

Exhibit "A"

(Legal description of the Property)

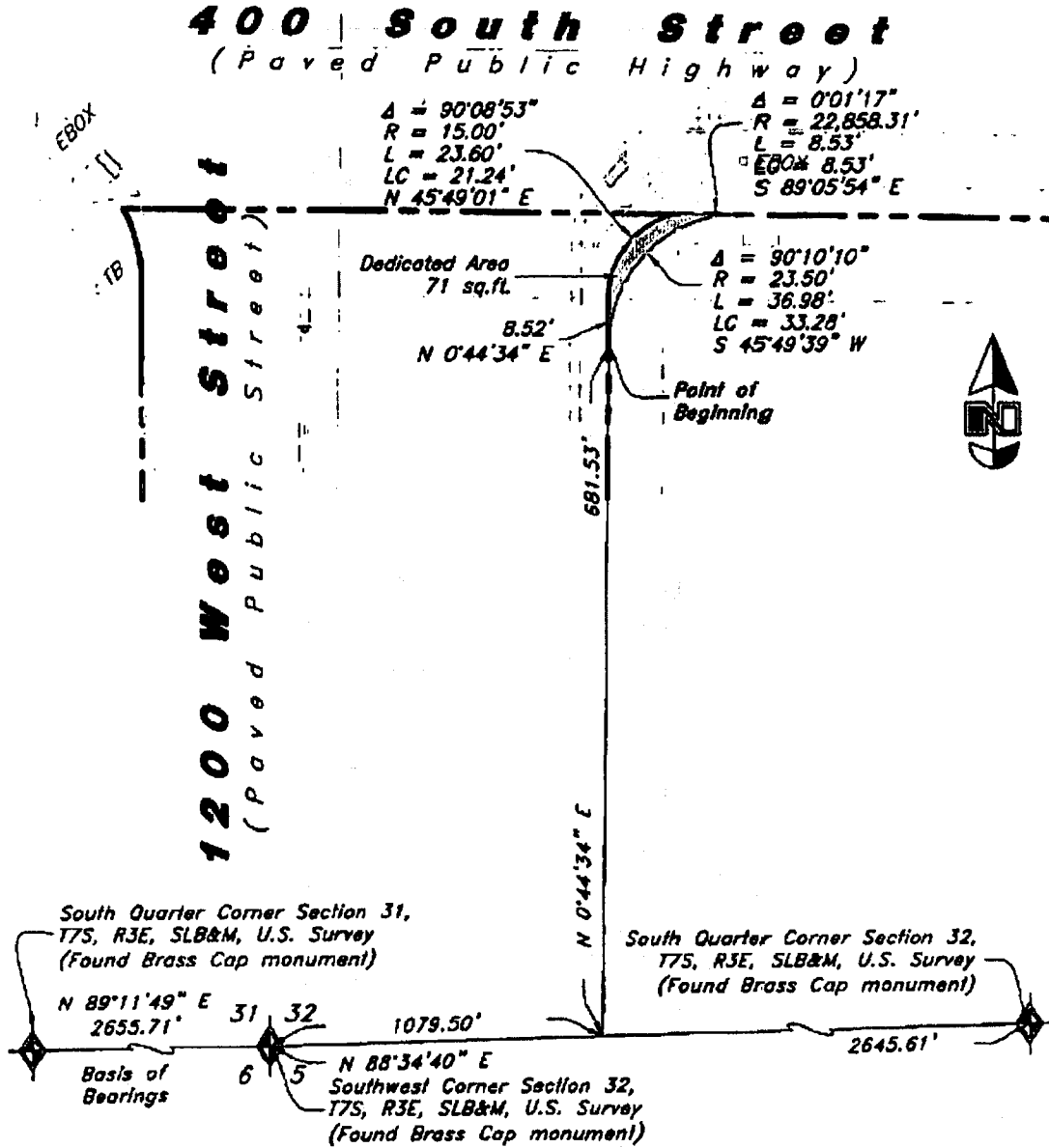
A part of Lot 3, Springville Marketplace, a commercial subdivision within the Southwest Quarter of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey in Springville City, Utah County, Utah:

Beginning at a point on the East Line of 1200 West Street located 1079.50 feet North 88°34'40" East along the Section Line; and 681.53 feet North 0°44'34" East from the Southwest Corner of said Section 32; and running thence North 0°44'34" East 8.52 feet along said East Line of 1200 West Street to a point of curvature; thence Northeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.60 feet (Central Angle equals 90°08'53" and Long Chord bears North 45°49'01" East 21.24 feet) to a point of compound curvature on the South Line of 400 South Street; thence Easterly along the arc of a 22,858.31 foot radius curve to the right a distance of 8.53 feet (Central Angle equals 0°01'17" and Long Chord bears South 89°05'54" East 8.53 feet) along the South Line of 400 South Street; thence Southwesterly along the arc of a 23.50 foot radius curve to the left a distance of 36.98 feet (Center bears South 0°54'44" West, Central Angle equals 90°10'10" and Long Chord bears South 45°49'39" West 33.28 feet) to a point of tangency on the East Line of 1200 West Street and the point of beginning.

Contains 71 sq. ft.

Exhibit "B"
(Depiction of the Property)

16-085EX1



362256
 BRUCE D. PIMPER
 STATE OF UTAH
 5/31/2018

AWA
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