

EXHIBIT "A"

Description of Property

The Property is situated in Salt Lake County, Utah, and more particularly described as follows:

A part of the Northwest Quarter of Section 33, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the East line of Market Street, being 592.000 feet South $89^{\circ}53'20''$ West and 273.952 feet South $00^{\circ}00'20''$ West from the Northeast Corner of said Quarter Section; and running thence North $89^{\circ}53'20''$ East 119.968 feet; thence South $00^{\circ}00'44''$ West 58.170 feet; thence South $89^{\circ}53'20''$ West 119.961 feet to said East line; thence North $00^{\circ}00'20''$ East 58.170 feet along said East line to the point of beginning.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 1990 now a lien, not yet due.
2. Said property is included within the boundaries of Granger-Hunter Improvement District, for the purpose of supplying water and sewage facilities to said District.
3. Said property is included within the incorporated city limits of West Valley City, a municipal corporation of the State of Utah, and is subject to any special assessments for improvements or services as may be therein provided.
4. Said property lies within the bounds of the Market Street Neighborhood Development Plan, dated September 1, 1987, as disclosed by Notice of Adoption, recorded December 28, 1987 as Entry No. 4567373, in Book 5991, at Page 1517 of Official Records.
5. The right, privilege and authority to construct, reconstruct, operate, maintain and repair its lines of telephone and telegraph, including underground conduits, poles, anchors, cables, wires and fixtures upon, under, over and across the South 12 feet of said property, as granted to The Mountain States Telephone and Telegraph Company, its successors and assigns, by Right of Way dated April 26, 1960 and recorded June 20, 1960 as Entry No. 1722214, in Book 1719, at Page 323 of Official Records.