



EXHIBIT "A"

(Legal Description)

Real Property located in Salt Lake City, Salt Lake County, State of Utah, more particularly described as follows:

**Parcel A:**

**Commercial Parking Unit**, contained within the Block 71 Condominiums as the same are identified in the Condominium Plat recorded in Salt Lake County, Utah, on August 9, 2019 as Entry No. 13048893 (as said Condominium Plat shall have heretofore been amended or supplemented) and in the Declaration of Condominium for Block 71 Condominiums, recorded in Salt Lake County, Utah on August 9, 2019, as Entry No. 13048894, in Book No. 10844 at Page 6330-6417 (as said Declaration may have heretofore been amended or supplemented).

**TOGETHER WITH** the undivided ownership interest in said Project's Common Elements that are appurtenant to said Unit as more particularly described in said Declaration.

**Parcel B:**

A PARCEL OF GROUND LOCATED IN LOT 6 AND LOT 7, BLOCK 71, PLAT "A" SALT LAKE CITY SURVEY, SAID PARCEL ALSO BEING A PART OF THAT CERTAIN PARCEL CONVEYED TO BOYER 102, L.C. BY SPECIAL WARRANTY DEED RECORDED AUGUST 15, 2014 AS ENTRY NO. 11898117 IN BOOK 10253 AT PAGES 2636 THROUGH 2638 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT NORTH 001'43" WEST ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 51.02 FEET AND SOUTH 8958'20" WEST 194.80 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING NORTH 001'23" WEST ALONG THE MONUMENT LINE OF STATE STREET 227.91 FEET (NORTH 001'43" 227.71 FEET BY DEED) AND NORTH 8958'39" EAST 533.70 FEET (NORTH 8958'22" EAST BY DEED) AND NORTH 001'43" WEST 216.01 FEET FROM A BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF SAID STATE STREET AND 200 SOUTH STREET, AND RUNNING THENCE NORTH 001'43" WEST 31.52 FEET TO A POINT ON A NORTHERLY LINE OF SAID BOYER 102 PARCEL; THENCE EASTERLY AND NORTHERLY ALONG SAID NORTHERLY LINE AND OF THE WESTERLY LINES OF SAID PARCEL THE FOLLOWING SIX COURSES: 1) NORTH 8958'59" EAST 29.71 FEET (NORTH 8958'22" EAST BY DEED), 2) NORTH 001'51" WEST 19.52 FEET (NORTH 001'43" WEST 19.50 FEET BY DEED), 3) SOUTH 8959'18" WEST 10.50 FEET (SOUTH 8958'22" WEST BY DEED); 4) NORTH 001'51" WEST 63.00 FEET (NORTH 001'43" WEST BY DEED); THENCE SOUTH 8959'18" WEST 35.66 FEET; THENCE NORTH 001'44" WEST 165.03 FEET TO A NORTHWEST CORNER OF SAID BOYER 102 PARCEL AND TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE NORTH 8959'38" EAST ALONG SAID NORTH LINE 211.25 FEET (NORTH 8958'22" EAST 211.00 FEET BY DEED) TO THE NORTHEAST CORNER OF

SAID LOT 6; THENCE SOUTH 0°01'43" EAST ALONG THE EAST LINE OF SAID LOT 6 AND LOT 7 A DISTANCE OF 278.99 FEET; THENCE SOUTH 89°58'20" WEST 194.80 FEET (SOUTH 89°58'22" WEST BY DEED) TO THE POINT OF BEGINNING.

**PARCEL A AND PARCEL B BEING TOGETHER WITH AND SUBJECT TO** the terms and conditions of that certain Reciprocal Easements Agreement dated May 29, 2014, and recorded in the official records of the Salt Lake County Recorder on June 4, 2014, as Entry No. 11860095, in Book 10235, at Page 7647, as amended by that certain Amendment to Reciprocal Easements Agreement dated December 6, 2017, and recorded in the official records of the Salt Lake County Recorder on December 12, 2017, as Entry No. 12677786, in Book 10628, at Page 8361, which provides for a Reciprocal Easement Area described as follows:

An access easement for Right of Way purposes within Lots 3, 4, and 7 of Block 71, Plat "A", Salt Lake City Survey, in the City of Salt Lake City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point on the East Right of Way Line of State Street located 174.00 feet South 0°01'43" East along said East Line from the Northwest Corner of said Lot 4 of Block 71; and running thence North 0°01'43" West 26.00 feet along said East Line; thence North 89°58'22" East 122.73 feet to a point of curvature; thence Northeasterly along the arc of a 25.00 foot radius curve to the left a distance of 39.27 feet (Central Angle equals 90°00'05" and Long Chord bears North 44°58'19" East 35.36 feet) to a point of tangency; thence North 0°01'43" West 49.50 feet; thence North 89°58'22" East 99.77 feet; thence North 0°01'43" West 10.50 feet; thence North 89°58'22" East 247.50 feet; thence South 0°01'43" East 7.00 feet; thence North 89°58'22" East 125.34 feet; thence North 86°22'46" East 33.44 feet; thence North 83°30'29" East 6.33 feet to the West Line of 200 East Street at a point being 67.19 feet South 0°01'43" East along said West Line from the Northeast Corner of Lot 7 in said Block 71; thence South 0°01'43" East 22.08 feet along said West Line; thence South 89°58'17" West 1.21 feet; thence South 78°49'37" West 5.28 feet to a point of curvature; thence Southwesterly along the arc of a 118.00 foot radius curve to the right a distance of 22.95 feet (Central Angle equals 11°08'44" and Long Chord bears South 84°23'59" West 22.92 feet) to a point of tangency; thence South 89°58'21" West 123.11 feet to a point of curvature; thence Northwesterly along the arc of a 98.00 foot radius curve to the right a distance of 18.48 feet (Central Angle equals 10°48'25" and Long Chord bears North 84°37'27" West 18.46 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 102.00 foot radius curve to the left a distance of 19.24 feet (Central Angle equals 10°48'25" and Long Chord bears North 84°37'26" West 19.21 feet) to a point of tangency; thence South 89°58'21" West 185.83 feet to a point of curvature; thence Southwesterly along the arc of a 102.00 foot radius curve to the left a distance of 16.68 feet (Central Angle equals 9°22'06" and Long Chord bears South 85°17'18" West 16.66 feet) to a point of reverse curvature; thence Southwesterly along the arc of a 118.00 foot radius curve to the right a distance of 19.29 feet (Central Angle equals 9°22'06" and Long Chord bear South 85°17'18" West 19.27 feet) to a point of tangency; thence South 89°58'21" West 54.94 feet; thence Southwesterly along the arc of a 20.00 foot radius curve to the left a distance of 22.81 feet (Center bears South 24°40'47" East, Central Angle equals 65°20'56" and Long Chord bears South 32°38'45" West 21.60 feet) to a point of tangency; thence South 0°01'43" East 63.91 feet; thence South 89°58'22" West 181.95 feet to the East Line of State Street and the point of beginning.