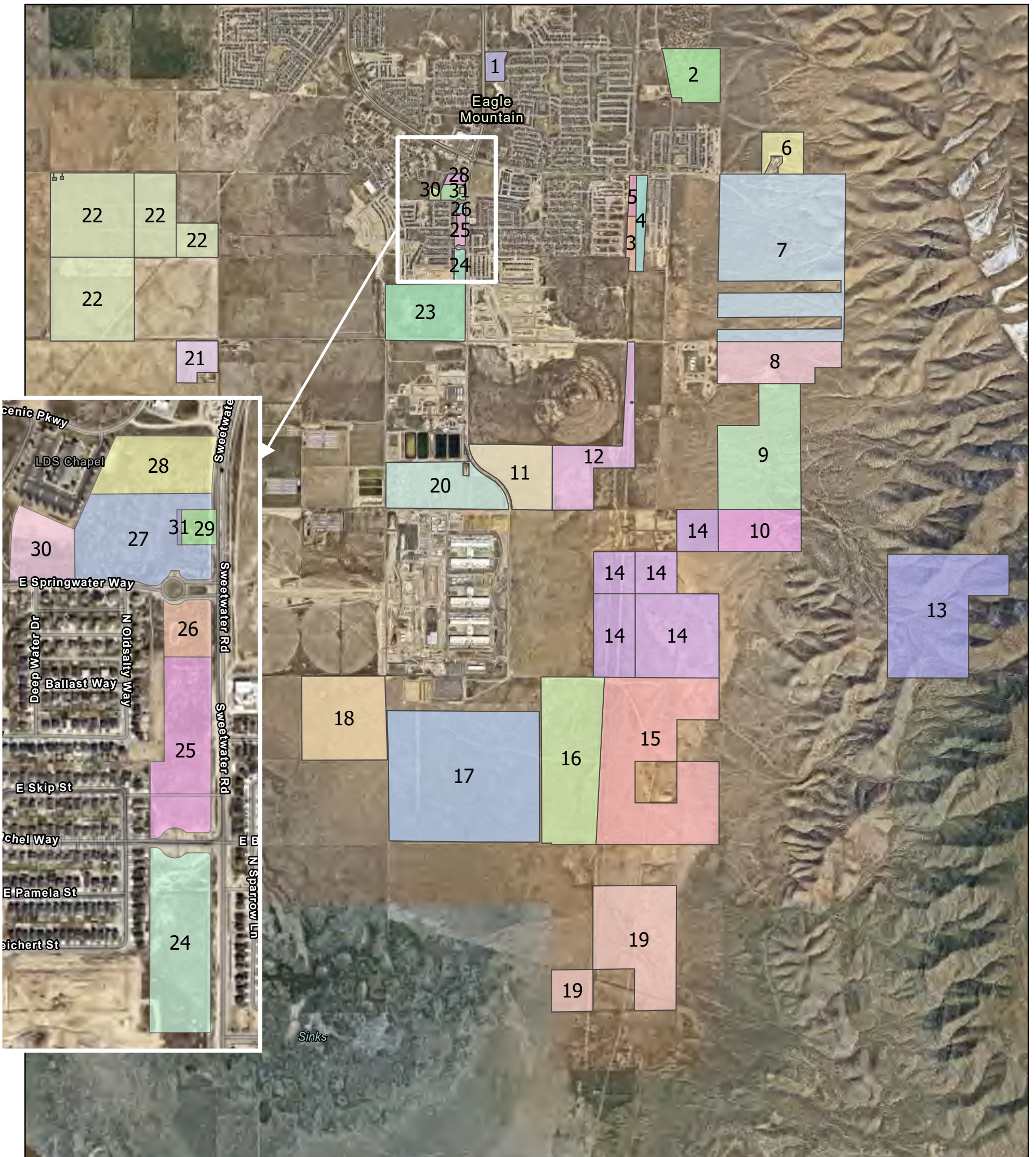


Proposed Rezones by Parcel

Eagle Mountain Properties

Number	Parcel Number	Number	Parcel Number	Number	Parcel Number
1	59:044:0092	14	59:029:0003	22	59:047:0011
2	59:007:0026	14	59:029:0003	22	59:047:0011
3	59:018:0032	14	59:029:0003	22	59:047:0011
4	59:018:0040	14	59:029:0003	22	59:047:0011
5	59:018:0038	14	59:029:0003	23	59:045:0151
6	59:008:0006	15	59:030:0006	24	59:045:0061
7	59:017:0003	16	59:030:0008	25	59:045:0060
8	59:020:0008	17	66:815:0001	26	59:045:0041
9	59:020:0001	18	59:068:0004	27	59:045:0043
10	59:028:0004	19	59:084:0002	28	59:045:0044
11	59:056:0037	19	59:084:0002	29	59:045:0006
12	59:019:0008	20	59:056:0043	30	42:050:0002
13	59:027:0001	21	59:054:0013	31	59:045:0045



Proposed Rezones by Parcel

The Ranches Properties



Number	Parcel Number
1	58:033:0423
2	38:302:0002
3	38:685:0002
4	38:685:0001
5	58:033:0305
6	58:034:0440
7	58:034:0250
8	58:034:0242
9	58:040:0259
10	58:040:0188
11	58:040:0378
12	58:040:0326
13	58:040:0654
14	58:040:0525

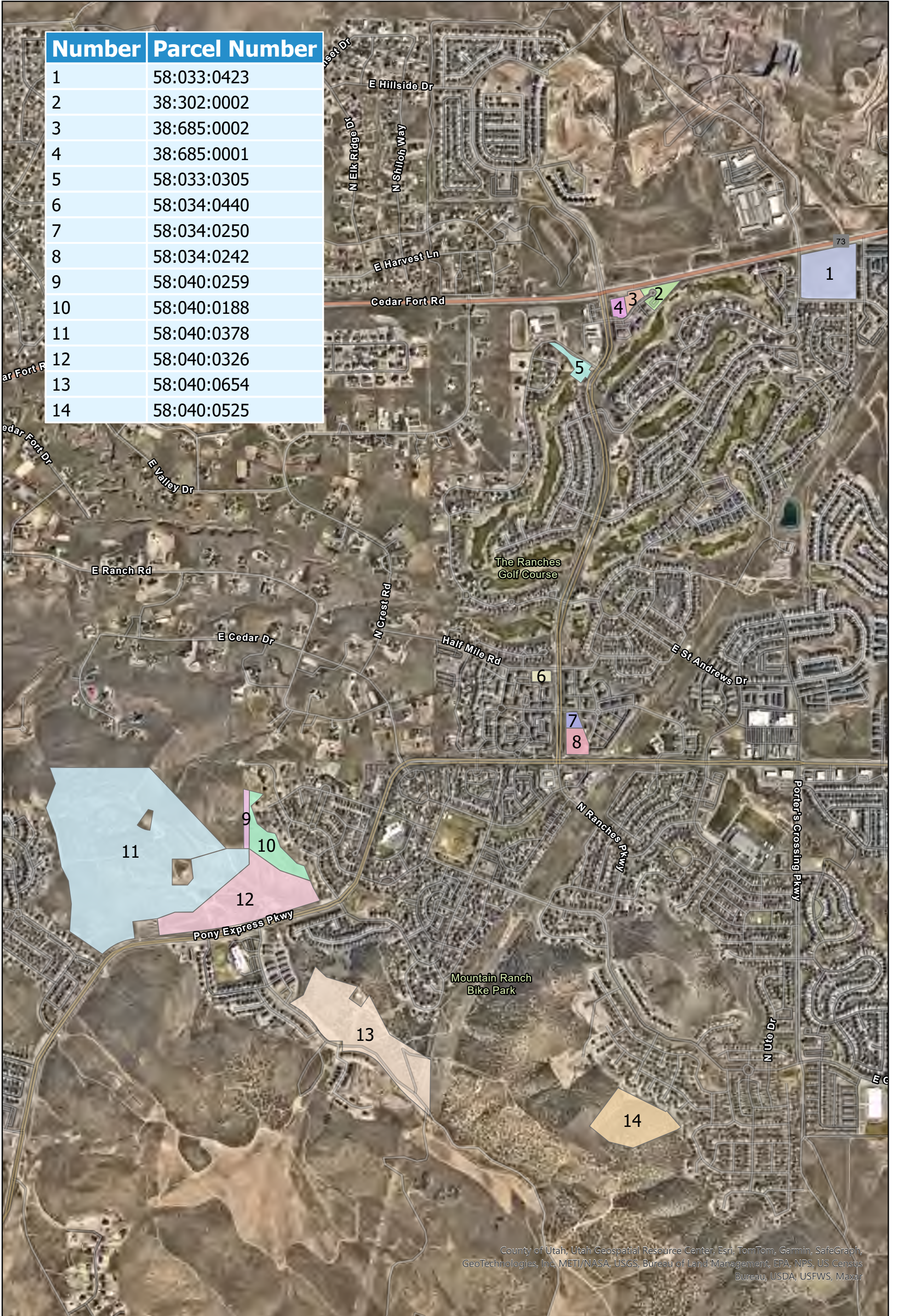


Exhibit to Formal Initiation of Process to Rezone Property Letter

Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
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Eagle Mountain Properties List

1	WALDEN ESTATE LLLP, MONTE VISTA RANCH LC	59:044:0092	13.7	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-1	Community Commercial	CN	EMMC 17.35
2	LAKE MOUNTAIN DEVELOPMENT LLC	59:007:0026	64.9	Agricultural/Residential Density 2	Eagle Mountain Properties/Residential	No Change	RD2	EMMC 17.25
3	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0032	10.8	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20
4	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0040	21.0	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20
5	LAKE MOUNTAIN DEVELOPMENT LLC	59:018:0038	7.0	Parks and Open Space	Eagle Mountain Properties/Parks and Open Space	No Change	AG	EMMC 17.20
6	MONTE VISTA RANCH LC	59:008:0006	35.7	Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	AG	EMMC 17.20

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Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
7	MONTE VISTA RANCH LC	59:017:0003	422.7	Foothill Residential	Ault Farms/Parks and Open Space	No Change	FR/AG	EMMC 17.20 / EMMC 17.25
8	MONTE VISTA RANCH LC	59:020:0008	111.2	Foothill Residential & Parks and Open Space (2x tiny sections)	Ault Farms/Mixed-Use Residential/Commercial	No Change	FR/AG	EMMC 17.20 / EMMC 17.25
9	MONTE VISTA RANCH LC	59:020:0001	202.8	Foothill Residential	Eagle Mountain Properties/Mixed-Use Residential/Commercial	Foothill Residential	FR	EMMC 17.25
10	MONTE VISTA RANCH LC	59:028:0004	81.1	Foothill Residential & Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	FR/AG	EMMC 17.20 / EMMC 17.25
11	MONTE VISTA RANCH LC	59:056:0037	90.8	Community Commercial	Eagle Mountain Properties/Commercial C-1 (along road) & Residential	Business Park/Light Industry	LMD/AG	EMMC 17.20 / EMMC 17.37
12	MONTE VISTA RANCH LC	59:019:0008	106.9	Community Commercial & Business Park/Light Industry & Neighborhood Residential One	Eagle Mountain Properties/Residential & Parks and Open Space	Business Park/Light Industry	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40

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Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
13	MONTE VISTA RANCH LC	59:027:0001	269.3	Parks and Open Space	Eagle Mountain Properties/Mixed-Use Residential/Commercial	No Change	AG	EMMC 17.20
14	MONTE VISTA RANCH LC	59:029:0003 (4 pieces)	360.0	Community Commercial & Business Park/Light Industry	Eagle Mountain Properties & Scarlet Ridge/Commercial C-2 & Residential & Parks and Open Space	No Change	RD1/RD2, AG	EMMC 17.20 / EMMC 17.25
15	MONTE VISTA RANCH LC	59:030:0006	380.5	Community Commercial & [mostly] Business Park/Light Industry	Eagle Mountain Properties & Non-MDA/Agricultural & Residential & Parks and Open Space	No Change	RD1/RD2	EMMC 17.25
16	UTLCO EAGLE MTN TWO LLC	59:030:0008	228.6	Business Park/Light Industry	Eagle Mountain Properties/Commercial C-2	No Change	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40
17	STADION LLC	66:815:0001	458.2	Business Park/Light Industry	Eagle Mountain Properties/Airpark	No Change	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40
18	LAKE MOUNTAIN LAND CO LLC	59:068:0004	160.0	Business Park/Light Industry	Eagle Mountain Properties/Airpark	No Change	AG	EMMC 17.20

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Rezoning of Properties

Jul-24

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19	MONTE VISTA RANCH LC	59:084:0002 (2 pieces)	239.5	Business Park/Light Industry & Agricultural/Rural Density 1	Eagle Mountain Properties/Residential & Parks and Open Space	No Change	RA1/RA2, AG	EMMC 17.20 / EMMC 17.25
20	MONTE VISTA RANCH LC	59:056:0043	116.0	Community Commercial & Business Park/Light Industry	Eagle Mountain Properties/Airpark	Business Park/Light Industry	LMD and/or Industrial	EMMC 17.37 / EMMC 17.40
21	RAWLINS, STEVEN CHAD; UPLAND CAPTICAL LLC	59:054:0013	35.6	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-2	No Change	AG	EMMC 17.20
22	UTLCO EAGLE MTN TWO LLC	59:047:0011 (4 pieces)	442.9	Regional Commercial & Business Park/Light Industry & Neighborhood Residential 2 & Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-2 & Residential & Parks and Open Space	Business Park/Light Industry, Parks and Open Space	AG or Industrial	EMMC 17.20 / EMMC 17.40

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Rezoning of Properties

Jul-24

	Property Owner	Property #	Acreage	Existing Future Land Use Map (General Plan) Category	MDA/Current Zone	Proposed Future Land Use Map (General Plan) Category	Proposed Zone(s)	City Code Citation for Proposed Zone (EMMC = Eagle Mountain Municipal Code)
23	MONTE VISTA RANCH LC; WALDEN ESTATE LLLP; ZORBIS ENTERPRISES LLC	59:045:0151	100.5	Community Commercial	Eagle Mountain Properties/Commercial C-2	No Change	CC	EMMC 17.35
24	ZJT MANAGEMENT LLC	59:045:0061	8.3	Neighborhood Residential 1	Eagle Mountain Properties/Commercial C-1 & Residential	No Change	CN	EMMC 17.35
25	ZJT MANAGEMENT LLC	59:045:0060	7.0	Neighborhood Residential 1 & Community Commercial	Eagle Mountain Properties/Commercial C-1 & Residential	No Change	CN	EMMC 17.35
26	MVR MANAGEMENT LLC	59:045:0041	2.0	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN	EMMC 17.35
27	MVR MANAGEMENT LLC	59:045:0043	7.8	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC	EMMC 17.35
28	MONTE VISTA RANCH LC	59:045:0044	4.8	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CC	EMMC 17.35

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Rezoning of Properties

Jul-24

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29	MONTE VISTA RANCH LC; WALDEN ESTATE LLLP	59:045:0006	0.9	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC	EMMC 17.35
30	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	42:050:0002	3.1	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN	EMMC 17.35
31	MONTE VISTA RANCH LC	59:045:0045	0.1	Community Commercial	Eagle Mountain Properties/Commercial C-1	No Change	CN (preferred) or CC	EMMC 17.35

The Ranches Properties List

1	CEDAR DEVELOPMENT PARTNERS LLC	58:033:0423	13.1	Community Commercial	The Ranches/Commercial Community	No Change	CN & CC	EMMC 17.35
2	DIRECT COMMUNICATIONS CEDAR VALLEY LLC	38:302:0002	2.2	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35

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Rezoning of Properties

Jul-24

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3	TACOS DON LUIS LLC	38:685:0002	1.2	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35
4	T JOHNSON MANAGEMENT LLC	38:685:0001	1.3	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35
5	BELLE STREET INVESTMENTS LLC	58:033:0305	2.4	Community Commercial	The Ranches/Commercial	Community Commercial	CN	EMMC 17.35
6	VDP INVESTMENT LLC	58:034:0440	1.0	Community Commercial	The Ranches/Village Core Commercial	No Change	CN	EMMC 17.35
7	EAGLE11 LLC	58:034:0250	1.1	Community Commercial	The Ranches/Village Core Commercial	No Change	CC	EMMC 17.35
8	EAGLE11 LLC	58:034:0242	2.7	Community Commercial	The Ranches/Village Core Commercial	No Change	CC	EMMC 17.35
9	THOMAS, HOLLY; THOMAS, NOLAN	58:040:0259	1.6	Parks and Open Space	The Ranches/Community Open Space	No Change	AG	EMMC 17.20
10	THOMAS, HOLLY; THOMAS, NOLAN	58:040:0188	7.5	Parks and Open Space	The Ranches/Community Open Space	No Change	AG	EMMC 17.20

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Rezoning of Properties

Jul-24

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11	BELLE STREET INVESTMENTS LLC	58:040:0378	108.4	Foothill Residential	The Ranches/Community Open Space & Country Residential	No change	RD2 & OSN	EMMC 17.23 / 17.25
12	KDC HOLDINGS LLC	58:040:0326	27.4	Community Commercial	The Ranches/Commercial	No Change	CC	EMMC 17.35
13	CADENCE HOMES BUILDING CORP	58:040:654	32.4	Neighborhood Residential 1, Parks and Open Space, Foothill Residential	The Ranches/Community Open Space & Village Core	Parks and Open Space	OSN & AG(Roads)	EMMC 17.20 / 17.23
14	SHUPE BUILDERS LLC	58:040:0525	9.7	Parks and Open Space	The Ranches/Community Open Space	No Change	OSN	EMMC 17.23