

“EXHIBIT A”

Property Record Card

Washington County

RSE AV ST GEORGE VII
LP

Account: 0998335

Parcel: W-5-2-13-243

Tax Area: 13 - Washington City

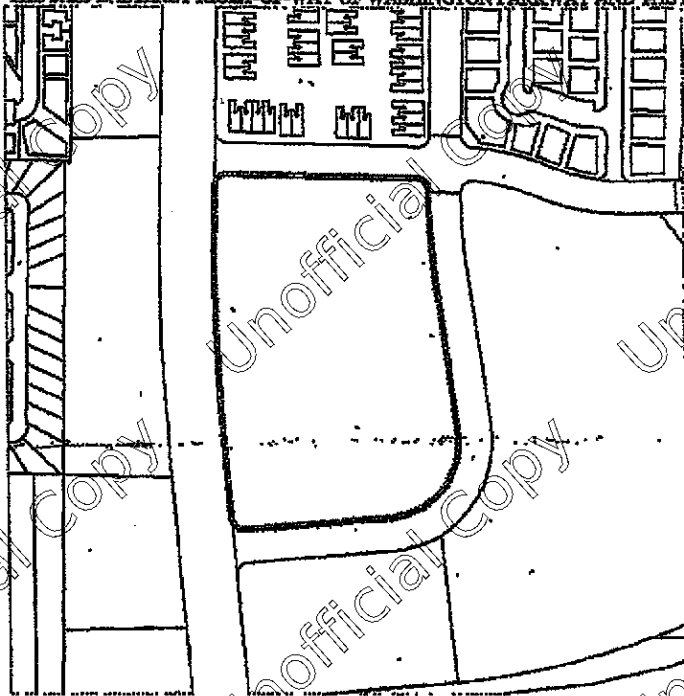
Situs Address:
1523 B OVATION PL
WASHINGTON, 84780

Acres: 7.890

3899 MAPLE AVE #250
DALLAS, TX 75219

Legal Description

S: 13 T: 42S R: 15W BEGINNING AT A POINT WHICH IS NORTH 00°54'1 8 " EAST 2599.57 FEET ALONG THE CENTER SECTION LINE AND NORTH 90°00'00" EAST 358.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF WASHINGTON PARKWAY, RECORDED ON JULY 5, 2006, AS DOCUMENT NO. 20060029317 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, STATE OF UTAH; RUNNING THENCE ALONG SAID EASTERLY WASHINGTON PARKWAY RIGHT-OF-WAY THE FOLLOWING (3) THREE COURSES: NORTH 04°36'32" WEST 250.02 FEET TO THE POINT OF CURVATURE OF A 3447.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE NORTHWESTERLY 338.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°38'00" TO THE POINT OF TANGENCY; THENCE NORTH 01°01'08" EAST 130.94 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SANDY TALUS DRIVE RECORDED ON FEBRUARY 27, 2007 AS DOCUMENT NO. 20070010003 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, IN SAID COUNTY, STATE OF UTAH; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF SANDY TALUS DRIVE THE FOLLOWING (3) THREE COURSES: NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'19" TO THE POINT OF TANGENCY; THENCE SOUTH 88°58'48" EAST 404.20 FEET TO A POINT ON THE ARC OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THE RADIUS POINT WHICH BEARS SOUTH 01°18'48 " EAST; THENCE SOUTH EASTERLY 40.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°19'56" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF RED STONE ROAD; THENCE ALONG SAID RIGHT-OF-WAY OF RED STONE ROAD THE FOLLOWING (6) SIX COURSES: SOUTH 01°01'08" WEST 2.30 FEET TO THE POINT OF CURVATURE OF A 1035.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT; THENCE SOUTHEASTERLY 163.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°08'10" TO THE POINT OF TANGENCY; THENCE SOUTH 08°02'02" EAST 339.15 FEET TO THE POINT OF CURVATURE OF A 165.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE SOUTHWESTERLY 269.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°25'08" TO THE POINT OF TANGENCY; THENCE SOUTH 85°23'06" WEST 309.57 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" TO THE POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE SAID EASTERLY RIGHT-OF-WAY OF WASHINGTON PARKWAY AND THE POINT OF BEGINNING.



Transfer History

Entry Number	Date Recorded	Deed Type
20180040315	Oct 4, 2018	Warranty Deed
20170051827	Dec 21, 2017	Affidavit Miscellaneous
20170051280	Dec 18, 2017	Patent

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Abstract Summary

Code	Classification	Market Value	Taxable Value
01A	RES REAL ESTATE-IMPROVED	\$1,718,408	\$945,120
11B	OTHER RES-INC MULTI FAMILY-PRIM	\$9,694,500	\$5,331,975
Total		\$11,412,908	\$6,277,095