

RESOLUTION U2023-13

**A RESOLUTION OF THE VINEYARD REDEVELOPMENT AGENCY BOARD
APPROVING FIRST AMENDMENT TO GENEVA WEST SIDE PROPERTY LAND
DONATION AND DEVELOPMENT AGREEMENT**

WHEREAS, Flagborough LLC is the owner and developer of property (the “Property”) within Vineyard City; and

WHEREAS, the Property is located within the Downtown Vineyard District; and

WHEREAS, the RDA and Flagborough LLC desire to amend the original Land Donation and Development Agreement, dated May 13, 202; and

WHEREAS, the Vineyard Redevelopment Agency Board has reviewed the proposed amendment and finds it is in the public interest and will promote the public welfare to approve the first amendment as proposed.

**NOW THEREFORE BE IT RESOLVED BY THE VINEYARD REDEVELOPMENT
AGENCY BOARD OF VINEYARD, UTAH AS FOLLOWS:**

Section 1. The First Amendment Land Donation and Development Agreement – West as referenced in exhibit A, is hereby approved by the Redevelopment Agency Board of Vineyard, Utah

Section 2. The City Manager of the City is hereby authorized to execute the amended agreement for and in behalf of the City.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

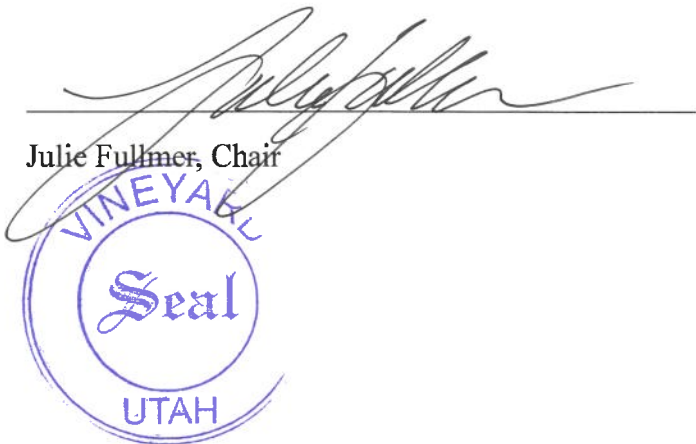
PASSED and ADOPTED by the Redevelopment Agency Board of Vineyard, Utah this 13^h day of December 2023.

APPROVED:

Julie Fullmer, Chair

ATTEST:


Heidi Jackman, Deputy Recorder



PASSAGE BY MUNICIPAL COUNCIL
ROLL CALL VOTE

RESOLUTION NO U2023-13

**A RESOLUTION OF THE VINEYARD REDEVELOPMENT AGENCY BOARD
APPROVING FIRST AMENDMENT TO GENEVA WEST SIDE PROPERTY LAND
DONATION AND DEVELOPMENT AGREEMENT**

ROLL CALL VOTE:

MAYOR JULIE FULLMER

COUNCILMEMBER TYCE FLAKE

COUNCILMEMBER AMBER RASMUSSEN

COUNCILMEMBER MARDI SIFUENTES

COUNCILMEMBER CRISTY WELSH

TOTALS

MOTION	SECOND	AYES	NAYS	ABSENT
		X		
		X		
		X		
	X	X		
X		X		
		5		

This Resolution was passed by the City Council of Vineyard, Utah on the 13th day of December 2023, by a roll call vote as described above.

CITY RECORDER'S CERTIFICATE AND ATTEST

This Resolution was recorded in the office of the Vineyard City Recorder on the 14th day of December 2023.

I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Resolution No. U2023-13.

ATTEST:



Deputy Recorder

**FIRST AMENDMENT TO
LAND DONATION AND DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO LAND DONATION AND DEVELOPMENT AGREEMENT (this “**Amendment**”) is made and entered into as of December __, 2023 (the “**Effective Date**”), by and among Vineyard City, a Utah municipal corporation (“**City**”), the Vineyard Redevelopment Agency, a political subdivision of the State of Utah (the “**RDA**” or “**Agency**”), and Flagborough L.L.C., a Delaware limited liability company (“**Flagborough**”). The City, RDA, and Flagborough are collectively referred to herein as the “**Parties**”.

RECITALS

A. City, RDA, Anderson Geneva, LLC, a Delaware limited liability company (“**AG**”), and Ice Castle Retirement Fund, L.L.C., a Delaware limited liability company (“**Ice Castle**”) previously executed that certain Land Donation and Development Agreement, dated May 13, 2020 (“**Original LDDA**” and as amended by this Amendment, the “**LDDA**”).

B. Ice Castle assigned its rights under the LDDA to AG and AG assigned their right as Developer under the Original LDDA to Flagborough. pursuant to that certain Land Donation and Development Agreement Assignment, dated June 17, 2022.

C. Agency and Flagborough previously entered into that certain Participation Agreement, dated April 12, 2023 (“**Participation Agreement**”) which Participation Agreement supplements the LDDA and triggers the collection period of tax increment funds as contemplated by the LDDA.

D. The Parties desire to amend the Original LDDA on the terms set forth below.

NOW, THEREFORE, in consideration of the foregoing recitals and the Parties mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Tax Increment Collection Period.** The tax increment collection period contemplated by Section 6.c.vi of the Original LDDA will be triggered in two phases referred to as Phase 5A and Phase 5B in Sections 1.2 and 1.3 of the Participation Agreement. Pursuant to Section 1.3 of the Participation Agreement, the Agency triggered the tax increment collection period for Phase 5B beginning in the year 2023. The tax increment collection period for Phase 5A will be triggered pursuant to Section 1.2 of the Participation Agreement. The budget for Phase 5A and 5B is attached hereto as Exhibit A.

2. **Reimbursable Expenses.** In addition to the City’s and Agency’s obligation to reimburse Developer for the Backbone Infrastructure pursuant to Section 6.c.ix. of the Original LDDA, the Agency shall be responsible for reimbursing Developer for Parking Costs (as defined in the Participation Agreement) as contemplated by Section 2.8 of the Participation Agreement.

3. **Participation Agreement Incorporation.** The Parties hereby incorporate the provisions of Sections 3.1 through 3.3 of the Participation Agreement and such provisions supplement all rights and obligations of the Parties as set forth in the Original LDDA. To the extent any provisions of the Original LDDA conflict with those provisions of the Participation Agreement incorporated herein under this Section 2, the provisions of the Participation Agreement control.

4. **Land Donation by Developer.** Section 3 of the Original LDDA is hereby amended such that Developer agrees to donate the Lake Promenade Property to either the City or a district, as determined

by Developer. If the Lake Promenade Property is donated to the City, the City shall assume full responsibility for the ownership and maintenance of the Lake Promenade Property and all improvements thereon after acceptance of the same.

5. **Roadway Dedications.** Notwithstanding anything in the Original LDDA to the contrary, Developer shall dedicate the public roadways throughout the Project to the City or a district, as determined by Developer.

6. **Recorded Memorandum.** Section 12(s) of the Original LDDA is hereby amended so that any Party may record with the Utah County Recorder's Office a Memorandum of Land Donation and Development Agreement in the form attached hereto as Exhibit B ("**Memorandum**"). If requested by a Party, all other Parties to this Agreement shall promptly cause the Memorandum to be executed and acknowledged so that the requesting Party can record the Memorandum.

7. **Defined Terms; Recitals.** Unless otherwise provided herein, all capitalized terms in this Amendment shall have the same meaning as used in the Original LDDA. The Recitals above are incorporated herein by this reference.

8. **Ratification.** All of the terms of the Original LDDA are incorporated into this Amendment, except as revised herein. As modified and supplemented by this Amendment, the Agreement is ratified and affirmed and shall remain and continue in full force and effect.

9. **Amendment Controls.** If any provisions of the Agreement conflict with the terms and conditions of this Amendment, the terms and conditions of this Amendment shall control and the Agreement shall be deemed amended as necessary to carry out the intent and purpose of this Amendment.

10. **Counterpart Execution.** This Amendment may be executed in one or more counterparts, each of which, when taken together, shall constitute the original. Signature pages may be detached from individual counterparts and attached to a single or multiple original(s) in order to form a single or multiple original(s) of this document. Electronic and scanned signature pages will be acceptable and shall be conclusive evidence of execution.

EFFECTIVE as of the Effective Date.

**VINEYARD CITY REDEVELOPMENT
AGENCY**

By: _____
Julie Fullmer, Chair

Attest:

By: _____

Pamela Spencer, Secretary

Approved as to form:

By: _____
Jayme Blakesley, RDA Attorney

[Signatures Continue on the Following Page]

VINEYARD CITY

By: _____
Julie Fullmer, Mayor

Attest:

By: _____
Pamela Spencer, City Recorder

Approved as to form:

By: _____
Jayme Blakesley, City Attorney

FLAGBOROUGH:

Flagborough L.L.C.,
a Delaware limited liability company

By: Woodbury Corporation,
a Utah corporation, its Co-Manager

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

By: _____
Name: Nate Hutchinson
Title: Co-Manager

**EXHIBIT A
TO
FIRST AMENDMENT TO
LAND DONATION AND DEVELOPMENT AGREEMENT**

Budget For Phase 5A and 5B

[Attached]

DRAFT

	TOTALS	1 2011	2 2012	3 2013	4 2014	5 2015	6 2016
VALUATION		124,106,974	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974
Value form 2006 to 2010							
Base Value Phase 1 (Area 95)		225,519,374	318,061,887	452,674,896	552,025,933	24,329,544	27,356,398
Base Value Phase 1 (Area 96)		-	-	-	-	576,113,092	585,723,531
Base Value Phase 2		-	-	-	-	47,269,069	95,764,331
Base Value Phase 3		-	-	68,808,070	70,712,020	86,243,970	21,623,000
Base Value Phase 4		-	-	-	-	-	40,232,400
PHASE 5A							
Residential East		-	-	-	-	-	-
Residential West	14,000	-	-	-	-	-	-
Retail (East)		-	-	-	-	-	-
Retail (West)		-	-	-	-	-	-
Office (East)		-	-	-	-	-	-
Office (West)		-	-	-	-	-	-
Industrial (East)		-	-	-	-	-	-
Industrial (West)		-	-	-	-	-	-
Phase 5B		-	-	-	-	-	-
2006 Base Value		120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)		26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)		24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2		58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3		5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4		33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)		17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)		11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B		1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger							
Base Value Phase 1 (Area 95)	25	1	1	1	1	1	1
Base Value Phase 1 (Area 96)	25	1	1	1	1	1	1
Base Value Phase 2	25	-	-	-	-	-	1
Base Value Phase 3	25	-	-	-	-	-	-
Base Value Phase 4	25	-	-	-	-	-	-
Phase 5A (East)	25	-	-	-	-	-	-
Phase 5A (West)	25	-	-	-	-	-	-
Phase 5B	25	-	-	-	-	-	-
Triggered Tax Value		51,323,328	51,323,328	51,323,328	51,323,328	51,323,328	51,381,509
Applicable Base Value		225,519,374	318,061,887	452,674,896	552,025,933	600,442,636	708,844,260
TAX INCREMENT		174,196,046	266,738,559	401,351,568	500,702,605	549,119,308	657,462,751

	7	8	9	10	11	12	13	14
	2017	2018	2019	2020	2021	2022	2023	2024
VALUATION	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974
Value from 2006 to 2010								
Base Value Phase 1 (Area 95)	71,539,188	48,066,173	57,416,087	60,969,991	62,543,323	62,964,898	63,386,472	63,808,047
Base Value Phase 1 (Area 96)	591,217,292	643,513,006	675,292,795	725,624,548	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	104,821,779	105,157,396	125,549,293	133,396,684	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	89,484,753	183,393,978	251,340,866	306,973,943	382,791,537	399,020,937	400,835,937	400,835,937
Base Value Phase 4	40,232,400	146,792,905	106,473,470	83,500,000	83,500,000	95,476,863	107,453,725	119,430,588
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	1	1	1	1	1	1	1	1
Base Value Phase 1 (Area 96)	1	1	1	1	1	1	1	1
Base Value Phase 2	1	1	1	1	1	1	1	1
Base Value Phase 3	1	1	1	1	1	1	1	1
Base Value Phase 4	-	-	-	-	1	1	1	1
Phase 5A (East)	-	-	-	-	-	-	-	-
Phase 5A (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	1
Triggered Tax Value	56,629,083	56,629,083	56,629,083	56,629,083	89,662,736	89,662,736	89,662,736	91,644,584
Applicable Base Value	857,063,012	980,130,553	1,109,599,041	1,228,965,166	1,326,969,294	1,355,597,132	1,369,810,568	1,382,209,006
TAX INCREMENT	800,433,929	923,501,470	1,052,969,958	1,170,336,083	1,237,306,558	1,265,934,396	1,280,147,832	1,290,564,422

	15 2015	16 2016	17 2017	18 2018	19 2019	20 2020	21 2021	22 2022
VALUATION	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974	124,106,974
Value from 2006 to 2010								
Base Value Phase 1 (Area 95)	64,229,621	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	131,407,451	143,384,314	155,361,176	156,509,163	157,657,150	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	1	1	1	1	1	1	1	1
Base Value Phase 1 (Area 96)	1	1	1	1	1	1	1	1
Base Value Phase 2	1	1	1	1	1	1	1	1
Base Value Phase 3	1	1	1	1	1	1	1	1
Base Value Phase 4	1	1	1	1	1	1	1	1
Phase 5A (East)	-	-	-	-	-	-	-	-
Phase 5A (West)	-	-	-	-	-	-	-	-
Phase 5B	1	1	1	1	1	1	1	1
Triggered Tax Value	91,644,584	91,644,584	91,644,584	91,644,584	91,644,584	91,644,584	91,644,584	91,644,584
Applicable Base Value	1,394,607,443	1,407,005,881	1,419,982,743	1,420,130,790	1,421,278,717	1,422,426,704	1,422,426,704	1,422,426,704
TAX INCREMENT	1,302,962,859	1,315,361,297	1,327,338,159	1,328,486,146	1,329,634,133	1,330,782,120	1,330,782,120	1,330,782,120

	23 2013	24 2034	25 2035	26 2036	27 2037	28 2038	29 2039	30 2040
VALUATION	124,106,974	124,106,974	124,106,974	-	-	-	-	-
Value form 2006 to 2010								
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	1	1	1	-	-	-	-	-
Base Value Phase 1 (Area 96)	1	1	1	-	-	-	-	-
Base Value Phase 2	1	1	1	1	1	1	1	1
Base Value Phase 3	1	1	1	1	1	1	1	1
Base Value Phase 4	1	1	1	1	1	1	1	1
Phase 5A (East)	-	-	-	-	-	-	-	-
Phase 5A (West)	-	-	-	-	-	-	-	-
Phase 5B	1	1	1	1	1	1	1	1
Triggered Tax Value	91,644,584	91,644,584	91,644,584	40,321,256	40,321,256	40,321,256	40,321,256	40,321,256
Applicable Base Value	1,422,426,704	1,422,426,704	1,422,426,704	698,239,299	698,239,299	698,239,299	698,239,299	698,239,299
TAX INCREMENT	1,330,782,120	1,330,782,120	1,330,782,120	657,918,043	657,918,043	657,918,043	657,918,043	657,918,043

	31 2011	32 2012	33 2013	34 2014	35 2015	36 2016	37 2017	38 2018
VALUATION								
Value from 2006 to 2010	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 96)	-	-	-	-	-	-	-	-
Base Value Phase 2	-	-	-	-	-	-	-	-
Base Value Phase 3	1	-	-	-	-	-	-	-
Base Value Phase 4	1	1	1	1	1	-	-	-
Phase 5A (East)	-	-	-	-	-	-	-	-
Phase 5A (West)	-	-	-	-	-	-	-	-
Phase 5B	1	1	1	1	1	1	1	1
Triggered Tax Value	40,263,075	35,015,501	35,015,501	35,015,501	35,015,501	1,981,848	1,981,848	1,981,848
Applicable Base Value	559,641,074	158,805,137	158,805,137	158,805,137	158,805,137	-	-	-
TAX INCREMENT	519,377,999	123,789,636	123,789,636	123,789,636	123,789,636	(1,981,848)	(1,981,848)	(1,981,848)

	39 2049	40 2050	41 2051	42 2052	43 2053	44 2054	45 2055	46 2056
VALUATION								
Value from 2006 to 2010	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 96)	-	-	-	-	-	-	-	-
Base Value Phase 2	-	-	-	-	-	-	-	-
Base Value Phase 3	-	-	-	-	-	-	-	-
Base Value Phase 4	-	-	-	-	-	-	-	-
Phase 5A (East)	-	-	-	-	-	-	-	-
Phase 5A (West)	-	-	-	-	-	1	1	1
Phase 5B	-	-	-	-	-	-	-	-
Triggered Tax Value	-	-	-	-	-	11,099,872	11,099,872	11,099,872
Applicable Base Value	-	-	-	-	-	-	-	-
TAX INCREMENT	-	-	-	-	-	(11,099,872)	(11,099,872)	(11,099,872)

	47 2017	48 2018	49 2019	50 2060	51 2061	52 2062	53 2063	54 2064
VALUATION								
Value from 2006 to 2010								
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 96)	-	-	-	-	-	-	-	-
Base Value Phase 2	-	-	-	-	-	-	-	-
Base Value Phase 3	-	-	-	-	-	-	-	-
Base Value Phase 4	-	-	-	-	-	-	-	-
Phase 5A (East)	-	-	-	-	-	-	-	-
Phase 5A (West)	1	1	1	1	1	1	1	1
Phase 5B	-	-	-	-	-	-	-	-
Triggered Tax Value	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Applicable Base Value	-	-	-	-	-	-	-	-
TAX INCREMENT	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)

	55 2065	56 2066	57 2067	58 2068	59 2069	60 2070	61 2071	62 2072
VALUATION								
Value form 2006 to 2010	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 96)	-	-	-	-	-	-	-	-
Base Value Phase 2	-	-	-	-	-	-	-	-
Base Value Phase 3	-	-	-	-	-	-	-	-
Base Value Phase 4	-	-	-	-	-	-	-	-
Phase 5A (East)	-	-	-	-	-	-	-	-
Phase 5A (West)	1	1	1	1	1	1	1	1
Phase 5B	-	-	-	-	-	-	-	-
Triggered Tax Value	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Applicable Base Value	-	-	-	-	-	-	-	-
TAX INCREMENT	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)	(11,099,872)

	63 2073	64 2074	65 2075	66 2076	67 2077	68 2078	69 2079	70 2080
VALUATION								
Value form 2006 to 2010	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 96)	-	-	-	-	-	-	-	-
Base Value Phase 2	-	-	-	-	-	-	-	-
Base Value Phase 3	-	-	-	-	-	-	-	-
Base Value Phase 4	-	-	-	-	-	-	-	-
Phase 5A (East)	-	-	1	1	1	1	1	1
Phase 5A (West)	1	1	1	1	1	1	-	-
Phase 5B	-	-	-	-	-	-	-	-
Triggered Tax Value	11,099,872	11,099,872	28,486,813	28,486,813	28,486,813	28,486,813	17,386,941	17,386,941
Applicable Base Value	-	-	-	-	-	-	-	-
TAX INCREMENT	(11,099,872)	(11,099,872)	(28,486,813)	(28,486,813)	(28,486,813)	(28,486,813)	(17,386,941)	(17,386,941)

	71 2081	72 2082	73 2083	74 2084	75 2085	76 2086	77 2087	78 2088
VALUATION								
Value from 2006 to 2010								
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 96)	-	-	-	-	-	-	-	-
Base Value Phase 2	-	-	-	-	-	-	-	-
Base Value Phase 3	-	-	-	-	-	-	-	-
Base Value Phase 4	-	-	-	-	-	-	-	-
Phase 5A (East)	1	1	1	1	1	1	1	1
Phase 5A (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
Triggered Tax Value	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Applicable Base Value	-	-	-	-	-	-	-	-
TAX INCREMENT	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)

	74 2089	80 2090	81 2091	82 2092	83 2093	84 2094	85 2095	86 2096
VALUATION								
Value from 2006 to 2010	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137	158,805,137
PHASE 5A								
Residential East	-	-	-	-	-	-	-	-
Residential West	-	-	-	-	-	-	-	-
Retail (East)	-	-	-	-	-	-	-	-
Retail (West)	-	-	-	-	-	-	-	-
Office (East)	-	-	-	-	-	-	-	-
Office (West)	-	-	-	-	-	-	-	-
Industrial (East)	-	-	-	-	-	-	-	-
Industrial (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181	58,181	58,181	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872	11,099,872
Phase 5B	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848	1,981,848
Trigger								
Base Value Phase 1 (Area 95)	-	-	-	-	-	-	-	-
Base Value Phase 1 (Area 96)	-	-	-	-	-	-	-	-
Base Value Phase 2	-	-	-	-	-	-	-	-
Base Value Phase 3	-	-	-	-	-	-	-	-
Base Value Phase 4	-	-	-	-	-	-	-	-
Phase 5A (East)	1	1	1	1	1	1	1	1
Phase 5A (West)	-	-	-	-	-	-	-	-
Phase 5B	-	-	-	-	-	-	-	-
Triggered Tax Value	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941	17,386,941
Applicable Base Value	-	-	-	-	-	-	-	-
TAX INCREMENT	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)	(17,386,941)

	87 2007	88 2008	89 2009
VALUATION			
Value from 2006 to 2010			
Base Value Phase 1 (Area 95)	64,651,196	64,651,196	64,651,196
Base Value Phase 1 (Area 96)	659,536,209	659,536,209	659,536,209
Base Value Phase 2	138,598,225	138,598,225	138,598,225
Base Value Phase 3	400,835,937	400,835,937	400,835,937
Base Value Phase 4	158,805,137	158,805,137	158,805,137
PHASE 5A			
Residential East	-	-	-
Residential West	-	-	-
Retail (East)	-	-	-
Retail (West)	-	-	-
Office (East)	-	-	-
Office (West)	-	-	-
Industrial (East)	-	-	-
Industrial (West)	-	-	-
Phase 5B	-	-	-
2006 Base Value	120,131,397	120,131,397	120,131,397
Base Value Phase 1 (Area 95)	26,688,131	26,688,131	26,688,131
Base Value Phase 1 (Area 96)	24,635,197	24,635,197	24,635,197
Base Value Phase 2	58,181	58,181	58,181
Base Value Phase 3	5,247,574	5,247,574	5,247,574
Base Value Phase 4	33,033,653	33,033,653	33,033,653
Phase 5A (East)	17,386,941	17,386,941	17,386,941
Phase 5A (West)	11,089,872	11,089,872	11,089,872
Phase 5B	1,981,848	1,981,848	1,981,848
Trigger			
Base Value Phase 1 (Area 95)	-	-	-
Base Value Phase 1 (Area 96)	-	-	-
Base Value Phase 2	-	-	-
Base Value Phase 3	-	-	-
Base Value Phase 4	-	-	-
Phase 5A (East)	1	1	1
Phase 5A (West)	-	-	-
Phase 5B	-	-	-
Triggered Tax Value	17,386,941	17,386,941	17,386,941
Applicable Base Value	-	-	-
TAX INCREMENT	(17,386,941)	(17,386,941)	(17,386,941)

		TOTALS	1 2011	2 2012	3 2013	4 2014	5 2015	6 2016
TOTAL TAXES GENERATED								
	<i>For Rates</i>							
Utah County	0.0012940	38,490,356	225,410	345,160	519,349	647,909	710,560	850,757
Central Utah Water District	0.0004210	12,522,751	73,337	112,297	168,969	210,796	231,179	276,792
Alpine School District	0.0082200	244,505,969	1,431,891	2,192,591	3,299,110	4,115,775	4,513,761	5,404,344
Vineyard Town	0.0018150	53,987,632	316,166	484,130	728,453	908,775	996,652	1,193,295
North Utah Water Conservancy	0.0000260	773,377	4,529	6,935	10,435	13,018	14,277	17,094
Timpanogos SSD		-	-	-	-	-	-	-
Wasatch Mental Health SSD		-	-	-	-	-	-	-
North Utah Valley Animal Shelter		-	-	-	-	-	-	-
Total	0.0117760	350,280,084	2,051,333	3,141,113	4,726,316	5,896,274	6,466,429	7,742,281
INCREMENTAL TAXES								
Base Taxes Generated		35,366,683	604,384	604,384	604,384	604,384	604,384	605,069
Incremental Taxes Generated		350,280,084	2,051,333	3,141,113	4,726,316	5,896,274	6,466,429	7,742,281
Total Taxes Generated		385,646,767	2,655,716	3,745,497	5,330,700	6,500,657	7,070,812	8,347,350
Incremental Amnt to Taxing								
Utah County	25.00%	9,622,589	56,352	86,290	129,837	161,977	177,640	212,689
Central Utah Water	25.00%	3,130,688	18,334	28,074	42,242	52,699	57,795	69,198
Alpine School District	25.00%	61,126,492	357,973	548,148	824,777	1,028,944	1,128,440	1,351,086
Vineyard Town	25.00%	13,496,908	79,041	121,033	182,113	227,194	249,163	298,324
North Utah Water Conservancy	25.00%	193,344	1,132	1,734	2,609	3,255	3,569	4,274
Total Incremental Taxes		88,684,154	512,833	785,278	1,181,579	1,474,068	1,616,607	1,935,570
RDA BUDGET								
Revenues to RDA:								
Utah County	75.00%	28,867,767	169,057	258,870	389,512	485,932	532,920	638,068
Central Utah Water	75.00%	9,392,063	55,002	84,223	126,727	158,097	173,384	207,594
Alpine School District	75.00%	183,379,477	1,073,919	1,644,443	2,474,332	3,086,832	3,385,321	4,053,258
Vineyard Town	75.00%	40,490,724	237,124	363,098	546,340	681,581	747,489	894,571
North Utah Water Conservancy	75.00%	580,032	3,397	5,201	7,826	9,764	10,708	12,821
Total Revenues		269,006,262	1,538,499	2,355,835	3,544,737	4,422,205	4,849,822	5,806,711
Expenditures:								
Administrative Percent	<i>% to Category</i>							
Administrative	Avg. 3.98%	Avg. 3.98%	18.00%	15.00%	11.00%	9.00%	7.00%	6.00%
	3.98%	(11,671,158)	(276,930)	(353,375)	(389,921)	(397,998)	(339,488)	(348,403)
Available for Projects		251,038,904	1,261,570	2,002,460	3,154,816	4,024,207	4,510,334	5,458,308
Cumulative Available for Projects and Mitigation Payments		251,038,904	1,261,570	3,264,029	6,418,845	10,448,052	14,959,386	20,411,695
School District Mitigation (amnt will vary from year to year based on the type of development that takes place - sample percentage)								
	9.93%	12,191,589	-	18,724	46,185	73,646	101,108	131,066

	7 2017	8 2018	9 2019	10 2020	11 2021	12 2022	13 2023	14 2024
TOTAL TAXES GENERATED								
Utah County	1,035,762	1,195,011	1,362,543	1,514,415	1,601,075	1,638,119	1,656,511	1,669,990
Central Utah Water District	336,983	388,794	443,300	492,711	520,906	532,958	538,942	543,328
Alpine School District	6,579,567	7,591,182	8,655,413	9,620,163	10,170,660	10,405,981	10,522,815	10,608,440
Vineyard Town	1,452,788	1,676,155	1,911,140	2,124,160	2,245,711	2,297,671	2,323,468	2,342,374
North Utah Water Conservancy	20,811	24,011	27,377	30,429	32,170	32,914	33,284	33,555
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	9,425,910	10,875,153	12,399,774	13,781,878	14,570,522	14,907,643	15,075,021	15,197,687
INCREMENTAL TAXES								
Base Taxes Generated	666,864	666,864	666,864	666,864	1,055,868	1,055,868	1,055,868	1,079,207
Incremental Taxes Generated	9,425,910	10,875,153	12,399,774	13,781,878	14,570,522	14,907,643	15,075,021	15,197,687
Total Taxes Generated	10,092,774	11,542,017	13,066,638	14,448,742	15,626,390	15,963,512	16,130,889	16,276,893
Incremental Amt to Taxing								
Utah County	258,940	298,753	340,636	378,604	400,269	409,530	414,128	417,498
Central Utah Water	84,246	97,199	110,825	123,178	130,227	133,240	134,736	135,832
Alpine School District	1,644,892	1,897,796	2,163,853	2,405,041	2,542,665	2,601,495	2,630,704	2,652,110
Vineyard Town	363,197	419,039	477,785	531,040	561,428	574,418	580,867	585,594
North Utah Water Conservancy	5,203	6,003	6,844	7,607	8,042	8,229	8,321	8,389
Total Incremental Taxes	2,356,477	2,718,788	3,099,944	3,445,469	3,642,631	3,726,911	3,768,755	3,799,422
RDA BUDGET								
Revenues to RDA:								
Utah County	776,821	896,258	1,021,907	1,135,811	1,200,806	1,228,589	1,242,383	1,252,493
Central Utah Water	252,737	291,596	332,475	369,534	390,680	399,719	404,207	407,496
Alpine School District	4,934,675	5,693,387	6,491,560	7,215,122	7,627,995	7,804,486	7,892,111	7,956,330
Vineyard Town	1,089,591	1,257,116	1,433,355	1,593,120	1,684,284	1,723,253	1,742,601	1,756,781
North Utah Water Conservancy	15,608	18,008	20,533	22,822	24,127	24,686	24,963	25,166
Total Revenues	7,069,432	8,156,365	9,299,831	10,336,408	10,927,892	11,180,733	11,306,266	11,398,265
Expenditures:								
Administrative Percent	5.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Administrative	(353,472)	(326,255)	(371,993)	(413,456)	(437,116)	(447,229)	(452,251)	(455,931)
Available for Projects	6,715,961	7,830,110	8,927,837	9,922,952	10,490,776	10,733,503	10,854,015	10,942,334
Cumulative Available for Projects and Mitigation Payments	27,127,656	34,957,766	43,885,608	53,808,555	64,299,881	75,032,834	85,886,850	96,829,184
School District Mitigation (amt will vary from year to year based on the type of development that takes place - sample percentage)								
	185,888	213,450	240,911	268,372	295,834	323,295	350,756	378,218

	15 2025	16 2026	17 2027	18 2028	19 2029	20 2030	21 2031	22 2033
TOTAL TAXES GENERATED								
Utah County	1,686,034	1,702,078	1,717,576	1,719,061	1,720,547	1,722,032	1,722,032	1,722,032
Central Utah Water District	548,547	553,767	558,808	559,293	559,776	560,259	560,259	560,259
Alpine School District	10,710,355	10,812,270	10,910,720	10,920,156	10,929,593	10,939,029	10,939,029	10,939,029
Vineyard Town	2,364,878	2,387,381	2,409,119	2,411,202	2,413,286	2,415,370	2,415,370	2,415,370
North Utah Water Conservancy	33,877	34,199	34,511	34,541	34,570	34,600	34,600	34,600
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	15,343,691	15,489,695	15,630,734	15,644,253	15,657,772	15,671,290	15,671,290	15,671,290
INCREMENTAL TAXES								
Base Taxes Generated	1,079,207	1,079,207	1,079,207	1,079,207	1,079,207	1,079,207	1,079,207	1,079,207
Incremental Taxes Generated	15,343,691	15,489,695	15,630,734	15,644,253	15,657,772	15,671,290	15,671,290	15,671,290
Total Taxes Generated	16,422,897	16,568,901	16,709,941	16,723,459	16,736,978	16,750,497	16,750,497	16,750,497
Incremental Amt to Taxing								
Utah County	421,508	425,519	429,394	429,765	430,137	430,508	430,508	430,508
Central Utah Water	137,137	138,442	139,702	139,823	139,944	140,065	140,065	140,065
Alpine School District	2,677,589	2,703,067	2,727,680	2,730,039	2,732,398	2,734,757	2,734,757	2,734,757
Vineyard Town	591,219	596,845	602,280	602,801	603,321	603,842	603,842	603,842
North Utah Water Conservancy	8,469	8,550	8,628	8,635	8,643	8,650	8,650	8,650
Total Incremental Taxes	3,835,923	3,872,424	3,907,684	3,911,063	3,914,443	3,917,823	3,917,823	3,917,823
RDA BUDGET								
Revenues to RDA:								
Utah County	1,264,525	1,276,558	1,288,182	1,289,296	1,290,410	1,291,524	1,291,524	1,291,524
Central Utah Water	411,411	415,325	419,107	419,470	419,832	420,194	420,194	420,194
Alpine School District	8,092,766	8,109,202	8,183,040	8,190,117	8,197,194	8,204,272	8,204,272	8,204,272
Vineyard Town	1,773,658	1,790,536	1,806,839	1,808,402	1,809,964	1,811,527	1,811,527	1,811,527
North Utah Water Conservancy	25,408	25,650	25,883	25,905	25,928	25,950	25,950	25,950
Total Revenues	11,507,768	11,617,271	11,723,051	11,733,190	11,743,329	11,753,468	11,753,468	11,753,468
Expenditures:								
Administrative Percent	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Administrative	(460,311)	(464,691)	(468,922)	(469,328)	(469,733)	(470,139)	(470,139)	(470,139)
Available for Projects	11,047,457	11,152,580	11,254,129	11,263,862	11,273,596	11,283,329	11,283,329	11,283,329
Cumulative Available for Projects and Mitigation Payments	107,876,641	119,029,221	130,283,350	141,547,212	152,820,807	164,104,136	175,387,465	186,670,794
School District Mitigation (amt will vary from year to year based on the type of development that takes place - sample percentage)								
	445,623	473,084	500,545	528,007	556,716	556,716	556,716	556,716

	23 2023	24 2024	25 2025	26 2026	27 2027	28 2028	29 2029	30 2030
TOTAL TAXES GENERATED								
Utah County	1,722,032	1,722,032	1,722,032	851,346	851,346	851,346	851,346	851,346
Central Utah Water District	560,259	560,259	560,259	276,983	276,983	276,983	276,983	276,983
Alpine School District	10,939,029	10,939,029	10,939,029	5,408,086	5,408,086	5,408,086	5,408,086	5,408,086
Vineyard Town	2,415,370	2,415,370	2,415,370	1,194,121	1,194,121	1,194,121	1,194,121	1,194,121
North Utah Water Conservancy	34,600	34,600	34,600	17,106	17,106	17,106	17,106	17,106
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	15,671,290	15,671,290	15,671,290	7,747,643	7,747,643	7,747,643	7,747,643	7,747,643
INCREMENTAL TAXES								
Base Taxes Generated	1,079,207	1,079,207	1,079,207	474,823	474,823	474,823	474,823	474,823
Incremental Taxes Generated	15,671,290	15,671,290	15,671,290	7,747,643	7,747,643	7,747,643	7,747,643	7,747,643
Total Taxes Generated	16,750,497	16,750,497	16,750,497	8,222,466	8,222,466	8,222,466	8,222,466	8,222,466
Incremental Amt to Taxing								
Utah County	430,508	430,508	430,508	212,836	212,836	212,836	212,836	212,836
Central Utah Water	140,065	140,065	140,065	69,246	69,246	69,246	69,246	69,246
Alpine School District	2,734,757	2,734,757	2,734,757	1,352,022	1,352,022	1,352,022	1,352,022	1,352,022
Vineyard Town	603,842	603,842	603,842	298,530	298,530	298,530	298,530	298,530
North Utah Water Conservancy	8,650	8,650	8,650	4,276	4,276	4,276	4,276	4,276
Total Incremental Taxes	3,917,823	3,917,823	3,917,823	1,936,911	1,936,911	1,936,911	1,936,911	1,936,911
RDA BUDGET								
Revenues to RDA:								
Utah County	1,291,524	1,291,524	1,291,524	638,509	638,509	638,509	638,509	638,509
Central Utah Water	420,194	420,194	420,194	207,738	207,738	207,738	207,738	207,738
Alpine School District	8,204,272	8,204,272	8,204,272	4,056,065	4,056,065	4,056,065	4,056,065	4,056,065
Vineyard Town	1,811,527	1,811,527	1,811,527	895,591	895,591	895,591	895,591	895,591
North Utah Water Conservancy	25,950	25,950	25,950	12,829	12,829	12,829	12,829	12,829
Total Revenues	11,753,468	11,753,468	11,753,468	5,810,732	5,810,732	5,810,732	5,810,732	5,810,732
Expenditures:								
Administrative Percent	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.50%	3.00%
Administrative	(470,139)	(470,139)	(470,139)	(232,429)	(232,429)	(232,429)	(203,376)	(174,322)
Available for Projects	11,283,329	11,283,329	11,283,329	5,578,303	5,578,303	5,578,303	5,607,357	5,636,410
Cumulative Available for Projects and Mitigation Payments	197,954,123	209,287,452	220,520,781	228,089,084	281,677,387	237,235,690	242,863,046	248,499,457
School District Mitigation (amt will vary from year to year based on the type of development that takes place - sample percentage)								
	556,716	556,716	556,716	455,609	455,609	455,609	455,609	455,609

	31 2041	32 2042	33 2043	34 2044	35 2045	36 2046	37 2047	38 2048
TOTAL TAXES GENERATED								
Utah County	672,075	160,184	160,184	160,184	160,184	(2,565)	(2,565)	(2,565)
Central Utah Water District	218,658	52,115	52,115	52,115	52,115	(834)	(834)	(834)
Alpine School District	4,269,287	1,017,551	1,017,551	1,017,551	1,017,551	(16,291)	(16,291)	(16,291)
Vineyard Town	942,671	224,678	224,678	224,678	224,678	(3,597)	(3,597)	(3,597)
North Utah Water Conservancy	13,504	3,219	3,219	3,219	3,219	(52)	(52)	(52)
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	6,116,195	1,457,747	1,457,747	1,457,747	1,457,747	(23,338)	(23,338)	(23,338)
INCREMENTAL TAXES								
Base Taxes Generated	474,138	412,343	412,343	412,343	412,343	23,338	23,338	23,338
Incremental Taxes Generated	6,116,195	1,457,747	1,457,747	1,457,747	1,457,747	(23,338)	(23,338)	(23,338)
Total Taxes Generated	6,590,333	1,870,089	1,870,089	1,870,089	1,870,089	-	-	-
Incremental Amnt to Taxing								
Utah County	168,019	40,046	40,046	40,046	40,046	(641)	(641)	(641)
Central Utah Water	54,665	13,029	13,029	13,029	13,029	(209)	(209)	(209)
Alpine School District	1,067,322	254,388	254,388	254,388	254,388	(4,073)	(4,073)	(4,073)
Vineyard Town	235,668	56,170	56,170	56,170	56,170	(899)	(899)	(899)
North Utah Water Conservancy	3,376	805	805	805	805	(13)	(13)	(13)
Total Incremental Taxes	1,529,049	364,437	364,437	364,437	364,437	(5,835)	(5,835)	(5,835)
RDA BUDGET								
Revenues to RDA:								
Utah County	504,056	120,138	120,138	120,138	120,138	(1,923)	(1,923)	(1,923)
Central Utah Water	163,994	39,087	39,087	39,087	39,087	(626)	(626)	(626)
Alpine School District	3,201,965	763,163	763,163	763,163	763,163	(12,218)	(12,218)	(12,218)
Vineyard Town	707,003	168,509	168,509	168,509	168,509	(2,698)	(2,698)	(2,698)
North Utah Water Conservancy	10,128	2,414	2,414	2,414	2,414	(39)	(39)	(39)
Total Revenues	4,587,146	1,093,310	1,093,310	1,093,310	1,093,310	(17,504)	(17,504)	(17,504)
Expenditures:								
Administrative Percent	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Administrative	(137,614)	(32,799)	(32,799)	(32,799)	(32,799)	525	525	525
Available for Projects	4,449,532	1,060,511	1,060,511	1,060,511	1,060,511	(16,979)	(16,979)	(16,979)
Cumulative Available for Projects and Mitigation Payments	252,948,989	254,009,500	255,070,010	256,130,521	257,191,032	257,174,053	257,157,075	257,140,096
School District Mitigation (amnt will vary from year to year based on the type of development that takes place - sample percentage)								
	288,344	288,344	288,344	288,344	288,344	-	-	-

	39 2049	40 2050	41 2051	42 2052	43 2053	44 2054	45 2055	46 2056
TOTAL TAXES GENERATED								
Utah County	-	-	-	-	-	(14,363)	(14,363)	(14,363)
Central Utah Water District	-	-	-	-	-	(4,673)	(4,673)	(4,673)
Alpine School District	-	-	-	-	-	(91,241)	(91,241)	(91,241)
Vineyard Town	-	-	-	-	-	(20,146)	(20,146)	(20,146)
North Utah Water Conservancy	-	-	-	-	-	(289)	(289)	(289)
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	(130,712)	(130,712)	(130,712)
INCREMENTAL TAXES								
Base Taxes Generated	-	-	-	-	-	130,712	130,712	130,712
Incremental Taxes Generated	-	-	-	-	-	(130,712)	(130,712)	(130,712)
Total Taxes Generated	-	-	-	-	-	-	-	-
Incremental Amt to Taxing								
Utah County	-	-	-	-	-	(3,591)	(3,591)	(3,591)
Central Utah Water	-	-	-	-	-	(1,168)	(1,168)	(1,168)
Alpine School District	-	-	-	-	-	(22,810)	(22,810)	(22,810)
Vineyard Town	-	-	-	-	-	(5,037)	(5,037)	(5,037)
North Utah Water Conservancy	-	-	-	-	-	(72)	(72)	(72)
Total Incremental Taxes	-	-	-	-	-	(32,678)	(32,678)	(32,678)
RDA BUDGET								
Revenues to RDA:								
Utah County	-	-	-	-	-	(10,772)	(10,772)	(10,772)
Central Utah Water	-	-	-	-	-	(3,505)	(3,505)	(3,505)
Alpine School District	-	-	-	-	-	(68,431)	(68,431)	(68,431)
Vineyard Town	-	-	-	-	-	(15,110)	(15,110)	(15,110)
North Utah Water Conservancy	-	-	-	-	-	(216)	(216)	(216)
Total Revenues	-	-	-	-	-	(98,034)	(98,034)	(98,034)
Expenditures:								
Administrative Percent	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Administrative	-	-	-	-	-	2,941	2,941	2,941
Available for Projects	-	-	-	-	-	(95,093)	(95,093)	(95,093)
Cumulative Available for Projects and Mitigation Payments	257,140,096	257,140,096	257,140,096	257,140,096	257,140,096	257,045,003	256,949,910	256,854,817
School District Mitigation (amt will vary from year to year based on the type of development that takes place - sample percentage)	-	-	-	-	-	-	-	-

	47 2057	48 2058	49 2059	50 2060	51 2061	52 2062	53 2063	54 2064
TOTAL TAXES GENERATED								
Utah County	[14,363]	[14,363]	[14,363]	[14,363]	[14,363]	[14,363]	[14,363]	[14,363]
Central Utah Water District	(4,673)	(4,673)	(4,673)	(4,673)	(4,673)	(4,673)	(4,673)	(4,673)
Alpine School District	[91,241]	[91,241]	[91,241]	[91,241]	[91,241]	[91,241]	[91,241]	[91,241]
Vineyard Town	[20,146]	[20,146]	[20,146]	[20,146]	[20,146]	[20,146]	[20,146]	[20,146]
North Utah Water Conservancy	(289)	(289)	(289)	(289)	(289)	(289)	(289)	(289)
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)
INCREMENTAL TAXES								
Base Taxes Generated	130,712	130,712	130,712	130,712	130,712	130,712	130,712	130,712
Incremental Taxes Generated	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)
Total Taxes Generated	-	-	-	-	-	-	-	-
Incremental Amnt to Taxing								
Utah County	[3,591]	[3,591]	[3,591]	[3,591]	[3,591]	[3,591]	[3,591]	[3,591]
Central Utah Water	(1,168)	(1,168)	(1,168)	(1,168)	(1,168)	(1,168)	(1,168)	(1,168)
Alpine School District	[22,810]	[22,810]	[22,810]	[22,810]	[22,810]	[22,810]	[22,810]	[22,810]
Vineyard Town	(5,037)	(5,037)	(5,037)	(5,037)	(5,037)	(5,037)	(5,037)	(5,037)
North Utah Water Conservancy	[72]	[72]	[72]	[72]	[72]	[72]	[72]	[72]
Total Incremental Taxes	(32,678)	(32,678)	(32,678)	(32,678)	(32,678)	(32,678)	(32,678)	(32,678)
RDA BUDGET								
Revenues to RDA:								
Utah County	(10,772)	(10,772)	(10,772)	(10,772)	(10,772)	(10,772)	(10,772)	(10,772)
Central Utah Water	(3,505)	(3,505)	(3,505)	(3,505)	(3,505)	(3,505)	(3,505)	(3,505)
Alpine School District	(68,431)	(68,431)	(68,431)	(68,431)	(68,431)	(68,431)	(68,431)	(68,431)
Vineyard Town	(15,110)	(15,110)	(15,110)	(15,110)	(15,110)	(15,110)	(15,110)	(15,110)
North Utah Water Conservancy	(216)	(216)	(216)	(216)	(216)	(216)	(216)	(216)
Total Revenues	(98,034)	(98,034)	(98,034)	(98,034)	(98,034)	(98,034)	(98,034)	(98,034)
Expenditures:								
Administrative Percent	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Administrative	2,941	2,941	2,941	2,941	2,941	2,941	2,941	2,941
Available for Projects	(95,093)	(95,093)	(95,093)	(95,093)	(95,093)	(95,093)	(95,093)	(95,093)
Cumulative Available for Projects and Mitigation Payments	256,759,724	256,664,691	256,569,538	256,474,445	256,379,352	256,284,259	256,189,166	256,094,073
School District Mitigation (amnt will vary from year to year based on the type of development that takes place - sample percentage)								

	55 2065	56 2066	57 2067	58 2068	59 2069	60 2070	61 2071	62 2072
TOTAL TAXES GENERATED								
Utah County	(14,363)	(14,363)	(14,363)	(14,363)	(14,363)	(14,363)	(14,363)	(14,363)
Central Utah Water District	(4,673)	(4,673)	(4,673)	(4,673)	(4,673)	(4,673)	(4,673)	(4,673)
Alpine School District	(91,241)	(91,241)	(91,241)	(91,241)	(91,241)	(91,241)	(91,241)	(91,241)
Vineyard Town	(20,146)	(20,146)	(20,146)	(20,146)	(20,146)	(20,146)	(20,146)	(20,146)
North Utah Water Conservancy	(289)	(289)	(289)	(289)	(289)	(289)	(289)	(289)
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)
INCREMENTAL TAXES								
Base Taxes Generated	130,712	130,712	130,712	130,712	130,712	130,712	130,712	130,712
Incremental Taxes Generated	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)	(130,712)
Total Taxes Generated	-	-	-	-	-	-	-	-
Incremental Amt to Taxing								
Utah County	(3,591)	(3,591)	(3,591)	(3,591)	(3,591)	(3,591)	(3,591)	(3,591)
Central Utah Water	(1,168)	(1,168)	(1,168)	(1,168)	(1,168)	(1,168)	(1,168)	(1,168)
Alpine School District	(22,810)	(22,810)	(22,810)	(22,810)	(22,810)	(22,810)	(22,810)	(22,810)
Vineyard Town	(5,037)	(5,037)	(5,037)	(5,037)	(5,037)	(5,037)	(5,037)	(5,037)
North Utah Water Conservancy	(72)	(72)	(72)	(72)	(72)	(72)	(72)	(72)
Total Incremental Taxes	(32,678)	(32,678)	(32,678)	(32,678)	(32,678)	(32,678)	(32,678)	(32,678)
RDA BUDGET								
Revenues to RDA:								
Utah County	(10,772)	(10,772)	(10,772)	(10,772)	(10,772)	(10,772)	(10,772)	(10,772)
Central Utah Water	(3,505)	(3,505)	(3,505)	(3,505)	(3,505)	(3,505)	(3,505)	(3,505)
Alpine School District	(68,431)	(68,431)	(68,431)	(68,431)	(68,431)	(68,431)	(68,431)	(68,431)
Vineyard Town	(15,110)	(15,110)	(15,110)	(15,110)	(15,110)	(15,110)	(15,110)	(15,110)
North Utah Water Conservancy	(216)	(216)	(216)	(216)	(216)	(216)	(216)	(216)
Total Revenues	(98,034)	(98,034)	(98,034)	(98,034)	(98,034)	(98,034)	(98,034)	(98,034)
Expenditures:								
Administrative Percent	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Administrative	2,941	2,941	2,941	2,941	2,941	2,941	2,941	2,941
Available for Projects	(95,093)	(95,093)	(95,093)	(95,093)	(95,093)	(95,093)	(95,093)	(95,093)
Cumulative Available for Projects and Mitigation Payments	255,998,980	255,909,886	255,808,793	255,719,700	255,618,607	255,529,514	255,428,421	255,339,328
School District Mitigation (amt will vary from year to year based on the type of development that takes place - sample percentage)	-	-	-	-	-	-	-	-

	61 2073	64 2074	65 2075	66 2076	67 2077	68 2078	69 2079	70 2080
TOTAL TAXES GENERATED								
Utah County	(14,363)	(14,363)	(36,862)	(36,862)	(36,862)	(36,862)	(22,499)	(22,499)
Central Utah Water District	(4,673)	(4,673)	(11,993)	(11,993)	(11,993)	(11,993)	(7,320)	(7,320)
Alpine School District	(91,241)	(91,241)	(234,162)	(234,162)	(234,162)	(234,162)	(142,921)	(142,921)
Vineyard Town	(20,146)	(20,146)	(51,704)	(51,704)	(51,704)	(51,704)	(31,557)	(31,557)
North Utah Water Conservancy	(289)	(289)	(741)	(741)	(741)	(741)	(452)	(452)
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	(130,712)	(130,712)	(335,461)	(335,461)	(335,461)	(335,461)	(204,749)	(204,749)
INCREMENTAL TAXES								
Base Taxes Generated	130,712	130,712	335,461	335,461	335,461	335,461	204,749	204,749
Incremental Taxes Generated	(130,712)	(130,712)	(335,461)	(335,461)	(335,461)	(335,461)	(204,749)	(204,749)
Total Taxes Generated	-	-	-	-	-	-	-	-
Incremental Amt to Taxing								
Utah County	(3,591)	(3,591)	(9,215)	(9,215)	(9,215)	(9,215)	(5,625)	(5,625)
Central Utah Water	(1,168)	(1,168)	(2,998)	(2,998)	(2,998)	(2,998)	(1,830)	(1,830)
Alpine School District	(22,810)	(22,810)	(58,540)	(58,540)	(58,540)	(58,540)	(35,730)	(35,730)
Vineyard Town	(5,037)	(5,037)	(12,926)	(12,926)	(12,926)	(12,926)	(7,889)	(7,889)
North Utah Water Conservancy	(72)	(72)	(185)	(185)	(185)	(185)	(113)	(113)
Total Incremental Taxes	(32,678)	(32,678)	(83,865)	(83,865)	(83,865)	(83,865)	(51,187)	(51,187)
RDA BUDGET								
Revenues to RDA:								
Utah County	(10,772)	(10,772)	(27,646)	(27,646)	(27,646)	(27,646)	(16,874)	(16,874)
Central Utah Water	(3,505)	(3,505)	(8,995)	(8,995)	(8,995)	(8,995)	(5,490)	(5,490)
Alpine School District	(68,431)	(68,431)	(175,621)	(175,621)	(175,621)	(175,621)	(107,190)	(107,190)
Vineyard Town	(15,110)	(15,110)	(38,778)	(38,778)	(38,778)	(38,778)	(23,668)	(23,668)
North Utah Water Conservancy	(216)	(216)	(555)	(555)	(555)	(555)	(339)	(339)
Total Revenues	(98,034)	(98,034)	(251,596)	(251,596)	(251,596)	(251,596)	(153,561)	(153,561)
Expenditures:								
Administrative Percent	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Administrative	2,941	2,941	7,548	7,548	7,548	7,548	4,607	4,607
Available for Projects	(95,093)	(95,093)	(244,048)	(244,048)	(244,048)	(244,048)	(148,955)	(148,955)
Cumulative Available for Projects and Mitigation Payments	255,288,285	255,149,142	254,899,094	254,655,047	254,410,999	254,166,951	254,017,997	253,869,042
School District Mitigation (amt will vary from year to year based on the type of development that takes place - sample percentage)								

	71 20K1	72 20K2	73 20K3	74 20K4	75 20K5	76 20K6	77 20K7	78 20K8
TOTAL TAXES GENERATED								
Utah County	(22,499)	(22,499)	(22,499)	(22,499)	(22,499)	(22,499)	(22,499)	(22,499)
Central Utah Water District	(7,320)	(7,320)	(7,320)	(7,320)	(7,320)	(7,320)	(7,320)	(7,320)
Alpine School District	(142,921)	(142,921)	(142,921)	(142,921)	(142,921)	(142,921)	(142,921)	(142,921)
Vineyard Town	(31,557)	(31,557)	(31,557)	(31,557)	(31,557)	(31,557)	(31,557)	(31,557)
North Utah Water Conservancy	(452)	(452)	(452)	(452)	(452)	(452)	(452)	(452)
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)
INCREMENTAL TAXES								
Base Taxes Generated	204,749	204,749	204,749	204,749	204,749	204,749	204,749	204,749
Incremental Taxes Generated	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)
Total Taxes Generated	-	-	-	-	-	-	-	-
Incremental Amt to Taxing								
Utah County	(5,625)	(5,625)	(5,625)	(5,625)	(5,625)	(5,625)	(5,625)	(5,625)
Central Utah Water	(1,830)	(1,830)	(1,830)	(1,830)	(1,830)	(1,830)	(1,830)	(1,830)
Alpine School District	(35,730)	(35,730)	(35,730)	(35,730)	(35,730)	(35,730)	(35,730)	(35,730)
Vineyard Town	(7,889)	(7,889)	(7,889)	(7,889)	(7,889)	(7,889)	(7,889)	(7,889)
North Utah Water Conservancy	(113)	(113)	(113)	(113)	(113)	(113)	(113)	(113)
Total Incremental Taxes	(51,187)	(51,187)	(51,187)	(51,187)	(51,187)	(51,187)	(51,187)	(51,187)
RDA BUDGET								
Revenues to RDA:								
Utah County	(16,874)	(16,874)	(16,874)	(16,874)	(16,874)	(16,874)	(16,874)	(16,874)
Central Utah Water	(5,490)	(5,490)	(5,490)	(5,490)	(5,490)	(5,490)	(5,490)	(5,490)
Alpine School District	(107,190)	(107,190)	(107,190)	(107,190)	(107,190)	(107,190)	(107,190)	(107,190)
Vineyard Town	(23,668)	(23,668)	(23,668)	(23,668)	(23,668)	(23,668)	(23,668)	(23,668)
North Utah Water Conservancy	(339)	(339)	(339)	(339)	(339)	(339)	(339)	(339)
Total Revenues	(153,561)	(153,561)	(153,561)	(153,561)	(153,561)	(153,561)	(153,561)	(153,561)
Expenditures:								
Administrative Percent	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Administrative	4,607	4,607	4,607	4,607	4,607	4,607	4,607	4,607
Available for Projects	(148,955)	(148,955)	(148,955)	(148,955)	(148,955)	(148,955)	(148,955)	(148,955)
Cumulative Available for Projects and Mitigation Payments	259,720,088	259,571,199	259,422,178	259,279,224	259,124,269	252,975,514	252,826,960	252,677,405
School District Mitigation (amt will vary from year to year based on the type of development that takes place - sample percentage)								

	79 2009	80 2090	81 2091	82 2092	83 2093	84 2094	85 2095	86 2096
TOTAL TAXES GENERATED								
Utah County	(22,499)	(22,499)	(22,499)	(22,499)	(22,499)	(22,499)	(22,499)	(22,499)
Central Utah Water District	(7,320)	(7,320)	(7,320)	(7,320)	(7,320)	(7,320)	(7,320)	(7,320)
Alpine School District	(142,921)	(142,921)	(142,921)	(142,921)	(142,921)	(142,921)	(142,921)	(142,921)
Vineyard Town	(31,557)	(31,557)	(31,557)	(31,557)	(31,557)	(31,557)	(31,557)	(31,557)
North Utah Water Conservancy	(452)	(452)	(452)	(452)	(452)	(452)	(452)	(452)
Timpanogas SSD	-	-	-	-	-	-	-	-
Wasatch Mental Health SSD	-	-	-	-	-	-	-	-
North Utah Valley Animal Shelter	-	-	-	-	-	-	-	-
Total	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)
INCREMENTAL TAXES								
Base Taxes Generated	204,749	204,749	204,749	204,749	204,749	204,749	204,749	204,749
Incremental Taxes Generated	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)	(204,749)
Total Taxes Generated	-	-	-	-	-	-	-	-
INCREMENTAL AMT TO TAXING								
Utah County	(5,625)	(5,625)	(5,625)	(5,625)	(5,625)	(5,625)	(5,625)	(5,625)
Central Utah Water	(1,830)	(1,830)	(1,830)	(1,830)	(1,830)	(1,830)	(1,830)	(1,830)
Alpine School District	(35,730)	(35,730)	(35,730)	(35,730)	(35,730)	(35,730)	(35,730)	(35,730)
Vineyard Town	(7,889)	(7,889)	(7,889)	(7,889)	(7,889)	(7,889)	(7,889)	(7,889)
North Utah Water Conservancy	(113)	(113)	(113)	(113)	(113)	(113)	(113)	(113)
Total Incremental Taxes	(51,187)	(51,187)	(51,187)	(51,187)	(51,187)	(51,187)	(51,187)	(51,187)
RDA BUDGET								
Revenues to RDA:								
Utah County	(16,874)	(16,874)	(16,874)	(16,874)	(16,874)	(16,874)	(16,874)	(16,874)
Central Utah Water	(5,490)	(5,490)	(5,490)	(5,490)	(5,490)	(5,490)	(5,490)	(5,490)
Alpine School District	(107,190)	(107,190)	(107,190)	(107,190)	(107,190)	(107,190)	(107,190)	(107,190)
Vineyard Town	(23,668)	(23,668)	(23,668)	(23,668)	(23,668)	(23,668)	(23,668)	(23,668)
North Utah Water Conservancy	(339)	(339)	(339)	(339)	(339)	(339)	(339)	(339)
Total Revenues	(153,561)	(153,561)	(153,561)	(153,561)	(153,561)	(153,561)	(153,561)	(153,561)
Expenditures:								
Administrative Percent	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Administrative	4,607	4,607	4,607	4,607	4,607	4,607	4,607	4,607
Available for Projects	(148,955)	(148,955)	(148,955)	(148,955)	(148,955)	(148,955)	(148,955)	(148,955)
Cumulative Available for Projects and Mitigation Payments	252,528,451	252,879,496	252,230,541	252,061,567	251,992,632	251,788,678	251,634,723	251,485,768
School District Mitigation (amt will vary from year to year based on the type of development that takes place - sample percentage)								

	87 2097	88 2098	89 2099
TOTAL TAXES GENERATED			
Utah County	(22,499)	(22,499)	(22,499)
Central Utah Water District	(7,320)	(7,320)	(7,320)
Alpine School District	(142,921)	(142,921)	(142,921)
Vineyard Town	(31,557)	(31,557)	(31,557)
North Utah Water Conservancy	(452)	(452)	(452)
Timpanogas SSD	-	-	-
Wasatch Mental Health SSD	-	-	-
North Utah Valley Animal Shelter	-	-	-
Total	(204,749)	(204,749)	(204,749)
INCREMENTAL TAXES			
Basic Taxes Generated	204,749	204,749	204,749
Incremental Taxes Generated	(204,749)	(204,749)	(204,749)
Total Taxes Generated	-	-	-
Incremental Amt to Taxing			
Utah County	(5,625)	(5,625)	(5,625)
Central Utah Water	(1,830)	(1,830)	(1,830)
Alpine School District	(35,730)	(35,730)	(35,730)
Vineyard Town	(7,889)	(7,889)	(7,889)
North Utah Water Conservancy	(113)	(113)	(113)
Total Incremental Taxes	(51,187)	(51,187)	(51,187)
RDA BUDGET			
Revenues to RDA:			
Utah County	(16,874)	(16,874)	(16,874)
Central Utah Water	(5,490)	(5,490)	(5,490)
Alpine School District	(107,190)	(107,190)	(107,190)
Vineyard Town	(23,668)	(23,668)	(23,668)
North Utah Water Conservancy	(339)	(339)	(339)
Total Revenues	(153,561)	(153,561)	(153,561)
Expenditures:			
Administrative Percent	3.00%	3.00%	3.00%
Administrative	4,607	4,607	4,607
Available for Projects	(148,955)	(148,955)	(148,955)
Cumulative Available for Projects			
and Mitigation Payments	251,336,814	251,187,859	251,038,904
School District Mitigation (amt will vary from year to year basee on the type of development that takes place - sample percentage	-	-	-

**EXHIBIT B
TO
FIRST AMENDMENT TO
LAND DONATION AND DEVELOPMENT AGREEMENT**

Form of Memorandum of Land Donation and Development Agreement

[Attached]

DRAFT

WHEN RECORDED, RETURN TO:

Flagborough L.L.C.
Attention: Clay Stephenson
2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109
Attn: Clay Stephenson

APN:

**MEMORANDUM OF LAND DONATION AND
DEVELOPMENT AGREEMENT**

THIS MEMORANDUM OF LAND DONATION AND DEVELOPMENT AGREEMENT (this “**Memorandum**”) is made and entered into as of this ____ day of _____, 2023 (the “**Effective Date**”), by and among Vineyard City, a Utah municipal corporation (“**City**”), the Vineyard Redevelopment Agency, a political subdivision of the State of Utah (the “**RDA**” or “**Agency**”), and Flagborough L.L.C., a Delaware limited liability company (“**Flagborough**”). The City, RDA, and Flagborough are collectively referred to herein as the “**Parties**”.

RECITALS

A. City, RDA, Anderson Geneva, LLC, a Delaware limited liability company (“**AG**”), and Ice Castle Retirement Fund, L.L.C., a Delaware limited liability company (“**Ice Castle**”) previously executed that certain Land Donation and Development Agreement, dated May 13, 2020 (“**Original LDDA**” and as amended as described in Recital C below, the “**LDDA**”).

B. Ice Castle assigned its rights under the LDDA to AG and AG assigned its right as Developer under the Original LDDA to Flagborough. pursuant to that certain Land Donation and Development Agreement Assignment, dated June 17, 2022.

C. The Parties amended the Original LDDA pursuant to that certain First Amendment to Land Donation and Development Agreement, dated the ____ day of _____, 2023, by and among the City, RDA, and Flagborough.

D. RDA and Flagborough previously entered into that certain Participation Agreement, dated April 12, 2023 (“**Participation Agreement**”), which Participation Agreement supplements the LDDA and triggers the collection period of tax increment funds as contemplated by the LDDA.

AGREEMENT

NOW, THEREFORE, for and in consideration as set forth in the LDDA, the Parties hereby agree as follows:

1. Recitals Incorporated. The Recitals set forth above are incorporated herein by this reference.
2. Notice of LDDA. This Memorandum is being recorded to provide notice that the Parties have executed the LDDA, which may be amended from time to time, and which governs

the development of the real property more particularly described on Exhibit A attached hereto (“**Property**”). The LDDA does not apply to any end user of the Property.

3. Miscellaneous. This Memorandum is not intended to modify or change the provisions of the LDDA and is executed solely for the purpose of recording in the Official Public Records of Utah County, Utah, written notice of the LDDA. To the extent of any inconsistency between the LDDA and this Memorandum, the LDDA shall control. This Memorandum may be executed in counterparts.

IN WITNESS WHEREOF, the Parties have executed this Memorandum as of the Effective Date.

**VINEYARD CITY REDEVELOPMENT
AGENCY**

By: _____
Julie Fullmer, Chair

Attest:

By: _____
Pamela Spencer, Secretary

VINEYARD CITY

By: _____
Julie Fullmer, Mayor

Attest:

By: _____
Pamela Spencer, City Recorder

[Signatures Continue on the Following Page]

FLAGBOROUGH:

Flagborough L.L.C.,
a Delaware limited liability company

By: Woodbury Corporation,
a Utah corporation, its Co-Manager

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

By: _____
Name: Nate Hutchinson
Title: Co-Manager

OWNER'S CONSENT

Flagship Geneva Park Holdings, LLC, a Utah limited liability company, acknowledges that it owns a portion of the Property subject to the LDDA and hereby consents to the recording of this Memorandum against its property.

Flagship Geneva Park Holdings, LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

[Acknowledgements on Following Page]

Acknowledgements

STATE OF _____)
):ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 2023, by Julie Fullmer, Chair of **Vineyard City Redevelopment Agency**, a political subdivision of the State of Utah, on behalf of such political subdivision.

NOTARY PUBLIC

STATE OF _____)
):ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 2023, by Julie Fullmer, Mayor of **Vineyard City**, a Utah municipal corporation, on behalf of such municipal corporation.

NOTARY PUBLIC

STATE OF _____)
):ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____ 2023, by _____, _____ of **Woodbury Corporation**, a Utah corporation on behalf of such company in its capacity as Co-Manager of **Flagborough L.L.C.**, a Delaware limited liability company.

NOTARY PUBLIC

[Acknowledgements Continue on Following Page]

STATE OF _____)
):ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____
2023, by _____, _____ of **Woodbury Corporation**, a Utah
corporation on behalf of such company in its capacity as Co-Manager of **Flagborough L.L.C.**, a
Delaware limited liability company.

NOTARY PUBLIC

STATE OF _____)
):ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____
2023, by Nate Hutchinson, Co-Manager of **Flagborough L.L.C.**, a Delaware limited liability
company.

NOTARY PUBLIC

STATE OF _____)
):ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____
2023, by _____, the _____ of **Flagship Geneva Park Holdings, LLC**, a
Utah limited liability company.

NOTARY PUBLIC

**EXHIBIT A
TO
MEMORANDUM OF LAND DONATION AND
DEVELOPMENT AGREEMENT**

Legal Description of the Property

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 2194.01 FEET; THENCE WEST A DISTANCE OF 607.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING, AND RUNNING THENCE SOUTH 27°15'52" EAST A DISTANCE OF 1662.34 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY; THENCE SOUTH 24°21'37" EAST A DISTANCE OF 600.54 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY; THENCE SOUTH 30°17'44" EAST A DISTANCE OF 1519.89 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY TO A POINT ON THE NORTHERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD; THENCE THE FOLLOWING TWENTY (20) COURSES ALONG SAID NORTHERLY ROAD RIGHT OF WAY; (1) THENCE SOUTH 80°36'52" WEST A DISTANCE OF 443.72 FEET; (2) THENCE SOUTH 74°24'40" WEST A DISTANCE OF 200.00 FEET; (3) THENCE SOUTH 70°03'10" WEST A DISTANCE OF 657.94 FEET; (4) THENCE NORTH 85°31'26" WEST A DISTANCE OF 44.58 FEET; (5) THENCE SOUTH 79°57'25" WEST A DISTANCE OF 101.37 FEET; (6) THENCE SOUTH 20°11'16" WEST A DISTANCE OF 77.15 FEET; (7) THENCE SOUTH 74°24'40" WEST A DISTANCE OF 190.81 FEET TO A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (8) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1939.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°45'04" AND A CHORD THAT BEARS NORTH 67°12'48" WEST A DISTANCE OF 1797.25 FEET; (9) THENCE NORTH 10°50'58" WEST A DISTANCE OF 33.53 FEET; (10) THENCE NORTH 26°42'04" WEST A DISTANCE OF 43.55 FEET; (11) THENCE NORTH 49°42'09" WEST A DISTANCE OF 24.28 FEET TO A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; (12) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 630.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 24°57'06" AND A CHORD THAT BEARS NORTH 12°28'33" WEST A DISTANCE OF 625.40 FEET; (13) THENCE NORTH A DISTANCE OF 1273.27 FEET TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (14) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET, SAID CURVE HAVING CENTRAL ANGLE OF 90°00'00" AND A CORD THAT BEARS NORTH 45°00'00" EAST A DISTANCE OF 60.81 FEET; (15) THENCE EAST A DISTANCE OF 5.00 FEET; (16)

THENCE NORTH A DISTANCE OF 105.00 FEET; (17) THENCE WEST A DISTANCE OF 9.00 FEET TO A POINT OF CURVATURE OF A 39.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (18) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 61.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS NORTH 45°00'00" WEST A DISTANCE OF 55.15 FEET; (19) THENCE NORTH A DISTANCE OF 1065.34 FEET TO A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (20) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 578.86 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°37'13" AND A CHORD THAT BEARS NORTH 04°48'37" EAST A DISTANCE OF 578.18 FEET; THENCE NORTH 81°32'42" EAST A DISTANCE OF 149.82 FEET; THENCE SOUTH 49°36'54" EAST A DISTANCE OF 543.23 FEET; THENCE SOUTH A DISTANCE OF 521.76 FEET; THENCE EAST A DISTANCE OF 702.05 FEET; THENCE NORTH 62°44'08" EAST A DISTANCE OF 395.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

CENTRAL UTAH WATER CONSERVANCY DISTRICT WELL PARCEL #2, ENTRY NO. 31523-2018 IN THE OFFICIAL RECORDS OF THE UTAH CONTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE WEST A DISTANCE OF 537.44 FEET; THENCE SOUTH A DISTANCE OF 2438.28 FEET TO THE REAL POINT OF BEGINNING; THENCE S.27°15'23"E. A DISTANCE OF 100.00 FEET; THENCE S.62°44'08"W. A DISTANCE OF 100.00 FEET; THENCE N.27°15'23"W. A DISTANCE OF 100.00 FEET; THENCE N.62°44'08"E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: UTAH STATE PLANE CENTRAL ZONE NAD 83

ALSO LESS AND EXCEPTING THE FOLLOWING:

4 SE1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE WIDENING OF VINEYARD CONNECTOR KNOWN AS PROJECT NO. S-R399(386). THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE OF VINEYARD CONNECTOR AT A POINT 50.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 508+35.80,

WHICH POINT IS 281.30 FEET S.89°23'11"W. ALONG THE SECTION LINE AND 2019.77 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 7; AND RUNNING THENCE N.35°25'44"E. 99.50 FEET TO A POINT IN SAID NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE AT A POINT 113.09 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 507+58.46; THENCE ALONG SAID NORTHERLY HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S.20°11'16"W. 77 .15 FEET; (2) THENCE S. 74 °24'40"W. 32.24 FEET TO THE POINT OF BEGINNING.

(ROTATE ABOVE BEARINGS 00°00'05" COUNTERCLOCKWISE TO EQUAL HIGHWAY BEARINGS).

ALSO LESS AND EXCEPTING THE FOLLOWING:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SW1/4 NE1/4 AND THE NW1/4 SE1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE WIDENING OF VINEYARD CONNECTOR KNOWN AS PROJECT NO. S-R399(386). THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE OF SAID PROJECT WHICH POINT IS 232.35 FEET SOUTH AND 2166.89 FEET WEST AND 4932.368 FEET SOUTH FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N.68°07'09"E. 69.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 1376.00 FEET AT A POINT 122.00 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 531 +85.00; THENCE SOUTHEASTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 192.90 FEET, CHORD BEARS S.25°53'49"E. 192.74 FEET TO A POINT 122.00 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 529+ 75.00; THENCE S.60°05'13"W. 69.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 1447.50 FEET AND A POINT IN THE EXISTING HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE OF SAID PROJECT; THENCE ALONG SAID EXISTING HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) NORTHWESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 26.65 FEET, CHORD BEARS N.29°21 '55"W. 26.65 FEET; (2) THENCE N.10°50'58"W. 33.53 FEET; (3) THENCE N.26°42'04"W. 43.55 FEET; (4) THENCE N.49°42'09"W. 24.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 1447.50 FEET; (5) THENCE NORTHWESTERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 77.81 FEET, CHORD BEARS N.23°24'42"W. 77.80 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(ROTATE ABOVE BEARINGS 00°00'05" COUNTERCLOCKWISE TO EQUAL HIGHWAY

BEARINGS).

PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, BEING A PART OF LOTS 3 AND 4, GENEVA PARK WEST, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 14, 2013 AS ENTRY NO. 24721:2013, AS MAP NO. 13836, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 1259.12 FEET; THENCE WEST A DISTANCE OF 2275.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING, AND RUNNING THENCE THE FOLLOWING TWELVE (12) COURSES ALONG SAID WESTERLY RIGHT OF WAY; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 848.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'12" AND A CHORD THAT BEARS SOUTH 06°50'36" WEST A DISTANCE OF 846.60 FEET; (2) THENCE SOUTH A DISTANCE OF 1073.34 FEET TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (3) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS SOUTH 45°00'00" WEST A DISTANCE OF 60.81 FEET; (4) THENCE WEST A DISTANCE OF 5.00 FEET; (5) THENCE SOUTH A DISTANCE OF 81.00 FEET; (6) THENCE EAST A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE OF A 43.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; (7) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD THAT BEARS SOUTH 45°00'00" EAST A DISTANCE OF 60.81 FEET; (8) THENCE SOUTH A DISTANCE OF 1285.27 FEET TO A POINT OF CURVATURE OF A 1552.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; (9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 681.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°09'32" AND A CHORD THAT BEARS SOUTH 12°34'46" EAST A DISTANCE OF 676.25 FEET; (10) THENCE SOUTH 00°51'18" WEST A DISTANCE OF 22.50 FEET; (11) THENCE SOUTH 26°42'04" EAST A DISTANCE OF 43.76 FEET; (12) SOUTH 48°55'21" EAST A DISTANCE OF 27.98 FEET; THENCE SOUTH 89°38'57" WEST A DISTANCE OF 556.95 FEET; THENCE NORTH 04°32'46" EAST A DISTANCE OF 1286.21 FEET; THENCE NORTH 08°52'57" WEST A DISTANCE OF 1042.47 FEET; THENCE NORTH 08°31'48" EAST A DISTANCE OF 351.11 FEET; THENCE NORTH 11°31'05" EAST A DISTANCE OF 1516.27 FEET; THENCE SOUTH 78°28'55" EAST A DISTANCE OF 177.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN LOT 4, OF GENEVA PARK WEST SUBDIVISION ACCORDING TO THE

OFFICIAL PLAT THEREOF RECORDED MARCH 14, 2013 AS ENTRY NO. 24721 :2013, IN THE OFFICE OF THE UTAH COUNTY RECORDER, A SUBDIVISION IN THE SW1/4 NE1/4 AND THE NW1/4 SE1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE WIDENING OF VINEYARD CONNECTOR KNOWN AS PROJECT NO. S-R399(386). THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING WESTERLY HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE OF SAID PROJECT WHICH POINT IS 48.50 FEET WEST AND 1788.20 FEET NORTH FROM THE NORTHWEST CORNER OF LOT 3 OF SAID GENEVA PARK WEST SUBDIVISION AT A POINT 59.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 551+87.15; AND RUNNING THENCE NORTH 377.85 FEET TO A POINT 59.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 555+65.00; THENCE N.05°42'39"E. 65.32 FEET TO A POINT IN SAID EXISTING WESTERLY HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE OF SAID PROJECT AT A POINT 52.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 556+30.00; THENCE ALONG SAID EXISTING WESTERLY HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 420.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 43.00 FEET; (2) THENCE SOUTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 23.95 FEET, CHORD BEARS S.15°57'27"W. 23.64 FEET; TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(ROTATE ABOVE BEARINGS 00°00'05" COUNTERCLOCKWISE TO EQUAL HIGHWAY BEARINGS).

PARCEL 3

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, BEING A PART OF LOT 4, GENEVA PARK WEST, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 14, 2013 AS ENTRY NO. 24721:2013, AS MAP NO. 13836, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 1181.04 FEET; THENCE WEST A DISTANCE OF 2255.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING, AND RUNNING THENCE NORTH 78°28'55" WEST A DISTANCE OF 181.83 FEET; THENCE NORTH 11°31'05" EAST A DISTANCE OF

164.67 FEET; THENCE NORTH 04°54'22" WEST A DISTANCE OF 349.21 FEET; THENCE SOUTH 64°07'09" EAST A DISTANCE OF 341.02 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 3552.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 418.25 FEET ALONG SAID WESTERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 06°44'44" AND A CHORD THAT BEARS SOUTH 18°21'34" WEST A DISTANCE OF 418.01 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE WEST A DISTANCE OF 1898.33 FEET; THENCE SOUTH A DISTANCE OF 120.89 FEET TO A POINT ON THE FUTURE VINEYARD CONNECTOR WESTERLY RIGHT OF WAY, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING,

AND RUNNING THENCE SOUTH 25°52'51" WEST A DISTANCE OF 438.24 FEET ALONG SAID WESTERLY RIGHT OF WAY TO A POINT OF CURVATURE OF A 3630.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.06 FEET ALONG SAID WESTERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 02°24'01" AND A CHORD THAT BEARS SOUTH 24°40'51" WEST A DISTANCE OF 152.05 FEET; THENCE NORTH 64°07'09" WEST A DISTANCE OF 75.36 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.04 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 65°20'00" AND A CHORD THAT BEARS NORTH 31 °27'09" WEST A DISTANCE OF 161.93 FEET; THENCE NORTH 01°12'51" EAST A DISTANCE OF 174.21 FEET TO A POINT OF CURVATURE OF A 350.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°43'04" AND A CHORD THAT BEARS NORTH 26°38'41" WEST A DISTANCE OF 327.11 FEET; THENCE NORTH 89°37'51" EAST A DISTANCE OF 430.06 FEET; THENCE SOUTH A DISTANCE OF 108.66 FEET; THENCE NORTH 89°37'52" EAST A DISTANCE OF 120.03 FEET TO THE POINT OF BEGINNING.

PARCEL 5

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 2194.01 FEET; THENCE WEST A DISTANCE OF 607.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE S.62°44'08"W. A DISTANCE OF 395.55 FEET; THENCE WEST A DISTANCE OF 702.05 FEET; THENCE NORTH A DISTANCE OF 521.76 FEET; THENCE N.49°36'54"W. A DISTANCE OF 543.23 FEET; THENCE S.81°32'42"W. A DISTANCE OF 149.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE FUTURE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 3447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 578.86 FEET ALONG SAID EASTERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 09°37'13" AND A CHORD THAT BEARS N.14°25'51"E. A DISTANCE OF 578.18 FEET; THENCE N.39°12'01"E. A DISTANCE OF 409.65 FEET ALONG SAID EASTERLY RIGHT OF WAY; THENCE N.25°52'51"E. A DISTANCE OF 460.93 FEET ALONG SAID EASTERLY RIGHT OF WAY TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE S.27°15'52"E. A DISTANCE OF 2207.89 FEET ALONG SAID WESTERLY RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 38.60 ACRES OF LAND

LESS AND EXCEPTING THE FOLLOWING:

CENTRAL UTAH WATER CONSERVANCY DISTRICT WELL PARCEL #1, ENTRY NO. 31523-2018 IN THE OFFICIAL RECORDS OF THE UTAH CONTY RECORDER'S OFFICE.

PARCEL 6

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 1181.04 FEET; THENCE WEST A DISTANCE OF 2255.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE S.14°20'12"W. A DISTANCE OF 80.60 FEET ALONG SAID WESTERLY RIGHT OF WAY; THENCE N.78°28'55"W. A DISTANCE OF 177.87 FEET; THENCE N.11°31'05"E. A DISTANCE OF 80.50 FEET; THENCE S.78°28'55"E. A DISTANCE OF 181.83 FEET TO THE POINT OF BEGINNING. CONTAINING 0.33 ACRES OF LAND