

Schedule "A"

(Legal Description of Real Property)

COMMERCIAL PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a Warranty Deed recorded as Entry No. 1120111, Davis County Recorder, said point being South 00°07'44" East 190.13 feet along the quarter section line and South 89°29'27" East 673.41 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running thence North 01°25'47" East 179.73 feet along said East line to a corner of said JKC, LLC, property; thence North 89°24'00" West 206.68 feet along the North line of said JKC, LLC, property to a corner of that property conveyed to Pioneer Legacy Properties II, LC, in a Quit-Claim Deed recorded as Entry No. 2324500, Davis County Recorder; thence North 44°57'26" West 14.96 feet along the Easterly line of said conveyance to a corner of the property conveyed to HNJ Investment Company LLC in a Warranty Deed recorded as Entry No. 3069668, Davis County Recorder; thence along said HNJ Investment Company LLC property the following five (5) courses: 1) North 73°16'20" East 31.99 feet, 2) North 28°10'09" East 54.56 feet, 3) North 72°28'00" West 15.99 feet, 4) North 11°31'43" East 91.02 feet, 5) North 24°42'50" East 151.15 feet to the South line of the proposed right of way for Lagoon Drive; thence Easterly and Southerly along said proposed South right of way the following five (5) courses: 1) South 89°07'15" East 121.01 feet to a 167.00-foot-radius curve to the right, 2) Southeasterly 222.26 feet along said curve through a central angle of 76°15'16", chord bears South 50°59'37" East 206.21 feet, to a point of tangency, 3) South 12°51'59" East 176.26 feet to a 433.00-foot-radius curve to the left, 4) Southeasterly 148.98 feet along said curve through a central angle of 19°42'48", chord bears South 22°43'23" East 148.25 feet, to a point of tangency, 5) South 32°34'47" East 52.72 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office; thence along said fence and North line the following three (3) courses: 1) North 89°21'44" West 147.01 Feet, 2) North 88°29'27" West 30.25 feet, 3) North 89°29'27" West 138.51 feet to the East line of said conveyance to JKC, LLC, and to the point of beginning, contains 3.376 acres.

ROADWAY PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a warranty deed recorded as entry #1120111, Davis County Recorder, said point being South 00°07'44" East 190.13 feet along the quarter section line and South 89°29'27" East 673.41 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office, and along said fence and north line the following three (3) courses: 1) South 89°29'27" East 138.51 feet, 2) South 88°29'27" East 30.25 feet, 3) South 89°29'44" East 147.01 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, and running thence northerly and westerly along said proposed South right of way the following six (6) courses: 1) North 32°34'47" West 52.72 feet to a 433.00-foot-radius curve to the right, 2) Northwesterly 148.98 feet along said curve through a central angle of 19°42'48", chord bears North 22°43'23" West 148.25 feet, to a point of tangency, 3) North 12°51'59" West 176.26 feet to a 167.00-foot radius curve to the left, 4) Northwesterly 222.26 feet along said curve through a central angle of 76°15'16", chord bears North 50°59'37" West 206.21 feet, to a point of tangency, 5) North 89°07'15" West 121.01 feet to the Northeast corner of the property conveyed to HNJ Investment Company LLC in a Warranty Deed recorded as Entry No. 3069668, Davis County Recorder, 6) North 89°07'15" West 95.89 feet along said North line; thence North 00°52'45" East 66.00 feet to the North line of said proposed right of way for Lagoon Drive; thence Easterly and Southerly along said proposed South right of way the following five (5) courses: 1) South 89°07'15" East 216.90 feet to a 233.00-foot-radius curve to the right, 2) Southeasterly 310.10 feet along said curve through a central angle of 76°15'16", chord bears South 50°59'37" East 287.71 feet, to a point of tangency, 3) South 12°51'59" East 176.26 feet to a 367.00-foot-

radius curve to the left, 4) Southeasterly 126.27 feet along said curve through a central angle of $19^{\circ}42'48''$, chord bears South $22^{\circ}43'23''$ East 125.65 feet, to a point of tangency, 5) South $32^{\circ}34'47''$ East 95.37 feet to the existing fence on the North line of said conveyance to G.M.W. Development, Inc.; thence North $89^{\circ}29'44''$ West 78.77 feet along said fence and North line to the point of beginning, containing 1.319 acres.

RESIDENTIAL PARCEL

Beginning at a point on the East line of the property conveyed to JKC, LLC, in a Warranty Deed recorded as Entry No. 1120111, Davis County Recorder, said point being South $00^{\circ}07'44''$ East 190.13 feet along the quarter section line and South $89^{\circ}29'27''$ East 673.41 feet to an existing fence on the North line of the property conveyed to G.M.W. Development, Inc., in a Warranty Deed recorded as Entry No. 3008056, Davis County Recorder's office and along said fence and north line the following three (3) courses: 1) South $89^{\circ}29'27''$ East 138.51 feet, 2) South $88^{\circ}29'27''$ East 30.25 feet, 3) South $89^{\circ}29'44''$ East 225.78 feet from the center quarter corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, and running thence Northerly and Westerly along said proposed South right of way the following five (5) courses: 1) North $32^{\circ}34'47''$ West 95.37 feet to a 367.00-foot-radius curve to the right, 2) Northwesterly 126.27 feet along said curve through a central angle of $19^{\circ}42'48''$, chord bears North $22^{\circ}43'23''$ West 125.65 feet, to a point of tangency, 3) North $12^{\circ}51'59''$ West 176.26 feet to a 233.00-foot radius curve to the left, 4) Northwesterly 310.10 feet along said curve through a central angle of $76^{\circ}15'16''$, chord bears North $50^{\circ}59'37''$ West 287.71 feet, to a point of tangency, 5) North $89^{\circ}07'15''$ West 216.90 feet; thence North $00^{\circ}52'45''$ East 296.06 feet to a point on the South line of North Main Street Church Subdivision; thence North $88^{\circ}47'01''$ East 216.56 feet along the Southerly line of said subdivision to a corner; thence along an old fence for the following three (3) courses: 1) North $89^{\circ}18'04''$ East 156.83 feet, 2) North $87^{\circ}18'01''$ East 55.40 feet, 3) North $88^{\circ}46'58''$ East 55.45 feet, being on the Southerly line of the property conveyed to Rodney and Patricia Hess, as described in a Quit-Claim Deed recorded as Entry No. 2309315, Davis County Recorder; thence South $07^{\circ}80'30''$ East 199.96 feet; thence South $40^{\circ}20'23''$ East 113.30 feet; thence South $00^{\circ}00'00''$ East 76.72 feet; thence South $88^{\circ}58'40''$ East 336.68 feet to the Westerly right-of-way line of Main Street (State Road No. 106); thence South $33^{\circ}47'27''$ East 202.89 feet along said Westerly line to a point of curvature with a 3404.87-foot-radius curve to the right; thence Southeasterly 42.11 feet along said curve and Westerly line through a central angle of $00^{\circ}42'31''$, chord bears South $33^{\circ}26'12''$ East 42.11 feet to the North line of that property conveyed to Mark and Marilee Cahoon in a Warranty Deed recorded as Entry No. 2917878, Davis County Recorder; thence North $88^{\circ}37'15''$ West 138.88 feet along said North line of said parcel to a corner; thence South $01^{\circ}22'45''$ West 114.90 feet along the West line of said parcel to a corner; thence South $89^{\circ}24'00''$ East 212.57 feet along the South line of said parcel to the Westerly right-of-way line of Main Street (State Road No. 106) and to a non-tangent point of curvature with a 3404.87-foot-radius curve to the right; thence Southeasterly 99.72 feet along said curve and Westerly line through a central angle of $01^{\circ}40'41''$, chord bears South $29^{\circ}59'13''$ East 99.72 feet; thence North $89^{\circ}21'57''$ West 111.86 feet; Thence South $00^{\circ}36'03''$ West 93.95 feet to the North line of the Wood parcel, as described in Exhibit "E" of a Boundary Line Agreement recorded as Entry No. 3008055, Davis County Recorder; thence North $89^{\circ}21'57''$ West 418.38 feet along said North Wood line to a corner of said Wood Property, said point being at a point on an existing fence at the Northeast corner of said conveyance to G.M.W. Development, Inc.; thence North $89^{\circ}29'44''$ West 69.48 feet along said fence and North line to the point of beginning, contains 10.170 acres.