



**NOTICE OF A REDEVELOPMENT
AGENCY BOARD MEETING
May 12, 2026, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Redevelopment Agency Board will hold a regularly scheduled Redevelopment Agency Board meeting on Tuesday, May 12, 2026, at 6:00 PM, or as soon thereafter as possible, following the Vineyard City Council Meeting, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Chair Zack Stratton

1. CALL TO ORDER

2. BUSINESS ITEMS

2.1. Adoption of Resolution U2026-03, commencing tax increment collection for parcels in the Geneva Urban Renewal Project Area

Beginning increment collection for parcels in Geneva URA phases 3 & 4

3. ADJOURNMENT

RDA meetings are scheduled as necessary.

This meeting may be held in a way that will allow a board member to participate electronically.

The public is invited to participate in all RDA meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the undersigned Deputy City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda were posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

5/11/2026

AGENDA NOTICING COMPLETED ON:

CERTIFIED (NOTICED) BY:

/s/Tony Lara

TONY LARA, DEPUTY CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 12, 2026

Agenda Item: Adoption of Resolution U2026-03, commencing tax increment collection for parcels in the Geneva Urban Renewal Project Area

Department: Redevelopment Agency

Presenter: Josh Daniels

Background/Discussion:

The Geneva URA project plan envisions periodic commencement ("triggering") of tax increment collection for parcels within the project according to a phased approach. As development is completed, collections of parcels are identified for increment collection from within the original project area plan phase map. These two collections of parcels are within Phase 3 and Phase 4 and are named accordingly. For Phase 3, this set of parcels is the last remaining set of parcels to be triggered for increment collection in Phase 3. For Phase 4, these parcels are located primarily within the Orchards development as well as the Geneva Road retail frontage. After this triggering, there are only a small handful of remaining parcels under future development that will need to be triggered for increment collection.

The need to trigger these parcels now is high as many areas in the Vineyard downtown (future phase 5) have been completed or nearly completed in the last 12 months creating a large amount of potential new taxable value for tax year 2026 (FY2027) which could increase the "new growth" revenue for FY2027; however, that "new growth" would then be later deducted when the Downtown HTRZ commences increment beginning in tax year 2027 which would create a potentially large "tax-shift" effect that could increase individual tax levels for other properties in the city. This is why triggering parcels in phases is critical to avoid future tax shifts and to balance triggering existing developed parcels with new growth as that new growth is realized each year. Collectively, these two sets of parcels have a taxable value of approximately \$90M which will help offset the nearly \$180M of pending new growth in taxable value in the Vineyard Downtown thereby reducing the impact of a future tax shift.

A "tax shift" occurs when the tax burden for a taxing jurisdiction is shifted to some taxpayers based on various factors. This has been notable over the last several years as residential property value increases have outpaced commercial property values thus shifting more of the property tax burden onto residences from commercial properties. A tax shift for RDA increment can occur when a large amount of taxable value is put into increment after that particular tax value has already previously been added as "new growth." This occurs when a parcel is improved with new development and is added to the taxable base as "new growth" adding a new, higher, certified rate revenue for a taxing entity in one year but is then triggered for increment collection in a later year thereby deducting that value from the available taxable base for a future year. This has the effect of causing the tax burden of the new, higher, certified rate base revenue for the taxing entity to be shared across a smaller tax base. Thus, triggering parcels for increment in a phased approach can help moderate the effect of new growth (new growth that is destined for future increment collection) from contributing to a higher tax burden in the future.

The ideal approach is to balance triggering in phases to match the current new growth such that increment collection becomes a way to defer new growth to a future year when the increment

collection expires for those parcels. A perfect system would immediately trigger a parcel in the same year that parcel is first assessed at a higher value due to the "new growth" of development activity. This is hard to predict and accomplish as value increases can happen at several moments over several years including once a parcel has been subdivided, or when a parcel is approved for different future uses, or when structures are built on the parcel. Currently, the downtown phase is scheduled to be triggered next year. However, rapid development on the current site has led to an increase in taxable value for tax year 2026. This increased value now will be added to "new growth" in the current year prior to the trigger next year. This means that triggering other parcels in the city now will offset the amount of that shifting effect after calendar year 2027.

Fiscal Impact:

The likely fiscal impact of this is to increase future RDA increment tax revenue for the Vineyard RDA with no other immediate fiscal impact on the city general fund or on tax levels in FY2027.

The RDA share (75%) of the incremental taxable value of these parcels is approximately \$64M. At current tax rates, this equates to approximately \$650k in incremental tax revenue for FY2027 for the RDA. Given the likelihood of a large amount of existing new growth in the project area (Vineyard downtown) during tax assessment year 2026, this will not create any reduction in Vineyard City general fund property tax revenue nor create a tax-shift in tax year 2026.

Recommendation:

Approve Resolution 2026-03 to approve and authorize notification to Utah County to commence increment collection for these parcels.

Sample Motion:

"I move to adopt Resolution 2026-03 for tax increment collection in 2026"

Attachments:

- 1. 2026 RDA RES U-2026-0X Commencing Increment Collection
- 2. Phase 3C James Bay Parcels for 2026
- 3. Phase 4B Orchards Parcels for 2026

VINEYARD REDEVELOPMENT AGENCY
RESOLUTION NO U2026-03

**A RESOLUTION COMMENCING TAX INCREMENT COLLECTION FOR
PARCELS IN THE GENEVA URBAN RENEWAL PROJECT AREA.**

WHEREAS, pursuant to the provisions of the Utah Community Development and Renewal Agencies Act (the “Act”), the Vineyard Redevelopment Agency (the “Agency”) adopted a Project Area Plan and Budget, as amended and as approved by the taxing entity committee, for the Geneva Urban Renewal Project Area (the “Plan”, “Budget”, and “Project Area”, respectively); and

WHEREAS, the Budget provides that the Agency may collect tax increment in various 25-year phases, with such phases to be designated from time to time by the Agency Board; and

WHEREAS, the Agency Board entered into tax increment participation agreements legally obligating the Agency to commence collection of tax increment to be able to make obligated reimbursement payments for backbone infrastructure; and

WHEREAS, the Agency Board now desires to designate a phase of the Geneva Project Area and authorize the collection of tax increment from the parcels pursuant to the participation agreements and as outlined in the attached exhibits.

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

1. The parcels listed in the below attachments within the Geneva Project Area (Phase 4B & Phase 3C) are hereby designated as part of their existing or the next sequential phases of the Project Area, and the Agency shall begin collecting tax increment, as authorized and available under the Budget and the Act, and Agency staff is authorized to provide notice to the Utah County Auditor regarding such designation.
2. This Resolution shall take effect upon its adoption.

APPROVED AND ADOPTED this 12th day of May, 2026

Chair, Vineyard Redevelopment Agency

Attest:

Secretary, Vineyard Redevelopment Agency



**NOTICE OF COMMENCEMENT OF TAX INCREMENT COLLECTION PERIOD
GENEVA URA PHASE 3C - JAMES BAY**

Dear Utah County Auditor's Office,

This notice is to inform the Utah County Auditor that the Vineyard Redevelopment Agency intends to commence a tax increment collection period for Phase 3C of the Geneva Urban Renewal Area to be named **Geneva URA - Phase 3C - James Bay**.

Pursuant to the County's CRA Policy we are providing the following information:

- A. Commencing tax increment in tax collection year 2026.
- B. Tax parcels included in Exhibit A (37 parcels).
- C. Aerial map of the commenced phase attached in Exhibit B.
- D. A map of the project, identifying all phases of the project in Exhibit C.
- E. Legal description and deed plots of the commenced area – see the parcel list.
- F. List of businesses (personal property accounts) operating within the project area – residential areas may include some home-based businesses.
- G. The total base value of these parcels is \$3,250,000.00 based on the base value tax year of the Geneva URA project year set in 2006.
- H. Participating taxing entities (from the original Geneva URA project plan & budget):
 - Utah County - 75%
 - Vineyard City - 75%
 - Alpine School District - 75%
 - CUWCD - 75%
- I. The collection period shall be from tax collection year 2026 through 2050 (25 years total).
- J. Contacts:
RDA Director Josh Daniels, JoshDaniels@vineyardutah.gov, 801-234-0676
RDA Board Chair, Mayor Zach Stratton

If you have any questions please reach out to RDA Director Josh Daniels, JoshDaniels@vineyardutah.gov, 801-234-0676, https://www.vineyardutah.gov/community/_redevelopment_agency.php.

Sincerely,
Vineyard RDA

Exhibit A - Geneva URA Phase 3C - James Bay, parcels trigger in 2026

	A	B	C	D	E	F	G
1	Serial	Geneva URA Phase	Subdivision	Area	Property Address	Acres	Taxable Value
2	180160022	Phase 3C - James Bay	Public park	095	350 N 100 EAST	40.099122	
3	419140058	Phase 3C - James Bay	HAMPTON AT WATERS EDGE, PLAT B	095	212 N 220 WEST	3.833308	\$ 2,116,100.00
4	432640001	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	322 W BAY DR	0.45899	\$ 343,200.00
5	432640002	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	262 N BAY DR	0.460771	\$ 2,984,600.00
6	432640003	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	278 N BAY DR	0.568203	\$ 1,370,100.00
7	432640004	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	292 N BAY DR	0.505754	\$ 1,151,500.00
8	432640005	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	308 N BAY DR	0.477721	\$ 346,200.00
9	432640006	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	324 N BAY DR	0.477759	\$ 1,446,800.00
10	432640007	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	338 N BAY DR	0.553575	\$ 2,598,500.00
11	432640008	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	337 N BAY DR	0.563529	\$ 2,354,600.00
12	432640009	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	323 N BAY DR	0.465397	\$ 3,019,800.00
13	432640010	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	309 N BAY DR	0.474105	\$ 518,400.00
14	432640011	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	293 N BAY DR	0.498462	\$ 2,455,700.00
15	432640012	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	279 N BAY DR	0.504175	\$ 2,776,800.00
16	432640013	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	263 N BAY DR	0.499988	\$ 524,600.00
17	432640014	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	249 N BAY DR	0.494144	\$ 1,950,700.00
18	432640015	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	233 N BAY DR	0.488352	\$ 2,664,300.00
19	432640016	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	219 N BAY DR	0.488456	\$ 521,800.00
20	432640017	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	201 N BAY DR	0.488454	\$ 521,800.00
21	432640018	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	187 N BAY DR	0.480363	\$ 520,000.00
22	432640019	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	177 N BAY DR	0.524171	\$ 530,000.00
23	432640020	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	349 W BAY DR	0.639172	\$ 1,606,100.00
24	432640021	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	343 W BAY DR	0.449352	\$ 341,700.00
25	432640022	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	331 W BAY DR	0.458944	\$ 343,200.00
26	432640023	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	327 W BAY DR	0.527122	\$ 353,700.00
27	432640024	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	326 W BAY DR	0.461739	\$ 1,529,600.00
28	432640025	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	336 W BAY DR	0.459095	\$ 343,200.00
29	432640026	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	208 N BAY DR	0.542107	\$ 1,442,800.00
30	432640027	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	228 N BAY DR	0.459252	\$ 2,367,000.00
31	432640028	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	321 W BAY DR	0.458865	\$ 2,047,500.00
32	432640029	Phase 3C - James Bay	Park/Open Space	095	VINEYARD	1.622026	

Exhibit A - Geneva URA Phase 3C - James Bay, parcels trigger in 2026

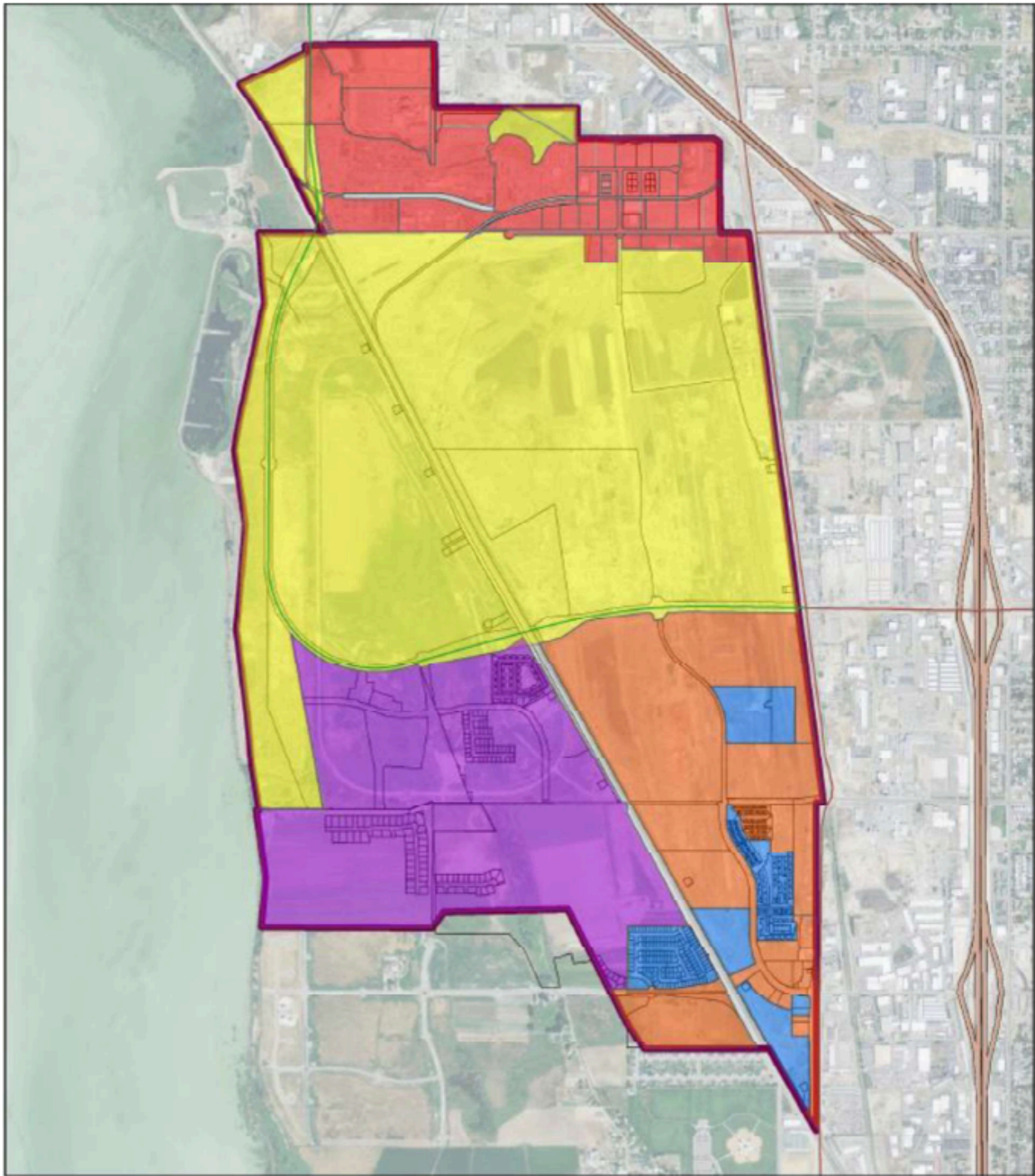
	A	B	C	D	E	F	G
33	432640030	Phase 3C - James Bay	Public space	095	VINEYARD	0.96342	
34	432640031	Phase 3C - James Bay	JAMES BAY AT WATERS EDGE, PHASE 9	095	VINEYARD	0.034416	
35	432640034	Phase 3C - James Bay	Road	095	VINEYARD	2.728531	
36	432640035	Phase 3C - James Bay	Road	095	VINEYARD	2.216209	
37	558060030	Phase 3C - James Bay	Public space	095	VINEYARD	0.151469	
38	558060032	Phase 3C - James Bay	Public space	095	VINEYARD	1.813927	
39							
40						67.390445	\$ 41,090,300.00

Exhibit B
Aerial Map of GENEVA URA PHASE 3C - JAMES BAY



This set of residential parcels (and some additional ones not pictured nearby missed in previous sub-phases of phase 3) are along the south and western edges of the Geneva URA project area in phase 3 of the project plan.

EXHIBIT C - GENEVA URA MASTER PHASE MAP



Geneva URA Phases

- Phase 1
- Phase 2
- Phase 3
- Geneva URA Project Area

- Phase 4
- Phase 5



LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.

**NOTICE OF COMMENCEMENT OF TAX INCREMENT COLLECTION PERIOD
GENEVA URA PHASE 4B**

Dear Utah County Auditor's Office,

This notice is to inform the Utah County Auditor that the Vineyard Redevelopment Agency intends to commence a tax increment collection period for Phase 4B of the Geneva Urban Renewal Area to be named **Geneva URA - Phase 4B - Orchards**.

Pursuant to the County's CRA Policy we are providing the following information:

- A. Commencing tax increment in tax collection year 2026.
- B. Tax parcels included in Exhibit A (184 parcels).
- C. Aerial map of the commenced phase attached in Exhibit B.
- D. A map of the project, identifying all phases of the project in Exhibit C.
- E. Legal description and deed plots of the commenced area – see the parcel list.
- F. List of businesses (personal property accounts) operating within the project area – residential areas may include some home-based businesses.
- G. The total base value of these parcels is \$1,550,000.00 based on the base value tax year of the Geneva URA project year set in 2006.
- H. Participating taxing entities (from the original Geneva URA project plan & budget):
 - Utah County - 75%
 - Vineyard City - 75%
 - Alpine School District - 75%
 - CUWCD - 75%
- I. The collection period shall be from tax collection year 2026 through 2050 (25 years total).
- J. Contacts:
RDA Director Josh Daniels, JoshDaniels@vineyardutah.gov, 801-234-0676
RDA Board Chair, Mayor Zach Stratton

If you have any questions please reach out to RDA Director Josh Daniels, JoshDaniels@vineyardutah.gov, 801-234-0676, https://www.vineyardutah.gov/community/_redevelopment_agency.php.

Sincerely,
Vineyard RDA

Exhibit A - Geneva URA Phase 4B - Orchards, parcels trigger in 2026

	A	B	C	D	E	F	G
1	Serial	Geneva URA Phase	Subdivision	Area	Property Address	Acres	Taxable Value
2	180180071	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD	095	47 S PERAZZI LN - VINEYARD	0.698346	\$ 474,500.00
3	180180078	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD	095		1.829317	
4	404700005	Phase 4B - Orchards	GENEVA PARK EAST, PHASE TWO	095	VINEYARD	1.076671	\$ 168,000.00
5	405130012	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE	095	VINEYARD	1.447608	\$ 261,500.00
6	405870013	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE, PLAT B	095	351 N GENEVA RD - VINEYARD	0.35886	
7	405970002	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE, PLAT C	095	199 N GENEVA RD - VINEYARD	0.726229	\$ 1,459,900.00
8	405970006	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE, PLAT C	095	211 N GENEVA RD - VINEYARD	1.09642	\$ 1,878,500.00
9	406120201	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE, PLAT E	095	243 N GENEVA RD - VINEYARD	0.689842	\$ 511,700.00
10	406120202	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE, PLAT E	095	263 N GENEVA RD - VINEYARD	0.575904	\$ 397,300.00
11	406120203	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE, PLAT E	095	307 N GENEVA RD - VINEYARD	1.10413	\$ 1,222,700.00
12	406120206	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE, PLAT E	095	391 N GENEVA RD - VINEYARD	1.48845	\$ 882,200.00
13	406450301	Phase 4B - Orchards	GENEVA RETAIL FRONTAGE, PLAT F	095	341 N GENEVA RD - VINEYARD	1.913902	\$ 1,089,600.00
14	473380001	Phase 4B - Orchards	NEW VINEYARD	095	VINEYARD	3.375349	
15	485530001	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	8 S COBALT CT - VINEYARD	0.027485	\$ 425,400.00
16	485530002	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	14 S COBALT CT - VINEYARD	0.024445	\$ 417,800.00
17	485530003	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	18 S COBALT CT - VINEYARD	0.036203	\$ 476,500.00
18	485530004	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	13 S COBALT CT - VINEYARD	0.035837	\$ 476,500.00
19	485530005	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	17 S COBALT CT - VINEYARD	0.035836	\$ 476,500.00
20	485530006	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	12 S ROCKWELL LN - VINEYARD	0.027252	\$ 425,400.00
21	485530007	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	16 S ROCKWELL LN - VINEYARD	0.027253	\$ 425,400.00
22	485530008	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	24 S TUNGSTEN WAY - VINEYARD	0.035876	\$ 493,900.00
23	485530009	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	28 S TUNGSTEN WAY - VINEYARD	0.025	\$ 427,000.00
24	485530010	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	34 S TUNGSTEN WAY - VINEYARD	0.024883	\$ 427,000.00
25	485530011	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	38 S TUNGSTEN WAY - VINEYARD	0.02721	\$ 436,300.00
26	485530012	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	29 S TUNGSTEN WAY - VINEYARD	0.02724	\$ 425,400.00
27	485530013	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	31 S TUNGSTEN WAY - VINEYARD	0.025034	\$ 417,800.00
28	485530014	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	35 S TUNGSTEN WAY - VINEYARD	0.033968	\$ 459,400.00
29	485530015	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	26 S ROCKWELL LN - VINEYARD	0.02724	\$ 425,400.00
30	485530016	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	32 S ROCKWELL LN - VINEYARD	0.025034	\$ 417,800.00
31	485530017	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	36 S ROCKWELL LN - VINEYARD	0.033968	\$ 459,400.00
32	485530018	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	451 E NICKEL LN - VINEYARD	0.026223	\$ 425,400.00
33	485530019	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	453 E NICKEL LN - VINEYARD	0.017538	\$ 369,900.00

Exhibit A - Geneva URA Phase 4B - Orchards, parcels trigger in 2026

	A	B	C	D	E	F	G
34	485530020	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	457 E NICKEL LN - VINEYARD	0.021385	\$ 411,900.00
35	485530021	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	50 S ROCKWELL LN - VINEYARD	0.017548	\$ 369,900.00
36	485530022	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	46 S ROCKWELL LN - VINEYARD	0.017539	\$ 369,900.00
37	485530023	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	42 S ROCKWELL LN - VINEYARD	0.035816	\$ 476,500.00
38	485530024	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	43 S TUNGSTEN WAY - VINEYARD	0.035816	\$ 476,500.00
39	485530025	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	45 S TUNGSTEN WAY - VINEYARD	0.017539	\$ 364,800.00
40	485530026	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	49 S TUNGSTEN WAY - VINEYARD	0.017548	\$ 369,900.00
41	485530027	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	437 E NICKEL LN - VINEYARD	0.021385	\$ 419,400.00
42	485530028	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	439 E NICKEL LN - VINEYARD	0.017538	\$ 369,900.00
43	485530029	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	441 E NICKEL LN - VINEYARD	0.026223	\$ 417,800.00
44	485530035	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	438 E NICKEL LN - VINEYARD	0.0243	\$ 417,800.00
45	485530036	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	444 E NICKEL LN - VINEYARD	0.027273	\$ 425,400.00
46	485530037	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	452 E NICKEL LN - VINEYARD	0.027216	\$ 425,400.00
47	485530038	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	454 E NICKEL LN - VINEYARD	0.024863	\$ 417,800.00
48	485530039	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	458 E NICKEL LN - VINEYARD	0.024868	\$ 417,800.00
49	485530040	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	462 E NICKEL LN - VINEYARD	0.027186	\$ 425,400.00
50	485530041	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	51 S ROCKWELL LN - VINEYARD	0.02726	\$ 425,400.00
51	485530042	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	53 S ROCKWELL LN - VINEYARD	0.0243	\$ 417,800.00
52	485530043	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	57 S ROCKWELL LN - VINEYARD	0.027273	\$ 425,400.00
53	485530044	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	11 S ROCKWELL LN - VINEYARD	0.027216	\$ 425,400.00
54	485530045	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	15 S ROCKWELL LN - VINEYARD	0.024863	\$ 417,800.00
55	485530046	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	19 S ROCKWELL LN - VINEYARD	0.024868	\$ 417,800.00
56	485530047	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	21 S ROCKWELL LN - VINEYARD	0.027186	\$ 425,400.00
57	485530048	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 1	095	VINEYARD	2.904812	
58	485750013	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095	98 S GILDING WAY - VINEYARD	0.017623	\$ 384,300.00
59	485750014	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095	96 S GILDING WAY - VINEYARD	0.035677	\$ 527,600.00
60	485750015	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095	107 S GILDING WAY - VINEYARD	0.027259	\$ 462,100.00
61	485750016	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095	103 S GILDING WAY - VINEYARD	0.02488	\$ 463,200.00
62	485750017	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095	99 S GILDING WAY - VINEYARD	0.025019	\$ 463,200.00
63	485750018	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095	97 S GILDING WAY - VINEYARD	0.035657	\$ 527,600.00
64	485750019	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095	106 S BROWNING LN - VINEYARD	0.035855	\$ 527,600.00
65	485750020	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095	102 S BROWNING LN - VINEYARD	0.035854	\$ 527,600.00
66	485750022	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 2	095		1.371194	

Exhibit A - Geneva URA Phase 4B - Orchards, parcels trigger in 2026

	A	B	C	D	E	F	G
67	485760001	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	50 S BENELLI CT - VINEYARD	0.02803	\$ 442,500.00
68	485760002	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	54 S BENELLI CT - VINEYARD	0.023543	\$ 438,400.00
69	485760003	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	58 S BENELLI CT - VINEYARD	0.028112	\$ 442,500.00
70	485760004	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	64 S BENELLI CT - VINEYARD	0.027259	\$ 442,500.00
71	485760005	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	66 S BENELLI CT - VINEYARD	0.024928	\$ 438,400.00
72	485760006	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	72 S BENELLI CT - VINEYARD	0.025077	\$ 438,400.00
73	485760007	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	74 S BENELLI CT - VINEYARD	0.034904	\$ 505,500.00
74	485760008	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	82 S BENELLI CT - VINEYARD	0.034876	\$ 523,300.00
75	485760009	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	86 S BENELLI CT - VINEYARD	0.024631	\$ 447,600.00
76	485760010	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	90 S BENELLI CT - VINEYARD	0.027179	\$ 453,400.00
77	485760011	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	49 S BENELLI CT - VINEYARD	0.034802	\$ 419,200.00
78	485760012	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	53 S BENELLI CT - VINEYARD	0.017547	\$ 298,000.00
79	485760013	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	55 S BENELLI CT - VINEYARD	0.017553	\$ 303,100.00
80	485760014	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	509 E CAESAR WAY - VINEYARD	0.02158	\$ 339,000.00
81	485760015	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	513 E CAESAR WAY - VINEYARD	0.017769	\$ 303,100.00
82	485760016	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	515 E CAESAR WAY - VINEYARD	0.026007	\$ 359,700.00
83	485760017	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	48 S PERAZZI LN - VINEYARD	0.034802	\$ 341,300.00
84	485760018	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	52 S PERAZZI LN - VINEYARD	0.017547	\$ 246,300.00
85	485760019	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	56 S PERAZZI LN - VINEYARD	0.017553	\$ 246,300.00
86	485760020	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	525 E CAESAR WAY - VINEYARD	0.021579	\$ 275,400.00
87	485760021	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	523 E CAESAR WAY - VINEYARD	0.017769	\$ 246,300.00
88	485760022	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	521 E CAESAR WAY - VINEYARD	0.026007	\$ 292,900.00
89	485760023	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	75 S BENELLI CT - VINEYARD	0.035362	\$ 263,400.00
90	485760024	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	77 S BENELLI CT - VINEYARD	0.017876	\$ 189,600.00
91	485760025	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	81 S BENELLI CT - VINEYARD	0.017623	\$ 189,600.00
92	485760026	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	85 S BENELLI CT - VINEYARD	0.017623	\$ 189,600.00
93	485760027	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	87 S BENELLI CT - VINEYARD	0.017626	\$ 189,600.00
94	485760028	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	508 E RIZZINI WAY - VINEYARD	0.02153	\$ 211,900.00
95	485760029	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	512 E RIZZINI WAY - VINEYARD	0.017873	\$ 189,600.00
96	485760030	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	514 E RIZZINI WAY - VINEYARD	0.026002	\$ 226,200.00
97	485760031	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	76 S PERAZZI LN - VINEYARD	0.035362	\$ 78,800.00
98	485760032	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	78 S PERAZZI LN - VINEYARD	0.017876	\$ 78,800.00
99	485760033	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	80 S PERAZZI LN - VINEYARD	0.017623	\$ 78,800.00

Exhibit A - Geneva URA Phase 4B - Orchards, parcels trigger in 2026

	A	B	C	D	E	F	G
100	485760034	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	84 S PERAZZI LN - VINEYARD	0.017623	\$ 78,800.00
101	485760035	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	88 S PERAZZI LN - VINEYARD	0.017626	\$ 78,800.00
102	485760036	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	526 E RIZZINI LN - VINEYARD	0.021529	\$ 78,800.00
103	485760037	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	524 E RIZZINI LN - VINEYARD	0.017873	\$ 78,800.00
104	485760038	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	522 E RIZZINI LN - VINEYARD	0.026002	\$ 78,800.00
105	485760039	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	105 S BROWNING LN - VINEYARD	0.027955	\$ 453,400.00
106	485760040	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	109 S BROWNING LN - VINEYARD	0.023827	\$ 447,600.00
107	485760041	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	113 S BROWNING LN - VINEYARD	0.027972	\$ 453,400.00
108	485760042	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	104 S KRIEGHOFF CT - VINEYARD	0.027955	\$ 453,400.00
109	485760043	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	108 S KRIEGHOFF CT - VINEYARD	0.023827	\$ 447,600.00
110	485760044	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	112 S KRIEGHOFF CT - VINEYARD	0.027972	\$ 453,400.00
111	485760045	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	103 S KRIEGHOFF CT - VINEYARD	0.027955	\$ 250,900.00
112	485760046	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	107 S KRIEGHOFF CT - VINEYARD	0.023827	\$ 247,300.00
113	485760047	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	111 S KRIEGHOFF CT - VINEYARD	0.027972	\$ 250,900.00
114	485760049	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 3	095	VINEYARD	2.251181	
115	560420010	Phase 4B - Orchards	YARD THE, PLAT C	095	VINEYARD	0.063889	\$ 15,700.00
116	560420011	Phase 4B - Orchards	YARD THE, PLAT C	095	VINEYARD	0.174485	\$ 36,400.00
117	486025301	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	18 S BODIE CT - VINEYARD	0.021753	\$75,000.00
118	486025302	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	22 S BODIE CT - VINEYARD	0.021974	\$75,000.00
119	486025303	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	26 S BODIE CT - VINEYARD	0.021979	\$75,000.00
120	486025304	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	30 S BODIE CT - VINEYARD	0.025307	\$75,000.00
121	486025305	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	34 S BODIE CT - VINEYARD	0.022064	\$75,000.00
122	486025306	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	496 E BODIE CT - VINEYARD	0.031156	\$75,000.00
123	486025307	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	502 E BODIE CT - VINEYARD	0.02578	\$75,000.00
124	486025308	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	506 E BODIE CT - VINEYARD	0.02181	\$75,000.00
125	486025309	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	510 E BODIE CT - VINEYARD	0.021929	\$75,000.00
126	486025400	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	23 S BODIE CT - VINEYARD	0.006424	\$75,000.00
127	486025401	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	512 E REMINGTON LN - VINEYARD	0.021905	\$75,000.00
128	486025402	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	516 E REMINGTON LN - VINEYARD	0.025725	\$75,000.00
129	486025403	Phase 4B - Orchards	ORCHARDS AT VINEYARD THE PUD, PHASE 7	095	520 E REMINGTON LN, VINEYARD, UT	0.022088	\$75,000.00
130	486025404	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	524 E REMINGTON LN - VINEYARD	0.025711	\$75,000.00
131	486025405	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	528 E REMINGTON LN - VINEYARD	0.022088	\$75,000.00
132	486025406	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	532 E REMINGTON LN - VINEYARD	0.025563	\$75,000.00

Exhibit A - Geneva URA Phase 4B - Orchards, parcels trigger in 2026

	A	B	C	D	E	F	G
133	486025407	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	536 E REMINGTON LN - VINEYARD	0.022121	\$75,000.00
134	486025501	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	32 S PERAZZI WAY - VINEYARD	0.025963	\$75,000.00
135	486025502	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	34 S PERAZZI WAY - VINEYARD	0.022092	\$75,000.00
136	486025503	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	36 S PERAZZI WAY - VINEYARD	0.021851	\$75,000.00
137	486025601	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	31 S PERAZZI WAY - VINEYARD	0.025963	\$75,000.00
138	486025602	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	33 S PERAZZI WAY - VINEYARD	0.022092	\$75,000.00
139	486025603	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	35 S PERAZZI WAY - VINEYARD	0.021851	\$75,000.00
140	486025700	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	25 S PERAZZI WAY - VINEYARD	0.006586	\$75,000.00
141	486025701	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	546 E REMINGTON LN - VINEYARD	0.02209	\$75,000.00
142	486025702	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	550 E REMINGTON LN - VINEYARD	0.022094	\$75,000.00
143	486025703	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	554 E REMINGTON LN - VINEYARD	0.0257	\$75,000.00
144	486025704	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	558 E REMINGTON LN - VINEYARD	0.022067	\$75,000.00
145	486025705	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	562 E REMINGTON LN - VINEYARD	0.022068	\$75,000.00
146	486025706	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	566 E REMINGTON LN - VINEYARD	0.025693	\$75,000.00
147	486025707	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	570 E REMINGTON LN - VINEYARD	0.022104	\$75,000.00
148	486025708	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	574 E REMINGTON LN - VINEYARD	0.022091	\$75,000.00
149	486025709	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	24 S MAISEY CT - VINEYARD	0.006768	\$75,000.00
150	486025801	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	32 S MAISEY CT - VINEYARD	0.025781	\$75,000.00
151	486025802	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	34 S MAISEY CT - VINEYARD	0.022092	\$75,000.00
152	486025803	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	36 S MAISEY CT - VINEYARD	0.021851	\$75,000.00
153	486025901	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	33 S MAISEY CT - VINEYARD	0.02211	\$75,000.00
154	486025902	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	35 S MAISEY CT - VINEYARD	0.021852	\$75,000.00
155	486026000	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	25 S MAISEY CT - VINEYARD	0.006586	\$75,000.00
156	486026001	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	586 E REMINGTON LN - VINEYARD	0.02209	\$75,000.00
157	486026002	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	590 E REMINGTON LN - VINEYARD	0.022094	\$75,000.00
158	486026003	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	594 E REMINGTON LN - VINEYARD	0.0257	\$75,000.00
159	486026004	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	598 E REMINGTON LN - VINEYARD	0.022067	\$75,000.00
160	486026005	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	602 E REMINGTON LN - VINEYARD	0.022068	\$75,000.00
161	486026006	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	606 E REMINGTON LN - VINEYARD	0.025693	\$75,000.00
162	486026007	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	608 E REMINGTON LN - VINEYARD	0.022104	\$75,000.00
163	486026008	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	614 E REMINGTON LN - VINEYARD	0.022091	\$75,000.00
164	486026009	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	27 S MAISEY CT - VINEYARD	0.006735	\$75,000.00
165	486026010	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	24 S KESKA WAY - VINEYARD	0.006768	\$75,000.00

Exhibit A - Geneva URA Phase 4B - Orchards, parcels trigger in 2026

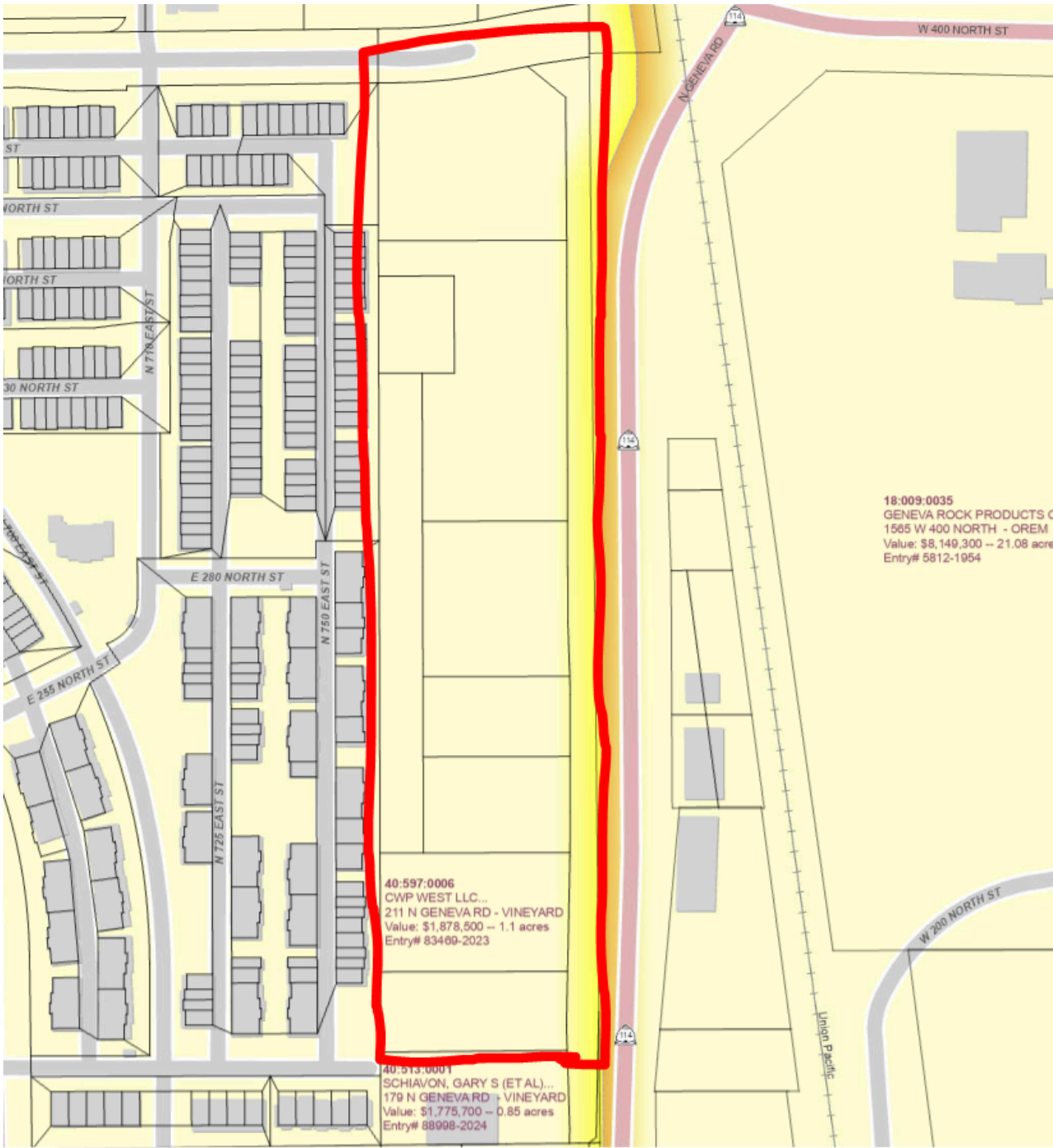
	A	B	C	D	E	F	G
166	486026011	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	26 S KESKA WAY - VINEYARD	0.006553	\$75,000.00
167	486026101	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	34 S KESKA WAY - VINEYARD	0.02211	\$75,000.00
168	486026102	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	36 S KESKA WAY - VINEYARD	0.021852	\$75,000.00
169	486026201	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	33 S KESKA WAY - VINEYARD	0.02211	\$75,000.00
170	486026202	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	35 S KESKA WAY - VINEYARD	0.021852	\$75,000.00
171	486026300	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	27 S KESKA WAY - VINEYARD	0.006875	\$7,500.00
172	486026301	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	626 E REMINGTON LN - VINEYARD	0.021664	\$75,000.00
173	486026302	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	630 E REMINGTON LN - VINEYARD	0.0257	\$75,000.00
174	486026303	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	634 E REMINGTON LN - VINEYARD	0.022072	\$75,000.00
175	486026304	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	638 E REMINGTON LN - VINEYARD	0.025834	\$75,000.00
176	486026305	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	642 E REMINGTON LN - VINEYARD	0.022101	\$75,000.00
177	486026401	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	30 S REMINGTON LN - VINEYARD	0.022246	\$75,000.00
178	486026402	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	34 S REMINGTON LN - VINEYARD	0.025715	\$75,000.00
179	486026403	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	38 S REMINGTON LN - VINEYARD	0.022081	\$75,000.00
180	486026404	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	42 S REMINGTON LN - VINEYARD	0.025691	\$75,000.00
181	486026501	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	VINEYARD	0.038308	\$5,200.00
182	486026502	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	VINEYARD	0.084729	\$11,500.00
183	486026503	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	VINEYARD	0.016802	\$2,300.00
184	486026504	Phase 4B - Orchards	VINEYARD HOMESTEADS POD 1	095	VINEYARD	3.174864	
185	571020304	Phase 4B - Orchards	UVHBA CONDOMINIUMS AMENDED	095	VINEYARD	1.995241	
186							
187		TOTALS				32.290824	\$ 48,852,900.00

Exhibit A2 - Business Personal Property listing

Geneva URA Phase 4B - Orchards

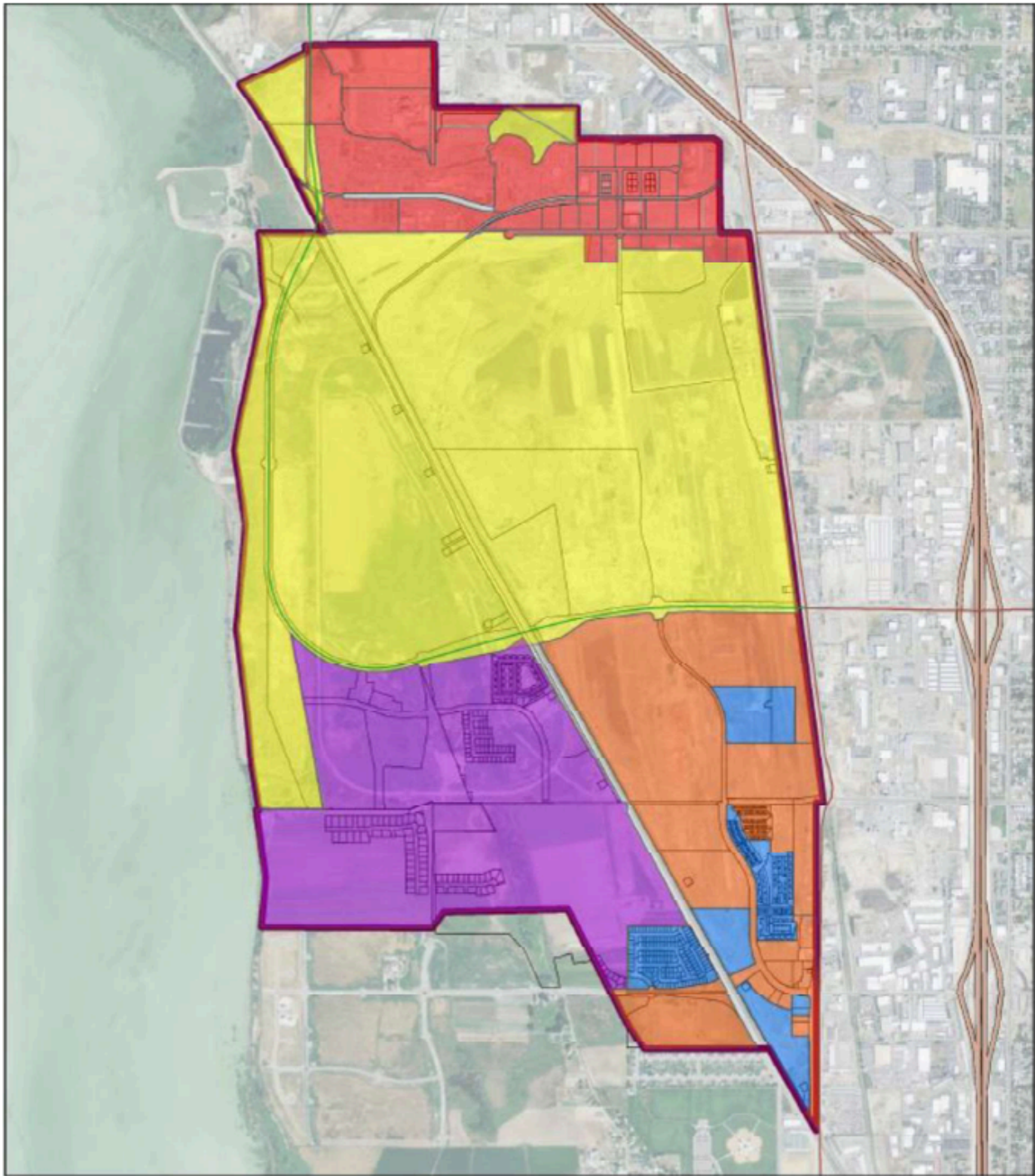
Business Name	Business Address	URA Phase
Jiffy Lube #4186 (SRE Corporation)	199 N Geneva Rd	Phase 4B - Orchards
Mister Car Wash 1541 (CWP West, LLC)	221 N Geneva Rd	Phase 4B - Orchards
Auto Zone	243 N Geneva Rd	Phase 4B - Orchards
Alpine Vision	307 N Geneva Rd Suite 101	Phase 4B - Orchards
LivAway Suites Orem - Vineyard	341 N Geneva Rd	Phase 4B - Orchards

Exhibit B
Aerial Map of GENEVA URA PHASE 4B



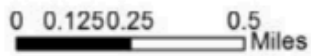
This set of commercial parcels is along Geneva Road and the eastern border of the Geneva URA project area in phase 4 of the project plan.

EXHIBIT C - GENEVA URA MASTER PHASE MAP



Geneva URA Phases

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Geneva URA Project Area



LEWIS YOUNG
ROBERTSON & BURNINGHAM, INC.