

CLOVER CREEK SOLAR COMMUNITY REINVESTMENT PROJECT AREA
Notice of Adoption of Amended Plan, Plan Ordinance,
Project Budget, and Participation Agreement

Under Sections 17C-5-109, -110, -111, and -305 of the Utah Code, notice is given that on March 18, 2024 (i) the Juab County Reinvestment development Agency (the “Agency”) adopted Resolution No. 2024-03 (the “Plan Resolution”) authorizing an amendment to the Clover Creek Solar Project Area Plan and Budget (the “Amended Plan”), (ii) Juab County adopted Ordinance No. 2024-01 approving the Amended Plan (the “Ordinance”) and designating the Amended Plan as the official plan of the Clover Creek Solar Community Reinvestment Project Area, and (iii) the Agency adopted Resolution No. 2024-05 approving a Tax Increment Participation Agreement between the Agency and Clover Creek Solar, LLC (the “Participation Agreement Resolution”). Copies of the recorded Ordinance, authorizing resolution, and Amended Plan are attached hereto as Exhibit A.

Copies of the Plan Resolution, Amended Plan, Ordinance, Participation Agreement and all related documents are available for public inspection at the Agency’s place of business located at 160 North Main, Nephi, Utah, 84648, during regular business hours, Monday through Thursday.

With copies of Recorded Plan Resolution, Ordinance and Amended Plan (and Budget) to:

Juab County Auditor, Recorder, Attorney, Surveyor, Clerk, and Assessor: 160 North Main, Nephi, Utah, 84648

Utah State Tax Commission: Attn: Property Tax Division Certified Rates, 210 North 1950 West, Salt Lake City 84134

Utah State Board of Education: PO Box 144200, Salt Lake City, UT 84114-4200

Utah State Auditor: Utah State Capitol, E310, Salt Lake City, UT 84114

Juab County: Attn: Commission Chair, 160 North Main, Nephi, Utah, 84648

Juab School District: Attn: School Board Chair Kody Hughes, 346 East 600 North, Nephi, UT 84648

Juab Special Service Fire District, Attn: Board Chair, C/O John Crippen, 160 North Main, Nephi, UT 84648

East Juab Water Conservancy District, Attn: Board Chair, C/O DeEtte Worthington, PO Box 199, Nephi, UT 84648

Central Utah Water Conservancy District, Attn: Board Chair, 1426 East 750 North, Ste. 400, Orem, UT 84097 and Attn: Rob Moore, General Counsel, 1426 East 750 North, Ste. 400, Orem, UT 84097

To be published as a Class A Notice, as follows:

1. Publish the public notice on the Utah Public Notice Website on behalf of Agency and County.
2. Publish the public notice on the County’s official website.
3. Post the notice in a public location within the County that is reasonably likely to be seen by residents of the County.

EXHIBIT A

**NOTICE OF ADOPTION OF ORDINANCE NO. 2024-01 BY
JUAB COUNTY FOR RECORDING**

Pursuant to Sections 17C-5-109, -110, and -111 of the Utah Code, Juab County (the "County") is providing this notice with respect to Ordinance No. 2024-01 which was passed by the County on March 18, 2024, adopting the official Clover Creek Solar Project Community Reinvestment Project Area Plan (the "Official Plan"), as approved by the Juab County Community Reinvestment (the "Agency") on the same date, and directing that notice of adoption of the Official Plan be given as required by law. Ordinance No. 2024-01 and the Official Plan shall become effective upon publication of this notice, at which time the Agency may proceed to implement the Official Plan. The Official Plan with boundary description is included with this notice and is available for public inspection at the County Offices at 160 North Main, Nephi, Utah, 84648 during regular office hours.

**Summary of Ordinance No. 2024-01 of the Juab County Related to the Adoption of the Clover Creek Solar
Project – Community Reinvestment Project Area Plan**

Ordinance No. 2024-01 of the Juab County approved the Clover Creek Solar Project – Community Reinvestment Project Area Plan (the "Plan") as the "Official Plan" of said Community Reinvestment Project Area. This ordinance was presented and discussed after the Agency held a public hearing to receive public input regarding the Plan, which outlines the utilization of property tax increment in encouraging the development of the Clover Creek Solar Project.

For a period of 30 days after the date of adoption of the Official Plan, any person in interest may contest the Official Plan or the procedure used to adopt it if the Official Plan or procedure fails to comply with applicable statutory requirements. After expiration of that 30-day period, no person may contest the Official Plan or procedure used to adopt it for any cause.

ENTRY NO. 00317603

03/18/2024 11:32:54 AM B: 0635 P: 0445

Ordinance PAGE 1 / 33

DEBRA P. ZIRBES, JUAB COUNTY RECORDER

FEE \$ 50.00 BY AES ENERGY



RESOLUTION NO. 2024-03

RESOLUTION OF THE JUAB COUNTY REINVESTMENT AGENCY ADOPTING AN OFFICIAL PROJECT AREA PLAN AND BUDGET FOR THE CLOVER CREEK SOLAR PROJECT - COMMUNITY REINVESTMENT PROJECT AREA.

WHEREAS, the Juab County Reinvestment Agency (the “Agency”) was created to transact the business and exercise the powers provided for in the current Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the Utah Code Ann. 1953, as amended (the “Act”); and

WHEREAS, Juab County (the “County”) has a planning commission and has adopted a general plan pursuant to applicable law; and

WHEREAS, the Agency, by Resolution, has authorized the preparation of a draft project area plan as provided in Section 17C-5-103 of the Act; and

WHEREAS, pursuant to Section 17C-5-104 of the Act, the Agency has (a) prepared a draft Clover Creek Solar Project - Community Reinvestment Project Area Plan (the “Project Area Plan” or “Plan”) and budget (the “Budget”) and (b) made the draft Project Area Plan and Budget available to the public at the Agency’s offices during normal business hours; and

WHEREAS, the Agency provided notice of the public hearing in strict compliance with Sections 17C-1-805, 806, and 808; and

WHEREAS, the Plan and Budget allow for the Agency to collect tax increment created within the Project Area to meet the goals and objectives as outlined in the Plan, to promote economic development, and provide a public benefit within the County and the Project Area; and

WHEREAS, the Agency has prepared a Project Area Budget in accordance with section 17C-5-302 of the Act.

WHEREAS, the Agency has held a public hearing on the draft Project Area Plan and Budget at the Plan hearing (a) allowed public comment on the draft Project Area Plan and Budget and whether the draft Project Area Plan and Budget should be revised, approved or rejected, and (b) received all written and heard all oral objections to the draft Project Area Plan and Budget; and

WHEREAS, after holding the public hearing, and at the same meeting, the Agency considered the oral and written objections to the draft Project Area Plan and Budget, and whether to revise, approve or reject the draft Project Area Plan and Budget;

WHEREAS, the Plan and Budget hearing was held on March 18, 2024, and this resolution was adopted less than one year since the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED by the Agency:

Section 1. Adoption of Project Area Plan. It has become necessary and desirable to adopt the Project Area Plan as the official Project Area Plan for the Project Area. The Project Area Plan, in the form attached hereto as **Exhibit C**, and together with any changes to the Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby designated and adopted as the official Project Area Plan for the Project Area. The Agency shall submit the Project Area Plan, together with a copy of this Resolution, to the County Commission requesting that the Project Area Plan be adopted by ordinance of the legislative body of the County in accordance with the provisions of the Act.

Section 2. Legal Description of the Project Area Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Plan is attached hereto and incorporated herein as **Exhibit A**. A map of the Project Area is attached and incorporated herein as **Exhibit B**.

Section 3. Agency's Purposes and Intent. The Agency's purposes and intent with respect to the Project Area are to accomplish the following:

- A. Incentivize the development and operation of a utility-scale solar energy generation project.
- B. Provide benefits to all local taxing entities, provide significant economic returns to Utah's public-school trust, create jobs and otherwise expand and diversify the County's industrial tax base.
- C. Provide for the strengthening of the economic health of the community.

Section 4. Project Area Plan Incorporated by Reference. The Project Area Plan, together with supporting documents, in the form attached as **Exhibit C**, and together with any changes to the Project Area Plan as may be indicated in the minutes of this meeting (if any), is hereby incorporated herein by reference, and made a part of this Resolution. Copies of the Project Area Plan shall be filed and maintained in the office of the Agency and the County Recorder for public inspection.

Section 5. Agency Board Findings. The Agency Board hereby determines and finds as follows:

The adoption of the Project Area Plan will:

- A. Satisfy a public purpose by, among other things, providing a new source of clean energy;
- B. Benefit the public in the form of, among other things, increasing property values and property tax revenue without increasing demand for government services such as schools, recreation facilities, and public safety;
- C. Be economically sound and feasible; in that the revenue needed to support the public amenities contemplated within the Project Area Plan will come from incremental taxes generated by new private development within the Project Area, all as further shown and supported by the analysis contained in the Project Area Plan;
- D. Conform to the County's general plan in that, among other things, the Project Area Plan provides that all development in the Project Area is to be in accordance with the County's

zoning ordinances and requirements, and the development activities contemplated by the Project Area Plan are in harmony with the County's general plan; and

E. Promote the public peace, health, safety and welfare of the citizens of the County.

Section 6. Financing. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Resolution hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Resolution that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Resolution also incorporates the specific provisions relating to funding of community reinvestment project areas permitted by Chapter 5 of the Act.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption, and pursuant to the provisions of the Act, the Project Area Plan shall become effective upon adoption by Ordinance of the legislative body of the County.

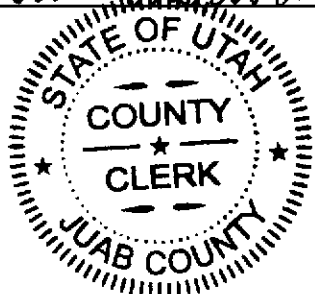
Section 8. Project Area Budget. The Project Area Budget for the Clover Creek Solar Project attached hereto as Exhibit D-1 and for the Clover Creek Storage Project attached hereto as Exhibit D-2 and together with any changes to the draft Project Area Budget as may be indicated in the minutes of this meeting (if any), is hereby approved and adopted on the 18th day of March 2024. The Agency staff will include in various reporting elements under the Act, the taking of tax increment from the Clover Creek Solar Project - Community Reinvestment Project Area beginning with the tax year for which the Agency initially requests the "triggering" of the Project Area funds. The Agency staff and its consultants are authorized to negotiate and ratifies any prior negotiations or resolutions with the taxing entities that levy a certified rate in the Project Area, to participate with the Agency in the implementation and funding of the Budget in accordance with Sections 17C-5-201, 202, 203, 204, 205, and 206 of the Act.

IN WITNESS WHEREOF, the Governing Board of the Juab County Reinvestment Agency has approved, passed and adopted this Resolution this 18th day of March, 2024.

Marty Graham 3-18-2024
Agency Chair

ATTEST:

Samuel Callaway



ORDINANCE NO. 2024-01

AN ORDINANCE ADOPTING THE CLOVER CREEK SOLAR PROJECT - COMMUNITY REINVESTMENT PROJECT AREA PLAN, AS APPROVED BY THE JUAB COUNTY COMMUNITY REINVESTMENT AGENCY, AS THE OFFICIAL COMMUNITY REINVESTMENT PROJECT AREA PLAN FOR THE PROJECT AREA AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.

WHEREAS the Board of the Juab County Community Reinvestment Agency (the "Agency"), having prepared a Project Area Plan (the "Plan") for the Clover Creek Solar Project -- Community Reinvestment Project Area (the "Project Area"), the legal description attached hereto as **EXHIBIT A**, pursuant to Utah Code Annotated ("UCA") § 17C-5-105, and having held the required public hearing on the Plan on March 18, 2024, pursuant to UCA § 17C-5-104, adopted the Plan as the Official Community Reinvestment Plan for the Project Area attached hereto as **EXHIBIT B**; and

WHEREAS the Utah Community Reinvestment Agency Act (the "Act") mandates that, before the community reinvestment project area plan approved by an agency under UCA § 17C-5-104 may take effect, it must be adopted by ordinance of the legislative body of the community that created the agency in accordance with UCA § 17C-5-109; and

WHEREAS the Act also requires that notice is to be given by the community legislative body upon its adoption of a community reinvestment project area plan under UCA § 17C-5-110.

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

1. Juab County hereby adopts and designates the Project Area Plan, as approved by the Agency Board, as the official community reinvestment plan for the Project Area (the "Official Plan").
2. County staff and consultants are hereby authorized and directed to publish or cause to be published the notice required by UCA § 17C-5-110, whereupon the Official Plan shall become effective pursuant to UCA § 17C-5-110(2).
3. Pursuant to UCA § 17C-5-109, the Agency may proceed to carry out the Official Plan upon its adoption.
4. This ordinance shall take effect upon publication.

APPROVED AND ADOPTED this 18th day of March, 2024.

Marty Palmer 3-18-2024
Juab County Commission Chair

ATTEST:

Javille Cullaway

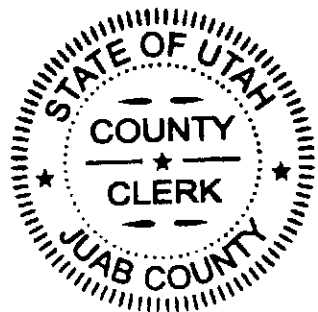


Exhibit A
PROJECT AREA LEGAL DESCRIPTION

TRACT 1

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PARCEL NO. XC00-2708, ACCOUNT NO. 0039946, 40.00 ACRES: THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

PARCEL NO. XC00-2709, ACCOUNT NO. 0039953, 40.00 ACRES: THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

PARCEL NO. XC00-2717, ACCOUNT NO. 0040092, 40.00 ACRES: THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

TRACT 2

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PARCEL NO. XC00-2718-12, ACCOUNT NO. 1248642, 20.00 ACRES: THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

TRACT 3

PARCEL 1:

FEE:

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PARCEL NO. XC00-2716-11, ACCOUNT NO. 1242738, 436.62 ACRES: BEGINNING A POINT NORTH 0°22'39" WEST 506.14 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING = NORTH 88°10'18" EAST 2671.78 FEET BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 24); THENCE NORTH 0°22'39" WEST 836.31 FEET ALONG THE SECTION LINE TO THE SOUTH SIXTEENTH CORNER OF SECTION 23 AND SAID SECTION 24; THENCE NORTH 0°20'47" WEST 1343.30 FEET ALONG THE SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 0°22'39" WEST 836.31 FEET ALONG THE SECTION LINE TO THE SOUTH SIXTEENTH CORNER OF SECTION 23 AND SAID SECTION 24; THENCE NORTH 0°20'47" WEST 1343.30 FEET ALONG THE SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 0°05'10" EAST 1334.77 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 24; THENCE NORTH 88°28'05" EAST 2636.66 FEET ALONG SAID NORTH LINE; THENCE NORTH 88°29'46" EAST 2180.79 FEET ALONG SAID NORTH LINE TO THE WESTERLY RIGHT- OF-WAY LINE OF A COUNTY ROAD; THENCE SOUTH 18°55'21" EAST 1491.50 FEET ALONG SAID RIGHT- OF-WAY LINE; THENCE SOUTH 18°53'58" EAST 1302.57 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 19°55'00" EAST 891.56 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 88°28'13" WEST 6015.58 FEET TO THE POINT OF BEGINNING.

MINERAL ESTATE:

THE TITLE IS VESTED IN: THE STATE OF UTAH (SITLA SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION)
SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24,
TOWNSHIP 11, SOUTH, RANGE 1 WEST, SLB & MERIDIAN.

PARCEL 2A:

THE TITLE IS VESTED IN: UNITED STATES OF AMERICA (UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT)

PARCEL NO. GENERAL PROPERTY TAXES ARE NOT ASSESSED AGAINST THE LAND BECAUSE OF OWNERSHIP BY A TAX-EXEMPT ENTITY: A PORTION OF THE WEST HALF (W1/2) AND SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 1 WEST.

PARCEL 2B:

THE TITLE IS VESTED IN: UNITED STATES OF AMERICA (UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT)

PARCEL NO. GENERAL PROPERTY TAXES ARE NOT ASSESSED AGAINST THE LAND BECAUSE OF OWNERSHIP BY A TAX-EXEMPT ENTITY: A PORTION OF THE NORTH HALF (N1/2) AND SOUTHWEST QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST.

RIGHT-OF-WAY GRANT/TEMPORARY USE PERMIT, SERIAL NUMBER UTU-94290:

4.20 ACRES: A 55.00 FOOT WIDE STRIP OF LAND OVER, UNDER AND ACROSS THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN AND THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, LYING 27.50 FEET ON BOTH SIDES OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 08 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 573.46 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 88 DEGREES 42 MINUTES 44 SECONDS WEST, A DISTANCE 60.51 FEET TO A POINT 60.50 DISTANT FROM SAID EAST LINE; THENCE SOUTH 00 DEGREES 08 MINUTES 17 SECONDS EAST, PARALLEL WITH AND 60.50 FEET DISTANT FROM SAID EAST LINE, A DISTANCE OF 572.59 FEET TO A POINT PARALLEL WITH AND 60.50 FEET DISTANT FROM THE EAST LINE OF THE NORTH HALF OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 46 MINUTES 38 SECONDS EAST; PARALLEL WITH AND 60.50 FEET DISTANT FROM SAID EAST LINE; A DISTANCE OF 2561.63 FEET; THENCE SOUTH 54 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 134.99 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 26, SAID LINE THERE TERMINATING. SIDE LINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON THE EAST LINE OF SAID SECTION 23 AND THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 26.

PARCEL 3A:

THE TITLE IS VESTED IN: UTAH POWER AND LIGHT COMPANY (PACIFICORP, AN OREGON CORPORATION, AS SUCCESSOR IN INTEREST TO UTAH POWER AND LIGHT COMPANY)

PARCEL NO. XC00-2724-3, ACCOUNT NO. 0004262: A PORTION OF ALL OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

PARCEL 3B:

THE TITLE IS VESTED IN: PACIFICORP, AN OREGON CORPORATION

PARCEL NO. XC00-2724-1 and excluding Parcel Nos. XC-2724-4 and XC00-2724-6: A

PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

LESS THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26,
TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE WEST ALONG
THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 33.0 FEET TO THE POINT OF
BEGINNING, THENCE WEST ALONG THE SOUTH LINE OF SECTION 26 A DISTANCE OF
208.7 FEET, THENCE NORTH 208.7 FEET, THENCE EAST 208.7 FEET TO A POINT 33.0
FEET WEST OF THE EAST LINE OF SAID SECTION 26, THENCE SOUTH 208.7 FEET TO
THE POINT OF BEGINNING.

ALSO, LESS THE FOLLOWING: BEGINNING WEST 452.76 FEET ALONG THE SECTION
LINE FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE
1 WEST, SALT LAKE MERIDIAN, THENCE WEST 50 FEET, THENCE NORTH 70 FEET,
THENCE EAST 50 FEET, THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

Exhibit B

Official Clover Creek Solar Project - Community Reinvestment Project Area Plan

31453169

CLOVER CREEK SOLAR PROJECT

Community Reinvestment Project Area Plan and Budget

Juab County Community Reinvestment Agency
March 18, 2024

Table of Contents

1. Introduction and adoption of area plan and budget1

2. Community Reinvestment Project Area Plan boundaries.....2

3. Summary of current conditions and impact of project area development3

4. Development standards.....4

5. How the purposes of the Act will be attained by the Plan.....4

6. Consistent with Juab County General Plan.....5

7. Elimination or reduction of blight within Project Area6

8. Project Area development.....6

9. Selection of participants.....6

10. Reasons for selection of Project Area.....6

11. Physical, social, and economic conditions within Project Area6

12. Tax incentives for facilities located in Project Area.....7

13. Anticipated public benefits from the Plan7

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

15. Project Area subject to taxing entity committee or an interlocal agreement8

List of Exhibits

Exhibit A-1	Project Area Map
Exhibit A-2	Project Area Legal Description
Exhibit B-1	Project Area Budget – Solar Project
Exhibit B-2	Project Area Budget – BESS Project

1. Introduction and adoption of area plan and budget

Pursuant to Resolution No. 07062020 (the “Resolution”), the Board of the Juab County Community Reinvestment Agency (also referenced herein as the “Agency”) authorized the preparation of this Community Reinvestment Project Area Plan, as amended, (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 “Clover Creek Solar Project Community Reinvestment Project Area Plan”. The Plan is being amended effective as of March 18, 2024 to account for logistical issues with the commencement of the Tax Increment originally contemplated and to update the Project Area (as defined below).

In accordance with the Act, the Agency’s objectives in approving this Plan are to use Tax Increment¹ to expand and diversify Juab 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, and encourage development. The Agency anticipates that the objectives of the Plan cannot be achieved without the use of Tax Increment.

The Plan originally covered approximately 588 acres of undeveloped land and is not being expanded other than to specifically call out voltage paths within the current area (the “Project Area”) more particularly depicted in attached Exhibit A-1 (the “Project Area Map”) and described in attached Exhibit A-2 (the “Plan Area Legal Description”).

The implementation and execution of this Plan is intended to incentivize the development and operation of a utility-scale solar energy generation project (the “Solar Project”) proposed by Clover Creek Solar, LLC (“Clover Creek Solar”) and a utility-scale battery energy storage system project (the “BESS Project”) proposed by Clover Creek Storage, LLC (“Clover Creek Storage”), which will benefit all local taxing entities, provide significant economic returns, create jobs, and otherwise expand and diversify Juab County’s industrial tax base. The Solar Project and BESS Projects are jointly referred to as the “Projects.” The Solar Project has been constructed and placed into service as the date of this amendment to the Plan. The BESS Project is expected to be developed.

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 with separate agreements for the Projects, 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

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.

agreements, the Agency will receive the Tax Increment and will use this financing source to accomplish the purposes and objectives of this Plan.

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

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.

Contacts: Marty Palmer, Chairman
Juab County Commission
160 North Main St
Nephi, UT 84648
(435) 623-3400

Clinton Painter
Juab County Commission
160 North Main St
Nephi, UT 84648
(435) 623-3400

Marvin Kenison
Juab County Commission
160 North Main St
Nephi, UT 84648
(435) 623-3400

Brandy Grace
Utah Association of Counties
5397 South Vine Street
Murray, Utah 84107
(801) 265-1331

Additionally, Project Area Budgets for the Solar Project and BESS Project as set forth in Exhibit B-1 and B-2, respectively, are concurrently adopted with this Plan.

2. Community Reinvestment Project Area Plan boundaries

The Project Area is located entirely within unincorporated areas of Juab County (the "County") on remote, undeveloped property. The Project Area is located on private land west side of Goshen Canyon Road and Northwest of Mona.

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

a. Existing land uses

Land within the Project Area is located in unincorporated Juab County and in an area of the County that is zoned for agricultural use. The proposed Solar Project is permitted by conditional use, subject to the County's approval of a site plan for the Solar Project in accordance with Section 12-1-6 of the County's Land Use Management and Development Code. The County issued a Site Plan Permit for the Solar Project on October 2, 2019. The proposed BESS Project is also permitted by conditional use, subject to the County's approval of a site plan for the BESS Project in accordance with Section 12-1-6 of the County's Land Use Management and Development Code.

There is little development in the general vicinity of the Project Area, and the closest community is Mona. The Mona substation is south of the project area.

b. Principal streets

Goshen Canyon Road is the near eastern boundary of the Project Area, and the site facilities will be accessed from this road.

c. Population densities

There are no residential housing units or residents within the Project Area, and there are very few units near the Project Area. As noted above, this area is primarily used for agricultural activities.

d. Building intensities

There are no major improvements or structures within the Project Area.

e. Impact of project area development

Once operational, the Solar Project within the Project Area will consist of photovoltaic solar panels and accessory facilities; electrical collection and transmission lines and facilities; communication lines, cables, conduits, and facilities; electrical transformers, substations, and interconnection facilities; telecommunications equipment; control buildings and maintenance yards; access roads, fences and gates. The Solar Project substation will include a large transformer, breakers, and electrical buswork, and controls systems housed within a small structure. An aboveground 345kV transmission line will run from the Solar Project substation to the Mona Substation and will consist of a single-circuit line, transmission poles, and ancillary equipment and improvements. The BESS Project will be adjacent to the Solar Project and within the Project Area consist of lithium battery technology and related equipment. The Projects and their facilities and improvements are not reasonably anticipated to cause detrimental effects on existing surrounding uses.

Mona is the nearest incorporated area and lies to the southeast of the Project Area. The Projects will not include any residential units and the population of the Project Area is not expected to increase in connection with its development. Currently anticipated development is not expected to add significantly to the cumulative impact on public roads. 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.

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.

Due to the remote location of the Project Area, future development options are limited. The proposed Solar Project takes advantage of the Project Area's solar resources with minimal impact on the surrounding area. The development of the Projects 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; and diversification of the local economy.

4. Development standards

The development and operation of the Projects 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(47), the purpose of implementing a Project Area Plan may include activities 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 solar project which will create an estimated 175 - 200 FTE construction jobs, with a daily maximum of 240 workers, during the projected 10 to 12 month construction period and at least one full-time, high-paying permanent job with an estimated average annual salary of \$60,000 to \$70,000. The BESS Project is anticipated to create an estimated 75-85 FTE construction jobs during the 10 to 12 month construction period. The project is also anticipated to have 2 permanent, full-time, high-paying jobs.

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. Projected tax revenue generated by the Projects will be evaluated as part of the Agency's negotiation of a participation agreement with Clover Creek Solar and Clover Creek Storage, respectively.

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

It is anticipated that the capital investment required to construct this project will increase property value in the Plan Area which will generate additional property tax revenue and provide additional funding for the Juab School District.

e. Provide funds for local housing needs

The Plan previously contemplated ten percent (10%) of the Tax Increment would be allocated to fund local income-targeted housing needs or homeless assistance. However, the Agency and taxing entities have elected to waive the 10% housing requirement as permitted in Utah Code Subsection 17C-5-307(4). The waiver will be memorialized in interlocal agreements between the Agency and Juab County and other taxing entities. As required under Utah Code Subsection 17C-5-307(4)(b), this Plan provides solely for nonresidential development and 60% or more of the jobs created within the Project Area will have annual gross wage, not including healthcare or other paid or unpaid benefits, that is at least 125% of the average wage of Juab County. Clover Creek Solar and Clover Creek Storage will certify as to the wage requirement in their respective participation agreements with the Agency.

6. Consistent with Juab County General Plan

All development within the Project Area will conform to the Juab County General Plan (the "General Plan") and will further the County's Economic Development Goals in the following ways. The Solar Project is consistent with the County's goal to pursue diverse economic development activities that complement existing businesses and industries, and that are sensitive to the natural environment and compatible with the area's rural character. The Projects further the General Plan's goal to support industrial development adjacent to major transportation corridors and public utility areas. Additionally, the Projects employ an environmentally sustainable source of renewable energy and will promote the efficient use of the County's natural resources. In terms of economic development, the Projects are 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 Projects will support public schools through increased property tax revenues without increasing demand for services.

7. Elimination or reduction of blight within Project Area

This element is not applicable to the Project Area.

8. Project Area development

The implementation and execution of this Plan is intended to incentivize the development and operation of the Solar Project proposed by Clover Creek Solar and the BESS Project proposed by Clover Creek Solar. The proposed Solar Project consists of a solar photovoltaic plant that will be capable of generating up to eighty megawatts (80) megawatts (MW) of renewable energy upon completion. Once operational, the Solar Project will include solar panels and related equipment, electrical transformers and substation facilities, collection, distribution and transmission lines, telecommunications equipment, access drives and fencing. The BESS Project consists of lithium batteries capable of storing up to 80 megawatts of energy from both renewable sources and other generations sources from the grid.

9. Selection of participants

Clover Creek Solar and Clover Creek Storage are affiliates of AES Clean Energy ("AES"). AES has extensive experience with developing renewable energy projects throughout the country. The Agency believes that Clover Creek Solar and Clover Creek Storage have the resources and experience to successfully develop the Projects.

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 Projects will take advantage of the County's existing surrounding land uses, create local construction jobs and high-paying permanent jobs, and generate significant 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. It is unsuitable for residential, commercial, or most industrial uses due to the distance to the lack of available water or sewerage and infrastructure. There are no residential buildings, and thus no residents, within the Project Area, nor are there any structures or improvements within the Project Area other than the required infrastructure for the solar development.

12. Tax incentives for facilities located in Project Area

Developing the Projects as part of this Plan allows the County and other taxing entities to receive tax revenue from a project that would not otherwise be financially feasible to develop. Utility-scale renewable 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, the Projects 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 participation agreements with Clover Creek Solar and Clover Creek Storage to allow for the reimbursement of a portion of the Tax Increment generated by the Projects.

13. Anticipated public benefits from the Plan

The Act provides that any Community Reinvestment Project Area Plan include 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 Projects located within the Plan Area.

a. Economic activity benefits

As has been mentioned above, development of the Solar Project will create an estimated 175 - 200 FTE construction jobs, with a daily maximum of 240 workers, during the projected 10 to 12-month construction period and at least one full-time, high-paying permanent job. The BESS Project is anticipated to create an estimated 75-85 FTE construction jobs during the 10 to 12 month construction period. The project is also anticipated to have 2 permanent, full-time, high-paying 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 Projects will generate significant and meaningful tax revenue through property not otherwise available without the tax incentive. 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.

Private investment alone cannot be reasonably expected to achieve substantial economic growth in the near future. 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 Projects cannot be developed within the Plan Area without the incentives contemplated by this Plan.

c. Additional benefits

The Projects will also provide significant economic returns to the County and school district without increasing demand for public services, such as new infrastructure or schools.

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

This element is not applicable to the Project Area.

15. Project Area subject to taxing entity committee or an interlocal agreement

This Project Area will be subject to an interlocal agreement with each applicable taxing entity.

Exhibit A-1 - Project Area Map

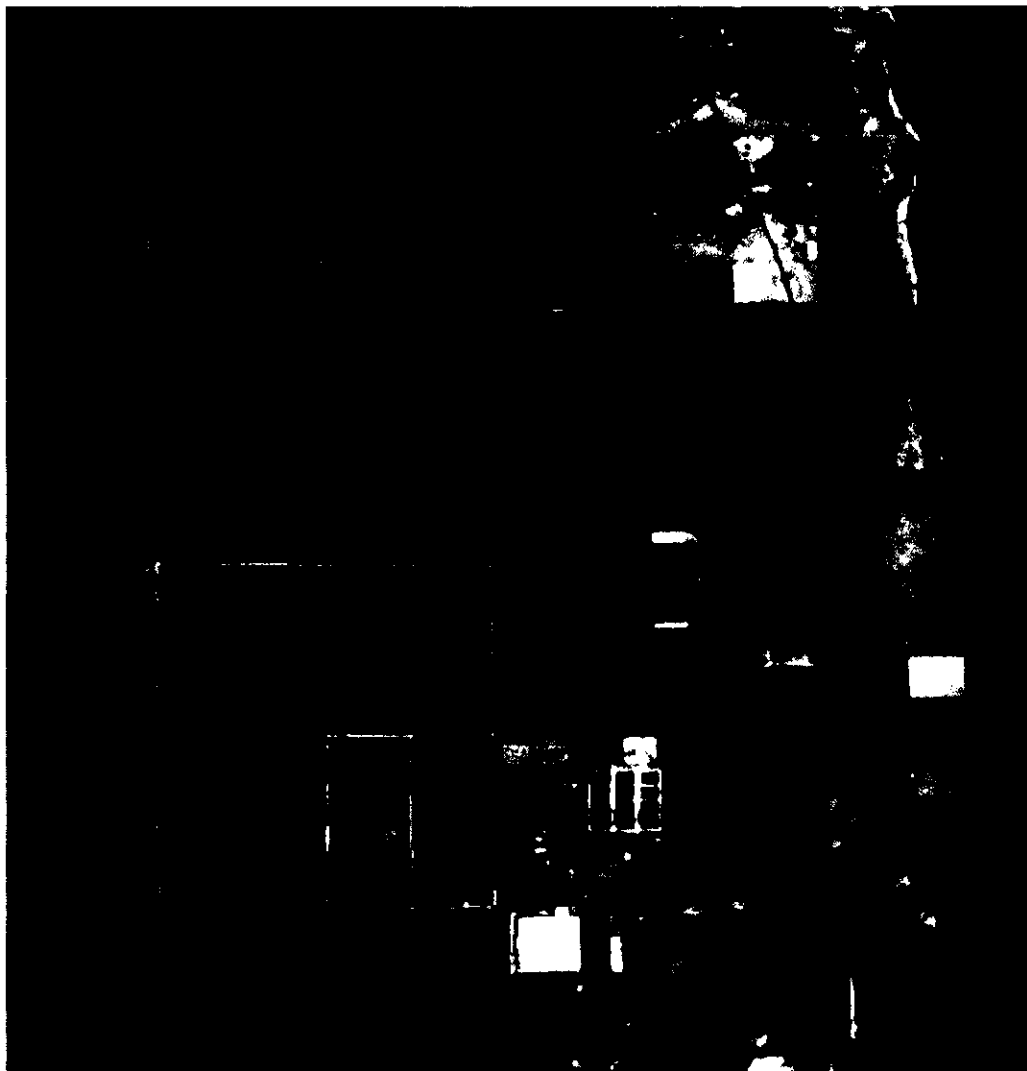


Exhibit A-2 – Project Area Legal Description

TRACT 1

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PARCEL NO. XC00-2708, ACCOUNT NO. 0039946, 40.00 ACRES: THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

PARCEL NO. XC00-2709, ACCOUNT NO. 0039953, 40.00 ACRES: THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

PARCEL NO. XC00-2717, ACCOUNT NO. 0040092, 40.00 ACRES: THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

TRACT 2

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PARCEL NO. XC00-2718-12, ACCOUNT NO. 1248642, 20.00 ACRES: THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

TRACT 3

PARCEL 1:

FEE:

THE TITLE IS VESTED IN: HA CLOVER CREEK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PARCEL NO. XC00-2716-11, ACCOUNT NO. 1242738, 436.62 ACRES: BEGINNING A POINT NORTH 0°22'39" WEST 506.14 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING = NORTH 88°10'18" EAST 2671.78 FEET BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 24); THENCE NORTH 0°22'39" WEST 836.31 FEET ALONG THE SECTION LINE TO THE SOUTH SIXTEENTH CORNER OF SECTION 23 AND SAID SECTION 24; THENCE NORTH 0°20'47" WEST 1343.30 FEET ALONG THE SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 0°22'39" WEST 836.31 FEET ALONG THE SECTION LINE TO THE SOUTH SIXTEENTH CORNER OF SECTION 23 AND SAID SECTION 24; THENCE NORTH 0°20'47" WEST 1343.30 FEET ALONG THE SECTION LINE TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 0°05'10" EAST 1334.77 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 24; THENCE NORTH 88°28'05" EAST 2636.66 FEET ALONG SAID NORTH LINE; THENCE NORTH 88°29'46" EAST 2180.79 FEET ALONG SAID NORTH LINE TO THE WESTERLY RIGHT- OF-WAY LINE OF A COUNTY ROAD; THENCE SOUTH 18°55'21" EAST 1491.50 FEET ALONG SAID RIGHT- OF-WAY LINE; THENCE SOUTH 18°53'58" EAST 1302.57 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 19°55'00" EAST 891.56 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 88°28'13" WEST 6015.58 FEET TO THE POINT OF BEGINNING.

MINERAL ESTATE:

THE TITLE IS VESTED IN: THE STATE OF UTAH (SITLA SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION)

SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24,
TOWNSHIP 11, SOUTH, RANGE 1 WEST, SLB & MERIDIAN.

PARCEL 2A:

THE TITLE IS VESTED IN: UNITED STATES OF AMERICA (UNITED STATES DEPARTMENT
OF THE INTERIOR BUREAU OF LAND MANAGEMENT)

PARCEL NO. GENERAL PROPERTY TAXES ARE NOT ASSESSED AGAINST THE LAND
BECAUSE OF OWNERSHIP BY A TAX-EXEMPT ENTITY: A PORTION OF THE WEST HALF
(W1/2) AND SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 23,
TOWNSHIP 11 SOUTH, RANGE 1 WEST.

PARCEL 2B:

THE TITLE IS VESTED IN: UNITED STATES OF AMERICA (UNITED STATES DEPARTMENT
OF THE INTERIOR BUREAU OF LAND MANAGEMENT)

PARCEL NO. GENERAL PROPERTY TAXES ARE NOT ASSESSED AGAINST THE LAND
BECAUSE OF OWNERSHIP BY A TAX-EXEMPT ENTITY: A PORTION OF THE NORTH
HALF (N1/2) AND SOUTHWEST QUARTER (SW1/4) OF SECTION 26, TOWNSHIP 11
SOUTH, RANGE 1 WEST.

RIGHT-OF-WAY GRANT/TEMPORARY USE PERMIT, SERIAL NUMBER UTU-94290:

4.20 ACRES: A 55.00 FOOT WIDE STRIP OF LAND OVER, UNDER AND ACROSS THAT
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP
11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN AND THAT PART OF THE NORTH
HALF OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN,
LYING 27.50 FEET ON BOTH SIDES OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 00
DEGREES 08 MINUTES 17 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION
23, A DISTANCE OF 573.46 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE
DESCRIBED; THENCE SOUTH 88 DEGREES 42 MINUTES 44 SECONDS WEST, A
DISTANCE 60.51 FEET TO A POINT 60.50 DISTANT FROM SAID EAST LINE; THENCE
SOUTH 00 DEGREES 08 MINUTES 17 SECONDS EAST, PARALLEL WITH AND 60.50 FEET
DISTANT FROM SAID EAST LINE, A DISTANCE OF 572.59 FEET TO A POINT PARALLEL
WITH AND 60.50 FEET DISTANT FROM THE EAST LINE OF THE NORTH HALF OF SAID
SECTION 26; THENCE SOUTH 00 DEGREES 46 MINUTES 38 SECONDS EAST; PARALLEL
WITH AND 60.50 FEET DISTANT FROM SAID EAST LINE; A DISTANCE OF 2561.63 FEET;
THENCE SOUTH 54 DEGREES 21 MINUTES 39 SECONDS WEST, A DISTANCE OF 134.99
FEET TO THE SOUTH LINE OF SAID NORTH HALF OF SECTION 26, SAID LINE THERE
TERMINATING. SIDE LINES OF SAID EASEMENT ARE TO BE LENGTHENED OR
SHORTENED TO TERMINATE ON THE EAST LINE OF SAID SECTION 23 AND THE SOUTH
LINE OF THE NORTH HALF OF SAID SECTION 26.

PARCEL 3A:

THE TITLE IS VESTED IN: UTAH POWER AND LIGHT COMPANY (PACIFICORP, AN
OREGON CORPORATION, AS SUCCESSOR IN INTEREST TO UTAH POWER AND LIGHT
COMPANY)

PARCEL NO. XC00-2724-3, ACCOUNT NO. 0004262: A PORTION OF ALL OF THE WEST
1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST,
SALT LAKE MERIDIAN.

PARCEL 3B:

THE TITLE IS VESTED IN: PACIFICORP, AN OREGON CORPORATION

PARCEL NO. XC00-2724-1 and excluding Parcel Nos. XC-2724-4 and XC00-2724-6: A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN.

LESS THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 33.0 FEET TO THE POINT OF BEGINNING, THENCE WEST ALONG THE SOUTH LINE OF SECTION 26 A DISTANCE OF 208.7 FEET, THENCE NORTH 208.7 FEET, THENCE EAST 208.7 FEET TO A POINT 33.0 FEET WEST OF THE EAST LINE OF SAID SECTION 26, THENCE SOUTH 208.7 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THE FOLLOWING: BEGINNING WEST 452.76 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE WEST 50 FEET, THENCE NORTH 70 FEET, THENCE EAST 50 FEET, THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

Exhibit B-1 – Project Area Budget – Solar Project

Clover Creek Solar Project - Summary of Total Tax Increment - Personal Property & Land

Years	Tax Increment Generation					CRA Tax Increment Dollars (per %)					Tax Increment to Entities								
	Juab County	Juab School District	Fire District	E. Juab Water	Centr. Utah Water	Total Tax Rate	CRA Allocation	Housing - Reallocated	Admin Fee	Alloc Attrib	\$ to Tax Entities	\$ to Project	Total	Juab County	Juab School District	Fire District	E. Juab Water	Centr. Utah Water	Total Tax to Entities
19yr Total	\$ 1,212,630	\$ 4,402,252	\$ 336,975	\$ 90,433	\$ 259,277	\$ 6,301,568	\$ 6,301,568	\$ 1,75,646	\$ 189,047	\$ 5,936,875	\$ 3,861,218	\$ 2,075,657	\$ 6,301,568	\$ 628,407	\$ 2,695,797	\$ 317,467	\$ 85,197	\$ 130,349	\$ 8,161,218
1 2023	\$ 100,030	\$ 365,179	\$ 27,947	\$ 7,504	\$ 21,483	\$ 527,144	\$ 527,144	\$ 52,214	\$ 15,664	\$ 454,765	\$ 295,495	\$ 158,770	\$ 527,144	\$ 47,864	\$ 206,509	\$ 24,314	\$ 6,528	\$ 10,280	\$ 295,495
2 2024	\$ 98,129	\$ 358,157	\$ 27,410	\$ 7,360	\$ 21,071	\$ 512,126	\$ 512,126	\$ 51,213	\$ 15,364	\$ 445,550	\$ 289,824	\$ 155,726	\$ 512,126	\$ 46,955	\$ 202,538	\$ 23,846	\$ 6,403	\$ 10,083	\$ 289,824
3 2025	\$ 95,252	\$ 347,542	\$ 26,598	\$ 7,141	\$ 20,448	\$ 496,981	\$ 496,981	\$ 49,698	\$ 14,908	\$ 432,373	\$ 281,250	\$ 151,123	\$ 496,981	\$ 45,578	\$ 196,535	\$ 23,140	\$ 6,213	\$ 9,784	\$ 281,250
4 2026	\$ 94,329	\$ 344,117	\$ 26,336	\$ 7,071	\$ 20,247	\$ 492,089	\$ 492,089	\$ 49,209	\$ 14,763	\$ 434,816	\$ 295,851	\$ 158,964	\$ 492,089	\$ 47,931	\$ 206,750	\$ 24,342	\$ 6,236	\$ 10,282	\$ 295,851
5 2027	\$ 93,406	\$ 340,693	\$ 26,074	\$ 7,001	\$ 20,046	\$ 487,220	\$ 487,220	\$ 48,722	\$ 14,617	\$ 472,604	\$ 307,416	\$ 165,187	\$ 487,220	\$ 46,832	\$ 214,807	\$ 25,292	\$ 6,791	\$ 10,695	\$ 307,416
6 2028	\$ 90,530	\$ 330,084	\$ 25,262	\$ 6,782	\$ 19,424	\$ 472,082	\$ 472,082	\$ 47,208	\$ 14,162	\$ 457,920	\$ 297,861	\$ 160,058	\$ 472,082	\$ 48,298	\$ 208,118	\$ 24,504	\$ 6,579	\$ 10,362	\$ 297,861
7 2029	\$ 84,775	\$ 308,693	\$ 23,626	\$ 6,343	\$ 18,168	\$ 441,554	\$ 441,554	\$ 44,155	\$ 13,247	\$ 428,307	\$ 278,594	\$ 149,714	\$ 441,554	\$ 45,201	\$ 194,631	\$ 22,917	\$ 6,152	\$ 9,692	\$ 278,594
8 2030	\$ 77,942	\$ 281,711	\$ 21,715	\$ 5,829	\$ 16,700	\$ 405,897	\$ 405,897	\$ 40,589	\$ 12,177	\$ 393,721	\$ 256,089	\$ 137,631	\$ 405,897	\$ 41,582	\$ 178,880	\$ 21,063	\$ 5,654	\$ 8,910	\$ 256,089
9 2031	\$ 73,114	\$ 265,918	\$ 20,354	\$ 5,463	\$ 15,656	\$ 380,505	\$ 380,505	\$ 38,050	\$ 11,415	\$ 369,090	\$ 240,063	\$ 129,027	\$ 380,505	\$ 39,007	\$ 167,662	\$ 19,743	\$ 5,299	\$ 8,352	\$ 240,063
10 2032	\$ 63,403	\$ 230,157	\$ 17,618	\$ 4,728	\$ 13,556	\$ 329,461	\$ 329,461	\$ 32,946	\$ 9,884	\$ 319,578	\$ 207,847	\$ 111,731	\$ 329,461	\$ 33,825	\$ 145,114	\$ 17,089	\$ 4,586	\$ 7,232	\$ 207,847
11 2033	\$ 62,484	\$ 226,744	\$ 17,357	\$ 4,658	\$ 13,356	\$ 324,598	\$ 324,598	\$ 32,459	\$ 9,738	\$ 314,860	\$ 204,776	\$ 110,083	\$ 324,598	\$ 33,335	\$ 142,962	\$ 16,836	\$ 4,518	\$ 7,125	\$ 204,776
12 2034	\$ 58,634	\$ 212,551	\$ 16,271	\$ 4,366	\$ 12,522	\$ 304,345	\$ 304,345	\$ 30,434	\$ 9,130	\$ 295,214	\$ 191,993	\$ 103,221	\$ 304,345	\$ 31,281	\$ 134,013	\$ 15,783	\$ 4,235	\$ 6,681	\$ 191,993
13 2035	\$ 51,855	\$ 187,578	\$ 14,360	\$ 3,853	\$ 11,056	\$ 268,701	\$ 268,701	\$ 26,870	\$ 8,061	\$ 260,640	\$ 169,497	\$ 91,143	\$ 268,701	\$ 27,665	\$ 118,268	\$ 13,930	\$ 3,737	\$ 5,898	\$ 169,497
14 2036	\$ 45,076	\$ 162,606	\$ 12,450	\$ 3,339	\$ 9,589	\$ 233,061	\$ 233,061	\$ 23,306	\$ 6,992	\$ 226,069	\$ 147,003	\$ 79,066	\$ 233,061	\$ 24,048	\$ 102,523	\$ 12,077	\$ 3,239	\$ 5,116	\$ 147,003
15 2037	\$ 38,298	\$ 137,636	\$ 10,540	\$ 2,826	\$ 8,123	\$ 197,423	\$ 197,423	\$ 19,742	\$ 5,923	\$ 191,500	\$ 124,510	\$ 66,990	\$ 197,423	\$ 20,432	\$ 86,780	\$ 10,224	\$ 2,741	\$ 4,334	\$ 124,510
16 2038	\$ 31,520	\$ 111,688	\$ 8,630	\$ 2,312	\$ 6,657	\$ 161,788	\$ 161,788	\$ 16,178	\$ 4,854	\$ 156,934	\$ 102,019	\$ 54,915	\$ 161,788	\$ 16,816	\$ 71,037	\$ 8,371	\$ 2,143	\$ 3,551	\$ 102,019
17 2039	\$ 23,767	\$ 84,108	\$ 6,445	\$ 1,725	\$ 4,980	\$ 121,025	\$ 121,025	\$ 12,102	\$ 3,631	\$ 117,394	\$ 76,291	\$ 41,103	\$ 121,025	\$ 12,680	\$ 51,030	\$ 6,252	\$ 1,673	\$ 2,657	\$ 76,291
18 2040	\$ 15,037	\$ 51,956	\$ 3,985	\$ 1,064	\$ 3,092	\$ 75,134	\$ 75,134	\$ 7,513	\$ 2,254	\$ 72,880	\$ 47,328	\$ 25,552	\$ 75,134	\$ 8,022	\$ 31,758	\$ 3,866	\$ 1,032	\$ 1,649	\$ 47,328
19 2041	\$ 15,099	\$ 52,152	\$ 4,000	\$ 1,068	\$ 3,104	\$ 75,423	\$ 75,423	\$ 7,542	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
20 2042	\$ 15,162	\$ 52,350	\$ 4,016	\$ 1,072	\$ 3,116	\$ 75,716	\$ 75,716	\$ 7,571	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
21 2043	\$ 15,226	\$ 52,550	\$ 4,031	\$ 1,076	\$ 3,128	\$ 76,011	\$ 76,011	\$ 7,601	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
22 2044	\$ 15,290	\$ 52,750	\$ 4,046	\$ 1,080	\$ 3,140	\$ 76,309	\$ 76,309	\$ 7,630	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
23 2045	\$ 15,355	\$ 52,950	\$ 4,062	\$ 1,085	\$ 3,152	\$ 76,611	\$ 76,611	\$ 7,661	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
24 2046	\$ 15,421	\$ 53,162	\$ 4,078	\$ 1,089	\$ 3,165	\$ 76,915	\$ 76,915	\$ 7,691	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
25 2047	\$ 15,487	\$ 53,371	\$ 4,094	\$ 1,093	\$ 3,178	\$ 77,222	\$ 77,222	\$ 7,722	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
26 2048	\$ 15,554	\$ 53,581	\$ 4,110	\$ 1,097	\$ 3,190	\$ 77,533	\$ 77,533	\$ 7,753	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
27 2049	\$ 15,622	\$ 53,793	\$ 4,127	\$ 1,102	\$ 3,203	\$ 77,846	\$ 77,846	\$ 7,784	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
28 2050	\$ 15,690	\$ 54,008	\$ 4,143	\$ 1,106	\$ 3,216	\$ 78,163	\$ 78,163	\$ 7,816	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
29 2051	\$ 15,759	\$ 54,224	\$ 4,160	\$ 1,110	\$ 3,229	\$ 78,483	\$ 78,483	\$ 7,848	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509
30 2052	\$ 15,829	\$ 54,443	\$ 4,177	\$ 1,115	\$ 3,243	\$ 78,806	\$ 78,806	\$ 7,880	\$ 2,263	\$ 73,161	\$ 47,509	\$ 25,651	\$ 75,423	\$ 8,055	\$ 32,882	\$ 3,880	\$ 1,036	\$ 1,656	\$ 47,509

Exhibit B-2 – Project Area Budget – BESS Project

Clover Creek Solar CRA Tax Increment Projections - Storage Only

Years	Project Assets/Liabilities		Tax Increment Generation		CRA Tax Increment Dollars (Per %)		2023 Rate		Tax Increment by Entities		Total Tax to Entities	Total Tax to Entities
	Incremental Value	Depreciation Schedule	Incremental Taxable Value	2023	2024	2025	2026	2027	2028	2029		
1	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
2	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
3	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
4	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
5	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
6	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
7	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
8	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
9	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
10	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
11	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
12	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
13	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
14	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
15	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
16	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
17	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
18	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
19	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
20	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
21	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
22	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
23	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
24	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
25	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
26	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
27	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
28	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
29	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707
30	\$105,169,795	15%	\$103,066,399	\$2,255,255	\$13,811	\$13,811	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707	\$1,001,707

Project Cost: \$150,242,564
 Lev. 30% ITC: \$45,072,769
 Incremental Value: \$105,169,795

Total Estimated Project Cost: \$150,242,564
 County: 55%
 School: 65%
 100%
 L. Juab Water: 100%
 C. Juab Water: 55%

Tax Increment by Entities		2023 Rate		Tax Increment by Entities		Total Tax to Entities	
Entity	2023 Rate	Entity	2023 Rate	Entity	2023 Rate	Entity	2023 Rate
County	55%	County	55%	County	55%	County	55%
School	65%	School	65%	School	65%	School	65%
L. Juab Water	100%	L. Juab Water	100%	L. Juab Water	100%	L. Juab Water	100%
C. Juab Water	55%	C. Juab Water	55%	C. Juab Water	55%	C. Juab Water	55%