", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 43' 12" E FOR A DISTANCE OF 305.66 FEET;

THENCE, S 73° 50' 33" E FOR A DISTANCE OF 320.44 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 109° 36' 03.9", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 02' 31" E FOR A DISTANCE OF 400.40 FEET;

THENCE, S 35° 45' 34" W FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 08' 15.5", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 41' 26" W FOR A DISTANCE OF 300.83 FEET;

THENCE, S 14° 22' 39" E FOR A DISTANCE OF 242.53 FEET;

THENCE, S 89° 59' 59" W FOR A DISTANCE OF 1627.12 FEET;

THENCE, N 26° 59' 52" E FOR A DISTANCE OF 370.22 FEET;

THENCE, N 52° 15' 06" E FOR A DISTANCE OF 102.40 FEET;

THENCE, N 30° 23' 51" E FOR A DISTANCE OF 123.37 FEET;

THENCE, N 09° 37' 26" E FOR A DISTANCE OF 160.48 FEET;

THENCE, N 13° 12' 27" W FOR A DISTANCE OF 123.35 FEET;

THENCE, N 31° 03' 02" W FOR A DISTANCE OF 99.94 FEET;

THENCE N 17° 19' 41" W A DISTANCE OF 73.31 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 1,628,801.79 SF OR 37.3921 AC, MORE OR LESS.

PARCEL 1

Parcel Line Table			
Line #	Length	Direction	
L1	805.33	N71°16'56"E	
L2	320.44	S73°50'33"E	
L3	258.56	S35°45'34"W	
L4	242.53	S14°22'39"E	
L5	1627.12	S89°59'59"W	
L6	370.22	N26°59'52"E	
L7	102.40	N52°15'06"E	
L8	123.37	N30°23'51"E	
L9	160.48	N9°37'26"E	
L10	123.35	N13°12'27"W	
L11	99.94	N31°03'02"W	
L12	73.31	N17°19'41"W	

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	31.90	1315.00	1°23'23"	N71°58'38"E
C2	310.43	510.00	34°52'31"	N88°43'12"E
C3	468.66	245.00	109°36'04"	S19°02'31"E
C4	310.65	355.00	50°08'15"	S10°41'26"W

LEGAL DESCRIPTION: PARCEL 2

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 825.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 18° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET,

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

SAID PARCEL COMPRISING 542,851.46 SF OR 12.4622 AC, MORE OR LESS.

PARCEL 2

Parcel Line Table			
Line #	Length	Direction	
L13	826.10	S89°41'56"E	
L14	210.69	S15°34'44"W	
L15	403.75	N4°43'52"E	
L16	86.65	S0°52'42"E	
L17	773.19	N90°00'00"W	
L18	90.72	S6°47'49"E	
L19	171.17	S12°34'26"W	

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C5	172.43	510.00	19°22'16"	S2°53'18"W
C6	269.89	620.00	24°56'29"	N0°06'11"E

PETITION FOR ANNEXATION OF PROPERTY

TO: BOARD OF TRUSTEES
SKYFALL INFRASTRUCTURE FINANCING DISTRICT
WASATCH COUNTY, UTAH

Pursuant to the provisions of 17B-2a-1302 and the Governing Document for the Skyfall Infrastructure Financing District, approved August 29, 2025 (the "**Governing Document**"), the undersigned surface property owners (each a "**Petitioner**" and collectively the "**Petitioners**"), hereby respectfully request that the Skyfall Infrastructure Financing District (the "**District**"), by and through its Board of Trustees, annex the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "**Annexation Area**"), into the boundaries of the District.

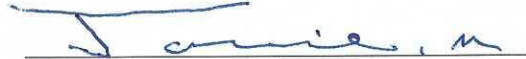
Each Petitioner hereby represents and warrants to the District that (a) it is the 100% surface property owner of the parcel(s) of the Annexation Area identified next to its signature below, (b) that no other person, persons, entity, or entities own a surface property interest in such parcel(s), except as beneficial holders of encumbrances, if any, (c) the Annexation Area is located within the Designated Expansion Area described in Section III.B and Exhibit B of the Governing Document; and (d) the Annexation Area is contiguous to the Original Boundaries of the District.

By its signature below, each Petitioner consents to and assents to the annexation of its respective parcel(s) into the boundaries of the District. By its signature below the Petitioner hereby assents to the annexation of the Property into the boundaries of the District.

[Signature Pages Follow]

PETITIONER:

AJ FIRESIDE PARK CITY, LLC, a
Wyoming limited liability Company, as ^{31.16 AC}~~60.50~~
owner of Parcel No. 00-0022-2269 (~~~60.50~~
acres); Parcel No. 00-0020-4219 (~0.56
acres)



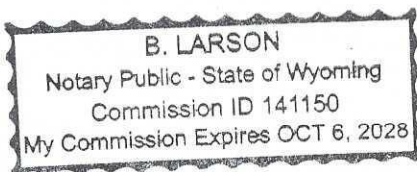
By: Jamie Mackay
Its: Manager

STATE OF WYOMING)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 8th day of April, 2026, by
Jamie Mackay, as the Manager of AJ Fireside Park City, LLC.

Witness my hand and official seal.

My commission expires: Oct 6, 2028




Notary Public

PETITIONER:

**BENLOCH RANCH LAND COMPANY
II, LLC, a UTAH limited liability
Company**, as owner of No. 00-0020-4218
(~13.13 acres); Parcel No. 00-0020-9040,
top portion (~2.40 acres)



By: Jamie Mackay
Its: Manager

STATE OF WYOMING

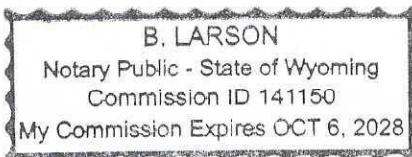
COUNTY OF Teton

)
) ss.
)

The foregoing instrument was acknowledged before me this 8th day of April, 2026, by
Jamie Mackay, as the Manager of Benloch Ranch Land Company II,
LLC.

Witness my hand and official seal.

My commission expires: Oct 6, 2028




Notary Public

Exhibit A

Legal Description of Annexation Area

LEGAL DESCRIPTION: PARCEL 1

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 8136.33 FEET AND S00°28'33"E, 1108.18 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 23' 23.4", HAVING A RADIUS OF 1315.00 FEET, AND WHOSE LONG CHORD BEARS N 71° 58' 38" E FOR A DISTANCE OF 31.90 FEET; THENCE, N 71° 16' 56" E FOR A DISTANCE OF 805.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 34° 52' 31.4", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 88° 43' 12" E FOR A DISTANCE OF 305.66 FEET; THENCE, S 73° 50' 33" E FOR A DISTANCE OF 320.44 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 109° 36' 03.9", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 02' 31" E FOR A DISTANCE OF 400.40 FEET; THENCE, S 35° 45' 34" W FOR A DISTANCE OF 258.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 50° 08' 15.5", HAVING A RADIUS OF 355.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 41' 26" W FOR A DISTANCE OF 300.83 FEET; THENCE, S 14° 22' 39" E FOR A DISTANCE OF 242.53 FEET; THENCE, S 89° 59' 59" W FOR A DISTANCE OF 1627.12 FEET; THENCE, N 26° 59' 52" E FOR A DISTANCE OF 370.22 FEET; THENCE, N 52° 15' 06" E FOR A DISTANCE OF 102.40 FEET; THENCE, N 30° 23' 51" E FOR A DISTANCE OF 123.37 FEET; THENCE, N 09° 37' 26" E FOR A DISTANCE OF 160.48 FEET; THENCE, N 13° 12' 27" W A DISTANCE OF 123.35 FEET; THENCE, N 31° 03' 02" W FOR A DISTANCE OF 99.94 FEET; THENCE N 17° 19' 41" W FOR A DISTANCE OF 73.31 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL COMPRISING 1,628,801.79 SF OR 37.3921 AC, MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 2

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND S00°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;
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THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,
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LEGAL DESCRIPTIONS / LINE & CURVE TABLES

LEGAL DESCRIPTION: PARCEL 1

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BEGINNING AT A POINT BEING N89°31'27"E, 8136.33 FEET AND 500°28'33"E, 1108.18 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A CURVE;

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 01° 23' 23.4", HAVING A RADIUS OF 1315.00 FEET, AND WHOSE LONG CHORD BEARS N 71° 58' 38" E FOR A DISTANCE OF 31.90 FEET;

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THENCE, S 14° 22' 39" E FOR A DISTANCE OF 242.53 FEET;

THENCE, S 89° 59' 59" W FOR A DISTANCE OF 1627.12 FEET;

THENCE, N 26° 59' 52" E FOR A DISTANCE OF 370.22 FEET;

THENCE, N 52° 15' 06" E FOR A DISTANCE OF 102.40 FEET;

THENCE, N 30° 23' 51" E FOR A DISTANCE OF 123.37 FEET;

THENCE, N 09° 37' 26" E FOR A DISTANCE OF 160.48 FEET;

THENCE, N 13° 12' 27" W FOR A DISTANCE OF 123.35 FEET;

THENCE, N 31° 03' 02" W FOR A DISTANCE OF 99.94 FEET;

THENCE N 17° 19' 41" W A DISTANCE OF 73.31 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL COMPRISING 1,628,801.79 SF OR 37.3921 AC, MORE OR LESS.

PARCEL 1

Parcel Line Table		
Line #	Length	Direction
L1	805.33	N71°16'56"E
L2	320.44	S73°50'33"E
L3	258.56	S35°45'34"W
L4	242.53	S14°22'39"E
L5	1627.12	S89°59'59"W
L6	370.22	N26°59'52"E
L7	102.40	N52°15'06"E
L8	123.37	N30°23'51"E
L9	160.48	N9°37'26"E
L10	123.35	N13°12'27"W
L11	99.94	N31°03'02"W
L12	73.31	N17°19'41"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.90	1315.00	1°23'23"	N71°58'38"E	31.90
C2	310.43	510.00	34°52'31"	N88°43'12"E	305.66
C3	468.66	245.00	109°36'04"	S19°02'31"E	400.40
C4	310.65	355.00	50°08'15"	S10°41'26"W	300.83

LEGAL DESCRIPTION: PARCEL 2

PART OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N89°31'27"E, 9636.72 FEET AND 500°28'33"E, 2072.23 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W, 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE, S 89° 41' 56" E FOR A DISTANCE OF 826.10 FEET;

THENCE, S 15° 34' 44" W FOR A DISTANCE OF 210.69 FEET;

THENCE, S 04° 43' 52" W FOR A DISTANCE OF 403.75 FEET;

THENCE, S 00° 52' 42" E FOR A DISTANCE OF 86.65 FEET;

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 773.19 FEET;

THENCE, N 06° 47' 49" W FOR A DISTANCE OF 90.72 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 15.8", HAVING A RADIUS OF 510.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 53' 18" E FOR A DISTANCE OF 171.61 FEET.

THENCE, N 12° 34' 26" E FOR A DISTANCE OF 171.17 FEET TO THE BEGINNING OF A CURVE,

SAID CURVE TURNING TO THE LEFT THROUGH 24° 56' 29.0", HAVING A RADIUS OF 620.00 FEET, AND WHOSE LONG CHORD BEARS N 00° 06' 11" E FOR A DISTANCE OF 267.77 FEET TO THE POINT OF BEGINNING.

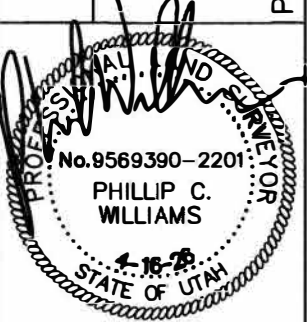
SAID PARCEL COMPRISING 542,851.46 SF OR 12.4622 AC, MORE OR LESS.

PARCEL 2

Parcel Line Table		
Line #	Length	Direction
L13	826.10	S89°41'56"E
L14	210.69	S15°34'44"W
L15	403.75	N4°43'52"E
L16	86.65	S0°52'42"E
L17	773.19	N90°00'00"W
L18	90.72	S6°47'49"E
L19	171.17	S12°34'26"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	172.43	510.00	19°22'16"	S2°53'18"W	171.61
C6	269.89	620.00	24°56'29"	N0°06'11"E	267.77

PCW CIVIL SOLUTIONS LLC
CONSULTING ENGINEERS



455 GLENWOOD CIRCLE
PROVO, UT 84601
PHONE: (435) 770-2382

PHILLIP C. WILLIAMS, P.E., P.L.S.

BENLOCH RANCH

WASATCH COUNTY
UTAH

LEGAL DESCRIPTIONS

REVISIONS:

DATE	4/16/26
DESIGN	
DRAWN	
CHK'D	
SUB.	
25014FLEP-EXP.DWG	

SHEET NO.
3/3

RESOLUTION
OF THE BOARD OF TRUSTEES OF THE
SKYFALL INFRASTRUCTURE FINANCING DISTRICT
AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE
DESIGNATED EXPANSION AREA BOUNDARIES INTO THE DISTRICT; AND
RELATED MATTERS

WHEREAS, Skyfall Infrastructure Financing District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Utah, duly organized and existing pursuant to Title 17B, Chapter 1, and Title 17B, Chapter 2a, Part 13, Utah Code Annotated 1953, (together the “**Acts**”), as amended from time to time and any successor statute thereto; and

WHEREAS, Section III.B and Exhibit B of the Governing Document for the District, approved August 29, 2025 (the “**Governing Document**”), describe and designate the Designated Expansion Area comprising Wasatch County parcels 20-4219, 20-9372, 20-9040, 20-4218, consisting of approximately 49.58 acres, and the Governing Document was included with and submitted as part of the original petition to create the District pursuant to Utah Code Section 17B-2a-1303(3)(d); and

WHEREAS, the area proposed for annexation (the “**Annexation Area**”) is within the Designated Expansion Area and is contiguous to the Original District Boundaries pursuant to Utah Code Section 17B-2a-1303(4)(a) and (4)(b); and

WHEREAS, a petition for annexation containing the signatures of 100% of the surface property owners within the Annexation Area, demonstrating those owners’ consent to annexation into the District (the “**Petition**”), has been filed with the District pursuant to Utah Code Section 17B-2a-1302 and the Governing Document; and

WHEREAS, pursuant to Section VIII of the Governing Document and Utah Code Section 17B-2a-1302, the Board is authorized to approve this annexation by resolution; and

WHEREAS, the Board desires to adopt this resolution to annex property into the District’s boundaries.

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

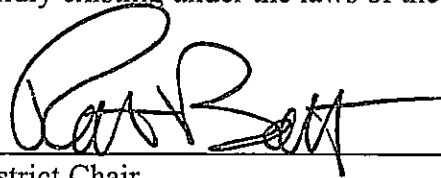
1. **Approval of Annexation.** The Board hereby acknowledges the Petition, attached hereto as **Exhibit A**, and approves the annexation of the Annexation Area into the boundaries of the District. The Board finds that: (a) the Annexation Area is within the Designated Expansion Area described in Section III.B and Exhibit B of the Governing Document submitted with the original creation petition, pursuant to Utah Code Sections 17B-2a-1303(3)(d) and 17B-2a-1303(4)(b); (b) the Annexation Area is contiguous to the Original District Boundaries pursuant to Utah Code Section 17B-2a-1303(4)(a); and (c) the Petition containing the written consent of 100%

of the surface property owners within the Annexation Area has been filed with the District pursuant to Utah Code Section 17B-2a-1302 and the Governing Document.

2. **Authorization of Filing and Recording.** The officers of the District are authorized and directed, within thirty (30) days of the date of adoption of this Resolution, to file with the Office of the Lieutenant Governor: (a) a Notice of Impending Boundary Action pursuant to Utah Code Section 67-1a-6.5(3), in substantially the form attached hereto as **Exhibit B**; and (b) the approved Final Local Entity Plat depicting the Annexation Area, pursuant to Utah Code Section 17B-1-512 as incorporated by Utah Code Section 17B-2a-1302. Following issuance of a certificate of annexation, the officers of the District are authorized and directed to record such documents with the Wasatch County Recorder.

ADOPTED APRIL 9, 2026.

SKYFALL INFRASTRUCTURE FINANCING DISTRICT, a body politic and corporate created and validly existing under the laws of the State of Utah



District Chair

ATTEST:



I, Nate Buehner as a duly appointed officer of the Board of Directors of the Skyfall Infrastructure Financing District (the "District"), do hereby certify that the foregoing is a true, correct, and complete copy of a Resolution duly adopted by the Board of Directors of the District at a special meeting thereof held on April 9, 2026, at which meeting a quorum was present and acting throughout, and that said Resolution has been entered in the official records of the District, remains in full force and effect, and has not been amended, modified, or rescinded as of the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the District this 17 day of April, 2026.

Exhibit A

Petition for Annexation

PETITION FOR ANNEXATION OF PROPERTY

TO: BOARD OF TRUSTEES
SKYFALL INFRASTRUCTURE FINANCING DISTRICT
WASATCH COUNTY, UTAH

Pursuant to the provisions of 17B-2a-1302 and the Governing Document for the Skyfall Infrastructure Financing District, approved August 29, 2025 (the "**Governing Document**"), the undersigned surface property owners (each a "**Petitioner**" and collectively the "**Petitioners**"), hereby respectfully request that the Skyfall Infrastructure Financing District (the "**District**"), by and through its Board of Trustees, annex the real property described in Exhibit A, attached hereto and incorporated herein by this reference (the "**Annexation Area**"), into the boundaries of the District.

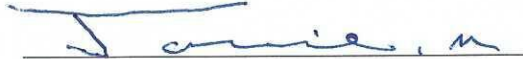
Each Petitioner hereby represents and warrants to the District that (a) it is the 100% surface property owner of the parcel(s) of the Annexation Area identified next to its signature below, (b) that no other person, persons, entity, or entities own a surface property interest in such parcel(s), except as beneficial holders of encumbrances, if any, (c) the Annexation Area is located within the Designated Expansion Area described in Section III.B and Exhibit B of the Governing Document; and (d) the Annexation Area is contiguous to the Original Boundaries of the District.

By its signature below, each Petitioner consents to and assents to the annexation of its respective parcel(s) into the boundaries of the District. By its signature below the Petitioner hereby assents to the annexation of the Property into the boundaries of the District.

[Signature Pages Follow]

PETITIONER:

AJ FIRESIDE PARK CITY, LLC, a
Wyoming limited liability Company, as ^{31.16 AC}~~60.50~~
owner of Parcel No. 00-0022-2269 (~~~60.50~~
acres); Parcel No. 00-0020-4219 (~0.56
acres)



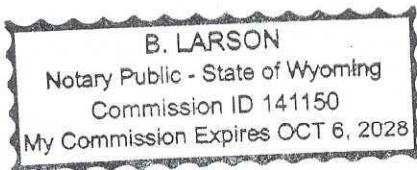
By: Jamie Mackay
Its: Manager

STATE OF WYOMING)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 8th day of April, 2026, by
Jamie Mackay, as the Manager of AJ Fireside Park City, LLC.

Witness my hand and official seal.

My commission expires: Oct 6, 2028




Notary Public

PETITIONER:

**BENLOCH RANCH LAND COMPANY
II, LLC, a UTAH limited liability
Company**, as owner of No. 00-0020-4218
(~13.13 acres); Parcel No. 00-0020-9040,
top portion (~2.40 acres)



By: Jamie Mackay
Its: Manager

STATE OF WYOMING

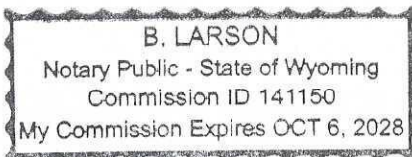
COUNTY OF Teton

)
) ss.
)

The foregoing instrument was acknowledged before me this 8th day of April, 2026, by
Jamie Mackay, as the Manager of Benloch Ranch Land Company II,
LLC.

Witness my hand and official seal.

My commission expires: Oct 6, 2028



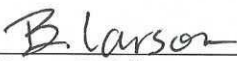

Notary Public

Exhibit B

Notice of Impending Boundary Action

NOTICE OF IMPENDING BOUNDARY ACTION
ANNEXATION OF PROPERTY
(ANNEXATION NO.1)

To: Lieutenant Governor, State of Utah

From: Skyfall Infrastructure Financing District (the “**District**”)

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Skyfall Infrastructure Financing District (the “**Board**”), desires to annex property into the boundaries of the District pursuant to 17B-2a-1303.

A petition meeting the requirements for annexation set forth in Utah Code Section 17B-2a-1302 and the District’s Governing Document, approved August 29, 2025, has been filed with District (the “**Petition**”). The Board has adopted a resolution approving the annexation of the property as set forth in the Petition, a true and correct copy of which is attached hereto and incorporated herein by this reference as **Exhibit A**. The District hereby certifies that all requirements applicable to the annexation of the property set forth in the Petition have been met. The annexation of property is not anticipated to result in the employment of personnel and therefore Utah Code Section 67-1a-6.5(3)(d) is not applicable in this case. A copy of the Approved Final Local Entity Plat satisfying the applicable legal requirements as set forth in Utah Code Section 17-73-507 and that has been approved by the Wasatch County Surveyor as a final local entity plat is attached hereto and incorporated herein by this reference as **Exhibit B**.

CERTIFIED THE 9TH DAY OF APRIL, 2026.

DISTRICT:

**SKYFALL INFRASTRUCTURE
FINANCING DISTRICT**, a body politic and
corporate created and validly existing under the
laws of the State of Utah

By: _____

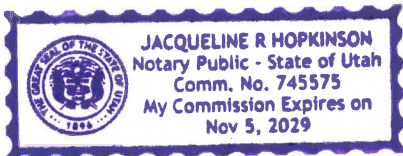
Officer of the District

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9th day of April, 2026, by
Robert Booth, as an Officer of the Skyfall Infrastructure Financing District.

Witness my hand and official seal.

My commission expires: 11/05/2029



Jacqueline R. Hopkinson
Notary Public

[Signature Page to Notice of Impending Boundary Action (Annexation No. 1)]

Exhibit A

Resolution Annexing Property (Annexation No. 1)

Exhibit B

Final Local Entity Plat