

Exhibit A



Parcel 1:

The North 32-1/2 feet of the East 125.5 feet of Lot 14, Walker's Subdivision of Block 4, Plat "A", Salt Lake City Survey, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder. (15-12-277-015)

Parcel 1A:

Together with a right of way over the following described tract of land:

Commencing at a point 15.5 feet East of the Southwest corner of Lot 15, Walker's Subdivision of Block 4, Plat "A", Salt Lake City Survey; and running thence North 242-1/2 feet; thence East 12.5 feet; thence South 242-1/2 feet to the South boundary of said Lot 15; thence West 12.5 feet to the place of beginning.

Parcel 1B:

Nonexclusive easements set forth in the certain non-exclusive Easement Agreement, recorded July 18, 2002 as Entry No. 8296657 in Book 8621 at Page 4664 of Official records, over the following:

Beginning at a point North 89°57'15" East 225.65 feet along the monument line and South 475.33 feet from an existing Salt Lake City Survey monument located at the intersection of 800 South Street and West Temple Street, said point also being South 89°55'15" East 159.21 feet and South 406.00 feet from the Northwest Corner of Lot 16, Walker's Subdivision of Block 4, Plat A, Salt Lake City Survey and running; thence South 89°55'15" East 12.50 feet to a point on the property line; thence South 0°01'48" East 12.00 feet along the said property line; thence South 89°55'15" East 12.50 feet along the said property line; thence South 23.53 feet; thence East 59.17 feet; thence North 21.43 feet; thence East 11.00 feet; thence South 21.43 feet; thence East 42.84 feet to the West line of Richards Street; thence South 0°01'48" East 15.00 feet along said West line; thence West 138.00 feet; thence North 0°01'48" West 50.57 feet to the point of beginning.

BK 8764 PG 1995