

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On January 18, 2023, personally appeared before me, Nathan Heaps, Manager, Kanagawa Capital LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Michele H. Rowell
NOTARY PUBLIC
Residing At: 13079 S. Roylance Dr., Draper, UT 84020

EXHIBIT A

COMMENCING AT THE CENTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 42'21" EAST ALONG ONE QUARTER SECTION LINE 733.10 FEET TO THE NORTHWESTERLY POINT OF ALPINE ESTATES SUBDIVISION PLAT "A"; THENCE SOUTH 49 DEGREES 19'25" WEST ALONG SAID SUBDIVISION 412.63 FEET; THENCE NORTH 57 DEGREES 48'26" WEST 88.14 FEET; THENCE SOUTH 89 DEGREES 42'21" WEST 344.44 FEET; THENCE NORTH 61 DEGREES 39'34" WEST 92.54 FEET; THENCE NORTH 28 DEGREES 20'27" EAST 169.48 FEET; THENCE NORTH 0 DEGREES 17'39" WEST 26.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM A PORTION DEEDED TO ALPINE CITY IN QUIT CLAIM DEED RECORDED AS ENTRY NO. 127582:2005 DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 41'52" EAST 31.76 FEET; THENCE SOUTH 28 DEGREES 19'58" WEST 208.33 FEET; THENCE NORTH 61 DEGREES 40'03" WEST 15.0 FEET; THENCE NORTH 28 DEGREES 19'58" EAST 169.5 FEET; THENCE NORTH 0 DEGREES 18'06" WEST 26.89 FEET TO THE POINT OF BEGINNING.