



ENT 98809-2025 PG 1 of 19
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 18 10:23 AM FEE 0.00 BY CS
RECORDED FOR UTAH COUNTY COMMISSION

Utah County Ordinance No. 2025-1103

AN ORDINANCE ADOPTING THE FINAL QUICKSILVER SOLAR COMMUNITY REINVESTMENT PROJECT AREA PLAN AS APPROVED BY THE UTAH COUNTY COMMUNITY REINVESTMENT AGENCY AND DETERMINING THAT THE REVISIONS CONTAINED THEREIN ARE TECHNICAL AND NON-SUBSTANTIVE

WHEREAS, the Utah County Community Reinvestment Agency (“Agency”) previously prepared and adopted the Quicksilver Solar Community Reinvestment Project Area Plan (“Original Plan”), in accordance with the Utah Community Reinvestment Agency Act, Utah Code Ann. Title 17C (“Act”); and

WHEREAS, following adoption of the Original Plan, the Agency identified certain necessary technical corrections and clarifications regarding acreage totals, parcel descriptions, roadway references, narrative descriptions, and formatting improvements, none of which alter the Project Area boundaries, tax-increment structure, expected benefits, land-use impacts, or statutory elements required by Utah Code Ann. § 17C-5-105; and

WHEREAS, the Agency has reviewed and adopted the Final Quicksilver Solar Community Reinvestment Project Area Plan (“Final Plan”), attached hereto as *Exhibit A*, determining that the revisions are technical in nature and do not constitute a material modification requiring additional notice, public hearing, or taxing-entity approvals under Utah Code Ann. §§ 17C-5-104 through 17C-5-107; and

WHEREAS, Utah Code Ann. § 17C-5-109 requires the legislative body of the community in which the project area is located—in this case, the Utah County Commission—to adopt the Project Area Plan by ordinance before the Plan becomes effective; and

WHEREAS, the Utah County Commission has reviewed the Final Plan and concurs with the Agency’s findings that the revisions therein are technical, non-substantive, and do not materially modify the Original Plan.

NOW, THEREFORE, THE COUNTY LEGISLATIVE BODY OF UTAH COUNTY ORDAINS AS FOLLOWS:

Part I.

Adoption of Final Plan.

The Final Quicksilver Solar Community Reinvestment Project Area Plan, attached as *Exhibit A*, is hereby approved and adopted as the governing plan for the Quicksilver Solar Community Reinvestment Project Area.

Technical Nature of Revisions.

The County Commission finds and determines that:

- (a) the revisions included in the Final Plan are technical and non-substantive;
- (b) the Project Area boundaries remain unchanged;

- (c) no taxing entities or landowners experience any new impacts; and
- (d) no additional statutory procedures were required beyond those already completed for the Original Plan.

Part II.

The full text of this ordinance, once adopted, shall be entered in the county ordinance book and be deposited in the office of the Utah County Clerk.

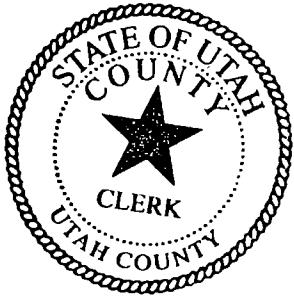
Part III.

If any of the sections, sentences, clauses or provisions of this ordinance shall for any reason be adjudged inapplicable or invalid by a court of competent jurisdiction, such shall not affect or invalidate the remaining portion contained herein.

Part IV.

This ordinance shall become effective 15 days after its passage and upon at least one (1) publication in a newspaper published in and having general circulation in Utah County.

APPROVED and ADOPTED this 17th day of December 2025.



BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

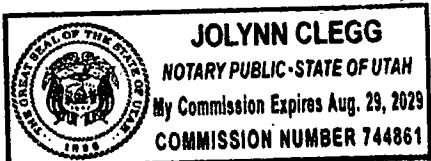
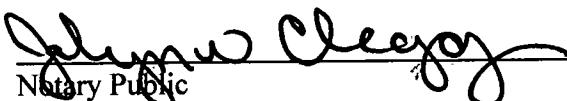


BRANDON B. GORDON, Chair

ACKNOWLEDGEMENT

STATE OF UTAH)
ss:
COUNTY OF UTAH)

The foregoing ordinance was acknowledged before me on this 17th day of December 2025 by BRANDON B. GORDON, being duly sworn did say that he is the chair of the Board of County Commissioners, Utah County, Utah, and is authorized to execute the foregoing document on behalf of the Board of County Commissioners, Utah County, Utah.

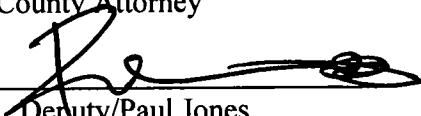
Notary Public

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: 
Deputy/Jolynn Clegg

APPROVED AS TO FORM AND
LEGALITY:
JEFFREY S. GRAY

Utah County Attorney

By: 

Deputy/Paul Jones

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

VOTE
YEA NAY

BRANDON B. GORDON, CHAIR

X _____

SKYLER BELTRAN, COMMISSIONER

X _____

AMELIA POWERS GARDNER, COMMISSIONER

X _____

[Date of Publication: Once only, as soon as possible.]

QUICKSILVER SOLAR PROJECT

Community Reinvestment Project Area Plan

Utah County Community Reinvestment Agency
September 2025

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List of Exhibits

Exhibit A-1	Project Area Map
Exhibit A-2	Project Area Parcel Listing
Exhibit B	Zoning Index Map

1. Introduction and adoption of area plan

Pursuant to Resolution No. 2024-804 as amended (the “Resolution”), the Board of the Utah County Community Reinvestment Agency (also referenced herein as the “Agency”) authorized the preparation of this Community Reinvestment Project Area Plan (the “Plan”) in accordance with provisions of Title 17C of the Utah Code Annotated 1953, as amended (the “Act”). The Plan shall be titled the “Quicksilver Solar Project Community Reinvestment Project Area Plan”.

In accordance with the Act, the Agency’s objectives in approving this Plan are to use Tax Increment¹ to expand and diversify Utah County’s industrial tax base and benefit all taxing entities, promote the efficient use of natural resources, support the growth and development of clean energy production, create new employment opportunities, facilitate development of underutilized property, provide funds for local income targeted housing, and encourage development of currently tax-exempt land. The Agency anticipates that the objectives of the Plan cannot be achieved without the use of Tax Increment.

The Plan covers approximately 11,510 acres of private and state owned, open and largely undeveloped land in remote portions of unincorporated Utah County, Fairfield, and Eagle Mountain City, located approximately 5.6 miles west of Utah Lake (the “Project Area”). The majority of land within the Project Area is privately owned, while the Utah State Department of Natural Resources owns a portion. The Project Area is more particularly depicted in attached Exhibit A-1 (the “Project Area Map”) and described in attached Exhibit A-2.

The implementation and execution of this Plan is intended to incentivize the development and operation of energy generation projects (including solar, battery storage, and natural gas) proposed by Quicksilver Solar, LLC or its affiliates (collectively, “Quicksilver Solar”), which will benefit all local taxing entities, provide significant economic returns, create jobs, and otherwise expand and diversify Utah County’s industrial tax base.

The Agency proposes to use Tax Increment to encourage economic development and industrial expansion within the Plan Area. The Agency anticipates that the goals and objectives of this Plan cannot be achieved without the use of Tax Increment. Therefore, the Agency will request the participation of each taxing entity that levies a property tax within the Plan Area to agree to allow the Agency to receive a percentage of the Tax Increment generated within the Plan Area for the term of this Plan. As outlined in the Act, the Agency will negotiate separate interlocal agreements with each participating taxing entity, which will outline the specifics related to the amount of Tax Increment and participation time frame over which the Tax Increment will be received by the Agency. Pursuant to these interlocal agreements, the Agency will receive the Tax Increment and will use this financing source to accomplish the purposes and objectives of this Plan. Upon the approval and adoption of this Plan, the Agency intends to initiate discussions with the taxing entities regarding the Plan’s Tax Increment requirements.

¹ The Act defines “*Tax increment*” to mean the difference between: (i) the amount of property tax revenue generated each tax year by a taxing entity from the Project Area from which tax increment is to be collected, using the current assessed value of the property; and (ii) the amount of property tax revenue that would be generated from the Project Area using the base taxable value of the property.

Moreover, the Agency anticipates negotiating individual participation agreements with Quicksilver Solar to allow for the reimbursement of the Tax Increment generated by the Project. The terms of the Tax Increment participation, including participation percentages and term, will be negotiated between Quicksilver Solar and the Agency. This Plan shall remain in effect for the term of the participation agreements between the Agency and Quicksilver Solar.

The ordering of sections within this Plan are consistent with the requirements and other criteria for Community Reinvestment Project Area Plans set forth in Utah Code Ann. § 17C-5-105. Each capitalized term not otherwise defined in this Plan shall have the meaning described to it in the Act.

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2. Community Reinvestment Project Area Plan boundaries

The Project Area is more particularly depicted in attached Exhibit A-1 (the “Project Area Map”) and described in attached Exhibit A-2 (the “Project Area Parcel Listing”).

3. Summary of current conditions and impact of project area development

a. Existing land uses

The Project Area is located in Cedar Valley west of the Lake Mountains and Utah Lake in the easternmost section of the Fairfield municipality, which was incorporated in 2004 and has experienced minimal growth since its incorporation. Eagle Mountain City, which

is located east and north of the Project Area, was incorporated in 1996 and has experienced rapid growth in the past 25 years.

The southern half of the Project Area consists of sparse, standing dead Russian thistle (*Salsola kali*) and standing dead shadscale saltbush (*Atriplex confertifolia*) with an understory of new cheatgrass (*Bromus tectorum*) growth. The southern half of the Project Area is over 50% bare ground. The northern half of the Project Area is scrub-shrub habitat with an understory of weedy forbs and grasses. The dominant plant species are greasewood (*Sarcobatus vermiculatus*), cheatgrass (*Bromus tectorum*) and a weedy, yellow mustard (*Alyssum* sp.).

The Project Area is currently vacant and was historically used for livestock grazing. The adjoining properties on all sides appear to be used for grazing or are vacant. The nearest building is a home approximately 0.5 miles east of the subject property. The Meta Eagle Mountain Data center is located 1.0 miles north of the southern half of the Project Site and is adjacent to the northern half of the Project Site. The Oquirrh Mountains run north-south to the northwest of the Project Area and are comprised predominantly of private land used for mining (Kennebott Utah Copper) and open range, and state and federal lands used for recreation and grazing. The Lake Mountains run north-south to the east of the Project Area.

The land within the Project Area that is located in unincorporated Utah County is zoned Mining and Grazing (M&G-1). As stated in the Utah County Land Use Ordinance Section 5-7, the objectives of the M&G-1 Zone include promoting the conservation of water, land, mineral, and other resources, and providing a location for uses which may not be compatible with urban development. The Quicksilver Energy Generation Complex meets these criteria, and electrical power generation plants are a permitted conditional use within the M&G-1 Zone.

There is approximately 325 acres of privately owned land within the Project Area that is located in Fairfield Town. The Project Area is located in an area zoned as Light Industrial East. This zone is for activities and industrial operations which are not appropriate near urban centers and includes, as a permitted conditional use, solar plant-large on a maximum of 300 acres. Conditions are described in Section 10.17.100.A.9 of the Fairfield Town Code (Amended October 24, 2023) (Fairfield Town Council, 2023).

There is approximately 400 acres of privately owned land within the Project Area that is located in Eagle Mountain City. The Project Area is located in an area zoned as Agriculture, and the land owned by Lake Mountain Land Co, LLC, Quicksilver's land-holding affiliate, is subject to a Development Agreement that permits Quicksilver's energy generation facilities and ancillary infrastructure within the Agricultural Zone and stipulates the requirements to which that use is subject.

b. Principal streets

Local roads provide access to portions of the project area. These roads include Eagle Mountain City roads, such as E 1000 North Street, E 500 North Street, Pony Express

Parkway, and Lake Mountain Road, and Utah County roads, including Lake Mountain Road and Soldiers Pass Road.

Quicksilver Solar will work with Utah County to determine the precise access route to the electric generation facility, which may include improving the Pony Express Parkway, E 1000 North Street, Lake Mountain Road, and W Soldiers Pass Road in both Eagle Mountain City and unincorporated Utah County.

Quicksilver Solar will work with Utah County Public Works on a road construction and use agreement to plan the construction schedule, mitigate construction impacts, and designate an operational use agreement.

c. Population densities

There are no residential housing units or residents within the Project Area.

d. Building intensities

The Project Area primarily consists of vacant or under-utilized land, together with local roads, limited agricultural operations and utility infrastructure.

e. Impact of project area development

Once operational, the Energy Project within the Project Area may include photovoltaic solar panels and accessory facilities; natural gas and accessory facilities; electrical collection and transmission lines and facilities; communication lines, cables, conduits, and facilities; electrical transformers, substations, and interconnection facilities; energy storage facilities; telecommunications equipment; control buildings and maintenance yards; access roads, fences and gates. The Energy Project and its facilities and improvements are not reasonably anticipated to cause detrimental effects on existing surrounding uses.

The Energy Project will not include any residential units and the population of the Project Area is not expected to increase in connection with its development. However, as new jobs are created within the Project Area, a corresponding number of new housing units may be constructed in other portions of the County.

Currently anticipated development is not expected to add significantly to the cumulative impact on existing public roads. During construction, there will be an influx of construction workers and delivery of materials to the Project Area; however, such impacts are temporary and not reasonably anticipated to detrimentally affect the surrounding area. Additionally, the Quicksilver Utah County Road Construction and Use Agreement will assign provisions to mitigate construction impacts, including avoiding traffic hazards, addressing the degradation of roadways, and any road improvement and/or pavement that may be required.

Due to the remote location of the Project Area, future development options are limited. The proposed Energy Project takes advantage of the Project Area's resources with

minimal impact on the surrounding area. The development of the Energy Project within the Project Area will convert otherwise unproductive land into productive use and is anticipated to result in the following benefits: significant new property tax revenues and an increase in the County's property tax base; enhanced employment opportunities for County residents; support of public schools through increased property tax revenues; revenues to SITLA through lease payments; and diversification of the local economy.

4. Development standards

The development and operation of the Energy Project will be subject to all applicable County, State, and Federal regulations.

5. How the purposes of the Act will be attained by the Plan

Pursuant to Utah Code Ann. § 17C-1-102(48), the purpose of implementing a Project Area Plan may include any activity which the Agency has determined either provides or encourages job creation or the development of improvements, facilities, structures, or buildings either on-site or off-site.

The Agency anticipates the Tax Increment incentives authorized by this Plan will result in the following outcomes:

a. Create jobs

The Agency anticipates the Tax Increment incentive authorized by this Plan will incentivize the development and operation of a utility-scale energy project which will create an estimated 200 – 500 FTE construction jobs during the 12 – 24 month construction period and at least fifteen full-time, high-paying permanent jobs with an estimated average annual salary of \$65,000 to \$75,000.

b. Tax revenue

It is anticipated that future development within the Plan Area will generate significant and meaningful tax revenue to the County through increases in property taxes. Predicted tax revenue generated by the Energy Project will be evaluated as part of Agency's negotiation of a participation agreement with Quicksilver Solar.

c. Fund local economic development

The Agency will retain a portion of the Tax Increment generated within the Project Area to cover the administrative costs of implementing the Plan and for other purposes that are authorized under the Act.

d. Provide funding for Utah education

As a result of the economic development activity arising from this Plan, the Energy Project will generate significant new tax revenues for the school district and the other taxing entities within the Project Area. Additionally, DNR owns a portion of the land within the Project Area and, as a state-owned entity, is not subject to property or income tax assessment.

6. Consistent with Utah County General Plan

All development within the Project Area will conform to the Utah County General Plan (the “General Plan”). The proposed Energy Project conforms to the Utah County General Plan in the following ways: the Energy Project is compatible with the environment and will not negatively impact adjacent land uses. The Energy Project is an environmentally sustainable source of energy and will promote the efficient use of the County’s natural resources. In terms of economic development, the Energy Project is anticipated to create new employment opportunities and will diversify the County’s tax base. In addition to generating significant tax revenues for the County, the Energy Project will support public schools through increased property tax revenues. Support for the Energy Project is consistent with the General Plan’s stated goal of continuing to support the development of the energy industry in the County.

Importantly, the General Plan acknowledges the advancement of renewable energy technology, and in particular, that wind and solar energy can be economically developed in areas not previously thought possible, and that these resources can provide economically competitive electricity. In addition, the General Plan recognizes the need for greater economic opportunity diversification. This includes traditional energy production, as well as renewables.

7. Elimination or reduction of development impediments within Project Area

The Plan Area has not attracted significant private investment to date, and given the constraints of the site, is not anticipated to do so in the future without support from the Agency. Private investment alone cannot reasonably be expected to achieve substantial economic growth in the near future. The Energy Project cannot be developed within the Plan Area without the incentives contemplated by this Plan.

8. Specific Project Area development

The implementation and execution of this Plan is intended to incentivize the development and operation of Energy Projects proposed by Quicksilver Solar. The Project Area is appropriate for energy development for a variety of reasons, including the high solar resource available to generate electricity, and proximity to a suitable interconnection point on the electrical transmission grid. Upon completion, the proposed Energy Project will collectively be capable of generating up to 3 gigawatts (GW) of energy. This includes 1,200 megawatts (MW) of solar, 1,200 MW of storage, and 600 MW of natural gas. Once operational, the Energy Project and its facilities and improvements may include photovoltaic solar panels and accessory facilities; natural gas and accessory facilities; electrical collection and transmission lines and facilities; communication lines, cables, conduits, and facilities; electrical transformers, substations, and interconnection facilities; energy storage facilities; telecommunications equipment; control buildings and maintenance yards; access roads, fences and gates.

9. Selection of participants

It is anticipated that the Quicksilver Solar entities will be developed and owned by Enyo Renewable Energy and Enyo Power Partners (“Enyo”). The principals of Enyo have extensive experience with developing renewable energy projects in Utah and now have numerous projects in operation on both public (state and federal) and private lands. The Agency believes that Enyo has the resources and experience to successfully develop this project.

10. Reasons for selection of Project Area

The Agency seeks to pursue economic development to strengthen the local economy and diversify and expand the County’s industrial base. Future development opportunities within the Project Area are severely limited due to the lack of available infrastructure. The proposed Energy Project will take advantage of the County’s existing surrounding land uses, create local construction jobs and high-paying permanent jobs, and generate local tax revenue on land that will otherwise likely remain unproductive.

11. Physical, social, and economic conditions within Project Area

The Project Area consists of non-irrigated rangeland used for agricultural uses. There are no residential buildings, and thus no residents, within the Project Area. Similarly, there are no buildings or active uses within the Project Area.

12. Tax incentives for facilities located in Project Area

Developing the Energy Project as part of this Plan allows the County and other taxing entities to receive tax revenue from projects that will not otherwise be financially feasible to develop. Utility-scale energy projects are extremely price sensitive and compete against projects in other cities, counties, and states that offer tax incentives. Without the Tax Increment incentives available through a Community Reinvestment Project Area Plan process, each Energy Project would not be competitive and could not be built.

As noted above, the Agency intends to offer Tax Increment incentives, as needed, in consideration for new development within the Plan Area that furthers the goals outlined in this Plan. The Agency anticipates negotiating one or more individual participation agreements with Quicksilver Solar to allow for the reimbursement of a portion of the Tax Increment generated by the Energy Project.

13. Anticipated public benefits from the Plan

The Act provides that any Community Reinvestment Project Area Plan includes an analysis or description of the anticipated public benefit resulting from project area development, including benefits to the community's economic activity and tax base. This Plan is necessary to catalyze economic development through the strategic and targeted support of the Energy Project located within the Plan Area.

a. Economic activity benefits

As has been mentioned above, development of the Energy Project will create an estimated 200 - 500 FTE construction jobs during the 12 - 24 month construction period and at least fifteen full-time, high-paying permanent jobs. During construction, local businesses such as motels and restaurants are expected to benefit by increased demand for goods and services. Adoption of the Plan is anticipated to expand and diversify the County's industrial base.

The Agency will use a portion of the Tax Increment for administrative expenses and for other purposes that are authorized under the Act.

b. Tax base benefits

Development of the Energy Project will generate significant and meaningful tax revenue through property taxes not otherwise available without the tax incentive. The majority of the property within the Project Area is used for agricultural purposes and is therefore taxed at a very low rate, providing minimal tax benefits to Utah County or its taxing entities. Additionally, portions of the Project Area are owned by DNR and are therefore exempt from local property taxes and do not currently provide any tax benefit to Utah County or its taxing entities. While taxing entities will necessarily need to agree to forego a percentage of the growth in the tax base within the Plan Area while the Plan is in effect, the Agency's role in stimulating economic growth and increasing assessed values within the Plan Area will benefit the community as a whole and, over time, each of the taxing entities.

As noted above, the Plan Area has not attracted significant private investment to date, and given the constraints of the site, is not anticipated to do so in the future without support from the Agency. The Energy Project cannot be developed within the Plan Area without the incentives contemplated by this Plan.

14. Compliance with Section 9-8-404 Heritage, Arts, Libraries, and Cultural Development

This element is not applicable to the Project Area.

15. Allocating Project Area funds for housing

Pursuant to Utah Code Ann. Section 17C-5-307(3), the Agency shall allocate at least 10% of the Project Area funds for housing in accordance with Utah Code Ann. Section 17C-1-412.

Additionally, the Utah County General Plan encourages coordination with the Agency to ensure projects include allocations to fund local income-targeted housing needs consistent with the plans and objectives of the Utah County Moderate Income Housing Plan.

Exhibit A-1 - Project Area Map

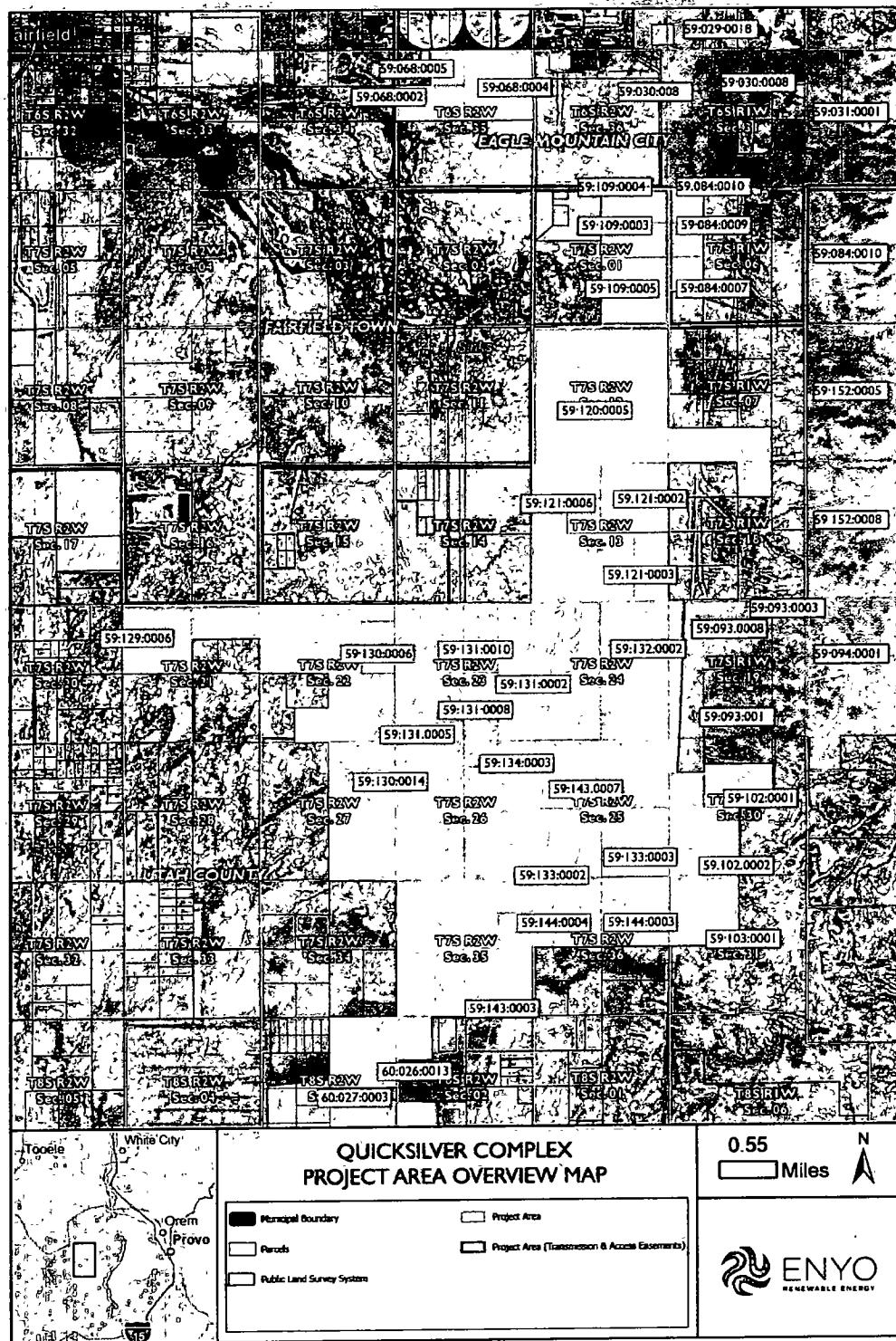


Exhibit A-2 Project Area Parcel Listing

PARCEL NUMBER	OWNER NAME	LEGAL DESCRIPTION	ACREAGE
59:068:0002	LAKE MOUNTAIN LAND CO	S1/2 OF NW1/4 SEC 35, T 6 S, R 2 W, SLM	80
59:068:0005	LAKE MOUNTAIN LAND CO LLC	E 1/2 OF N 1/2 OF NW 1/4, SEC. 35, T6S, R2W, SLB&M	40.9466
59:068:0004	LAKE MOUNTAIN LAND CO LLC	NE1/4 OF SEC 35, T 6 S, R 2 W, SLM	160
59:109:0004	LAKE MOUNTAIN LAND CO LLC	LOTS 1 AND 2 IN SEC. 1, T7S, R2W, SLB&M	81.4926
59:109:0003	LAKE MOUNTAIN LAND CO LLC	S 1/2 OF NE 1/4 OF SEC. 1, T7S, R2W, SLB&M	81.492
59:109:0005	LAKE MOUNTAIN LAND CO LLC	SE 1/4 OF SEC. 1, T7S, R2W, SLB&M	162.8957
59:084:0010	LAKE MOUNTAIN LAND CO LLC	LOT 4; COM FR NW COR. SEC. 6, T7S, R1W, SLB&M.; S 89 DEG 46' 9" E 1331.01 FT; S 0 DEG 24' 50" W 1321.78 FT; S 89 DEG 52' 16" W 1327.74 FT; N 0 DEG 16' 14" E 1330.11 FT TO BEG.	40.4648
59:084:0009	LAKE MOUNTAIN LAND CO LLC	LOT 5; COM S 1330.1 FT & W 6.29 FT FR NW COR. SEC. 6, T7S, R1W, SLB&M.; N 89 DEG 52' 16" E 1327.74 FT; S 0 DEG 24' 52" W 1321.06 FT; S 89 DEG 28' 42" W 1324.52 FT; N 0 DEG 16' 14" E 1330.11 FT TO BEG.	40.3529
59:084:0007	LAKE MOUNTAIN LAND CO LLC	LOT 6; COM S 2660.19 FT & W 12.57 FT FR NW COR. SEC. 6, T7S, R1W, SLB&M.; N 89 DEG 28' 42" E 1324.52 FT; S 0 DEG 24' 52" W 1332.19 FT; S 89 DEG 28' 53" W 1324.58 FT; N 0 DEG 25' 2" E 1332.12 FT TO BEG.	40.502
59:120:0005	MYRNA B CARTER PROPERTIES LLC	COM AT NE COR. SEC. 12, T7S, R2W, SLB&M.; S 0 DEG 27' 52" W 2653.03 FT; S 0 DEG 34' 57" W 1323.7 FT; N 89 DEG 43' 56" E 2660.57 FT; N 0 DEG 15' 37" E 1326.34 FT; N 89 DEG 40' 24" E 1330.17 FT; S 0 DEG 16' 58" W 2661.28 FT; S 0 DEG 10' 56" W 2652.37 FT; N 89 DEG 43' 51" E 1328.61 FT; S 0 DEG 7' 40" W 2654.3 FT; S 89 DEG 28' 29" W 2659.38 FT; N 0 DEG 10' 18" E 5325.84 FT; S 89 DEG 47' 27" W 2667.99 FT; N 89 DEG 54' 46" W 2653.31 FT; S 0 DEG 31' 44" W 1333.26 FT; S 89 DEG 54' 59" W 1332.02 FT; S 0 DEG 21' 43" W 1331.25 FT; S 89 DEG 59' 54" E 2658.6 FT; S 0 DEG 19' 46" W 2663.71 FT; S 89 DEG 44' 36" W 1339.82 FT; S 0 DEG 8' 48" W 5293.4 FT; N 89 DEG 40' 32" W 2672.83 FT; N 0 DEG 14' 9" E 2651.71 FT; N 0 DEG 8' 31" E 2619.19 FT; N 0 DEG 47' 56" E 2677.42 FT; N 0 DEG 11' 41" E 2658.5 FT; N 0 DEG 1' 35" E 2662.36 FT; N 1 DEG 48' 18" E 2656.04 FT; N 89 DEG 55' 13" E 2627.91 FT; S 89 DEG 38' 24" E 2660.81 FT TO BEG.	1745.2497

59:132:0002	CARSON, VERN REED & CARLENE K	E1/2 OF SEC 24, T 7 S, R 2 W, SLM.	320
59:133:0003	CARSON, VERN REED & CARLENE K	SE1/4 OF SEC 25, T 7 S, R 2 W, SLM.	160
59:143:0007	LAKE MOUNTAIN LAND CO LLC	COM AT NE COR. SEC. 35, T7S, R2W, SLB&M.; S 0 DEG 16' 54" W 1338.8 FT; S 89 DEG 24' 41" W 1334.31 FT; S 0 DEG 16' 8" W 1336.68 FT; S 89 DEG 30' 9" W 1333.98 FT; S 0 DEG 15' 17" W 2625.48 FT; N 89 DEG 35' 50" W 2662.28 FT; N 0 DEG 13' 59" E 2583.64 FT; N 0 DEG 7' 40" E 2660.49 FT; N 89 DEG 19' 9" E 2669.54 FT; N 0 DEG 9' 39" E 4336.48 FT; N 89 DEG 28' 43" E 1336.29 FT; N 0 DEG 11' 27" E 990 FT; N 89 DEG 28' 43" E 1336.81 FT; S 89 DEG 40' 48" E 2672.82 FT; S 89 DEG 43' 10" E 2672.56 FT; N 0 DEG 18' 14" E 2661.08 FT; N 0 DEG 8' 28" E 2657.56 FT; N 89 DEG 54' 51" E 620.51 FT; S 3 DEG 12' 36" W 3742.34 FT; N 86 DEG 37' 35" W 24 FT; S 3 DEG 23' 58" W 79.15 FT; S 86 DEG 33' 54" E 24.26 FT; S 3 DEG 12' 36" W 2838.3 FT; N 89 DEG 54' 44" W 274.18 FT; S 0 DEG 15' 20" W 1329.39 FT; N 89 DEG 43' 40" W 2675.35 FT; N 89 DEG 43' 40" W 2668.34 FT; S 0 DEG 11' 49" W 2657.71 FT TO BEG.	1134.7652
59:130:0014	CEDAR VALLEY FRIENDS LLC	COM AT N 1/4 COR. SEC. 21, T7S, R2W, SLB&M.; N 89 DEG 52' 17" E 2697.21 FT; S 88 DEG 58' 26" E 2649.22 FT; S 88 DEG 54' 17" E 2665.15 FT; S 0 DEG 17' 32" W 668.09 FT; N 88 DEG 55' 27" W 1332.35 FT; S 0 DEG 16' 40" W 2003.95 FT; S 88 DEG 53' 23" E 1332.1 FT; N 0 DEG 17' 22" E 2004.74 FT; N 0 DEG 17' 22" E 668.12 FT; S 89 DEG 40' 13" E 2664.22 FT; S 0 DEG 18' 3" W 3976.22 FT; S 89 DEG 36' 6" W 1031.87 FT; S 0 DEG 20' 1" W 1333.69 FT; N 89 DEG 28' 57" E 1032.66 FT; S 0 DEG 9' 39" W 5326.53 FT; S 89 DEG 19' 10" W 2669.58 FT; N 88 DEG 51' 38" W 2657.37 FT; N 0 DEG 9' 49" E 5326.21 FT; N 88 DEG 32' 15" W 1324.18 FT; N 0 DEG 16' 0" E 1336.38 FT; S 88 DEG 42' 49" E 1324.08 FT; N 0 DEG 15' 58" E 1340.45 FT; N 88 DEG 53' 23" W 2648.01 FT; N 0 DEG 14' 21" E 1334.22 FT; N 89 DEG 49' 57" W 2688 FT; N 0 DEG 9' 31" W 1320.3 FT TO BEG.	1496.0725
59:129:0006	UTAH STATE DEPT OF NATURAL RESOURCES	NW SEC 21, T7S, R2W, SLB&M	160
59:131:0002	SMITH, STANLEY PARLEY (ET AL)	THE E1/2 OF NE1/4 AND E1/2 OF SE1/4 SEC 23, T7S, R2W, SLM.	160
59:131:0008	KAUTZKY, JAMES D & JAMES D (ET AL)	W1/2 OF SE1/4 SEC 23, T7S, R2W, SLM.	80

59:131:0010	SMITH, CHRISTOPHER (ET AL)	THE W1/2 OF NE1/4 SEC 23, T7S, R2W, SLM.	80
59:121:0003	CALL, MERRELL D & MARION M (ET AL)	E 1/2 OF SE 1/4 OF SEC 13, T 7 S, R 2 W, SLM.	80
60:027:0003	CARTER, MYRNA B	NE1/4 OF SEC 3, T8S, R2W, SLM.	160
60:026:0013	CARTER, MYRNA B	THE NW 1/4 OF THE NW 1/4; & THE NORTHERNMOST 297 FT OF THE SW 1/4 OF NW 1/4; ALL IN SEC 2, T8S, R2W, SLM	50.45
59:102:0001	CARTER, MYRNA B	COM. AT CEN OF SEC 30, T 7 S, R 1 W, SLM; E 80 RODS; N 100 RODS; W 160 RODS; S 100 RODS; E 80 RODS TO BEG.	100
59:102:0002	CARTER, MYRNA B	LOTS 2, 3, & 4; ALSO E 1/2 OF SW 1/4 OF SEC 30, T7S, R1W, SLM.	200
59:103:0001	CARTER, MYRNA B	LOTS 1 & 2; ALSO E 1/2 OF NW 1/4 OF SEC 31, T 7 S, R 1 W, SLM.	160
66:815:0002	STADION LLC		109.0829
59:029:0018	CURLEYBIRD LLC	COM AT NW COR. SEC. 30, T6S, R1W, SLB&M.; S 89 DEG 48' 33" E 1321.01 FT; S 0 DEG 17' 46" W 5321.59 FT; N 89 DEG 19' 44" W 1347.56 FT; N 89 DEG 24' 24" W 663.448 FT; N 200.769 FT; S 89 DEG 22' 6" E 841.81 FT; N 777.08 FT; S 89 DEG 58' 11" W 841.76 FT; S 0 DEG 0' 1" E 767.36 FT; S 200.769 FT; N 89 DEG 24' 24" W 704.472 FT; N 0 DEG 55' 44" E 5320.67 FT; S 88 DEG 58' 14" E 1335.78 FT TO BEG.	312.6954
59:030:0008	UTLCO EAGLE MTN TWO LLC	COM AT NW COR. SEC. 31, T6S, R1W, SLB&M.; S 89 DEG 19' 56" E 1692 FT; S 3 DEG 12' 48" W 5329.18 FT; N 89 DEG 43' 21" W 1416.02 FT; N 0 DEG 14' 57" E 53.66 FT; W 307.4 FT; N 5283.41 FT; S 89 DEG 24' 28" E 330.02 FT TO BEG.	228.6061
59:030:0006	MONTE VISTA RANCH LC	SW 1/4 OF NE 1/4	380.5009
59:093:0006	BOWLES FAMILY HOLDINGS LLC	COM S 0 DEG 15' 19" W 1329.44 FT & S 89 DEG 54' 44" E 274.18 FT FR NW COR. SEC. 30, T7S, R1W, SLB&M.; N 3 DEG 12' 36" E 2838.3 FT; N 86 DEG 33' 58" W 24.26 FT; N 3 DEG 23' 54" E 79.15 FT; S 86 DEG 37' 40" E 24 FT; N 3 DEG 12' 36" E 3742.34 FT; N 89 DEG 54' 51" E 2054.14 FT; N 89 DEG 28' 24" E 1329.74 FT; S 0 DEG 25' 2" W 2672.75 FT; S 89 DEG 59' 3" W 2659.11 FT; S 0 DEG 20' 4" W 2658.98 FT; S 0 DEG 4' 19" W 1333.94 FT; N 89 DEG 54' 44" W 1060.97 FT TO BEG.	298.22
59:152:0005	UNITED STATES OF AMERICA	SEC 5, T7S, R1W, SLM.	640
59:091:0001	UTAH STATE DEPT OF NATURAL RESOURCES	W1/2,NE,S1/2SE,NWSE SECTION 17 TOWNSHIP 7 S RANGE 1 W	600

59:094:0001	UTAH STATE DEPT OF NATURAL RESOURCES	ALL OF SEC. 20, T7S, R1W, SLB&M. IN TAX DIST 035, LESS LOT 10 AND 11.	589.1988
59:093:0003	UTAH STATE DEPT OF NATURAL RESOURCES	E 1/2 OF NE 1/4 AND E 1/2 OF SE 1/4 OF SEC. 19, T7S, R1W, SLB&M.	164.6674
59:102:0004	UTAH STATE DEPT OF NATURAL RESOURCES	E 1/2 NE AND SE 1/4 OF SEC. 30, T7S, R1W, SLB&M.	242.8972
59:103:0002	UTAH STATE DEPT OF NATURAL RESOURCES	E 1/2, LOTS 3&4, E1/2 OF SW 1/4 OF SEC. 31, T7S, R1W, SLB&M.	489.8648

Exhibit B - Zoning Index Map

