

EXHIBIT A
TO SPECIAL WARRANTY DEED

Real property located in ~~Texas~~ County, state of Utah, more particularly described as follows:
Salt Lake

PARCEL 1:

LOT 2 OF IFA COUNTRY SQUARE SUBDIVISION AMENDING LOT A OF THE MOUNTAIN AMERICA RIVERTON SUBDIVISION AND LOT 2 OF THE WENDY'S INTERNATIONAL RIVERTON SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, AS ENTRY NO. 8621459 IN BOOK 2003P OF PLATS AT PAGE 105.

PARCEL 1A:

TOGETHER WITH THAT CERTAIN PERPETUAL, NON-EXCLUSIVE EASEMENTS, AS GRANTED IN THAT CERTAIN DECLARATION OF RESTRICTIONS, EASEMENTS AND COVENANTS, RECORDED IN THAT SALT LAKE COUNTY RECORDER'S OFFICE, AS ENTRY NO. 7574836 IN BOOK 8342 AT PAGE 1347.

PARCEL 1B:

TOGETHER WITH THOSE CERTAIN PERPETUAL NON-EXCLUSIVE EASEMENTS AS GRANTED IN THE DECLARATION OF RESTRICTION AND GRANT OF EASEMENTS, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, AS ENTRY NO. 8675263 IN BOOK 8811 AT PAGE 1183, AS AMENDED BY THAT CERTAIN AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, AS ENTRY NO. 8995175 IN BOOK 8953 AT PAGE 8583.

PARCEL 1C:

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENTS AS GRANTED IN THAT CERTAIN GRANT OF EASEMENT AND RESTRICTIVE COVENANTS, RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, AS ENTRY NO. 8754042 IN BOOK 8853 AT PAGE 3038.

A.P.N. 27-27-379-013-0000

[Permitted Exceptions]

Taxes for the current year now a lien, not yet due.

Any charge upon the land by reason of its inclusion in Riverton City and South Valley Sewer District.

Rights of parties in possession of the land under unrecorded leases, rental or occupancy agreements and any claims or interests arising thereunder.

Easements, notes and restrictions as shown on the recorded plat of IFA Country Square Subdivision recorded April 22, 2003 as Entry No. 8621459 of the Official Records of Salt Lake County.

Affidavit recorded September 15, 2004 as Entry No. 9173190 in Book 9037 at Page 6162 of Official Records. The Affidavit purports to correct an error in the referenced subdivision plat, as stated in said Affidavit.

An easement over, across or through the land for a twenty (20) foot wide sanitary sewer and incidental purposes, as granted to South Valley Sewer District by Instrument recorded May 15, 2003 as Entry No. 8651321 in Book 8797 at Page 9008 of Official Records.

Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded February 14, 2000 as Entry No. 7574836 in Book 8342 at Page 1347 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain Declaration of Restrictions and Grant of Easements recorded June 4, 2003 as Entry No. 8675263 in Book 8811 at Page 1183 of Official Records, as amended by that certain Amendment to Declaration of Restrictions and Grant of Easements, recorded as Entry No. 8995175 in Book 8953, at Page 8583 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded July 31, 2003 as Entry No. 8754042 in Book 8853 at Page 3038 of Official Records, and any amendments thereto, but deleting any covenant,

condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Right of Way and Easement Grant recorded September 3, 2004 as Entry No. 9164854 in Book 9034 at Page 1630 of Official Records.

Lessors' Agreement recorded December 8, 2004 as Entry No. 9243568 in Book 9070 at Page 3733 of Official Records.

Grant of Easement and Assignment of Rights recorded February 7, 2005 as Entry No. 9293373 in Book 9091 at Page 8268 of Official Records.

A Memorandum of Lease, executed by Tempe Express, LLC, as Lessor and Subway Real Estate Corp, a corporation, as Lessee, recorded March 3, 2005 as Entry No. 9313000 in Book 91 01 at Page 799 of Official Records.