

Exhibit A

Real Property located in Salt Lake County, State of Utah, described as follows:

BEGINNING AT THE POINT BEING NORTH 00°00'36" WEST 35.06 FEET FROM THE SOUTHEAST CORNER OF THE WESTERLY HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID SOUTHEAST CORNER OF THE WESTERLY HALF OF THE NORTHWEST QUARTER POINT BEING SOUTH 89°52'49" EAST ALONG THE SECTION LINE 1311.78 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5, SAID WEST QUARTER CORNER BEING SOUTH 08°24'25" EAST 75.02 FEET FROM A FOUND BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF 9000 SOUTH STREET AND 700 EAST STREET, AND RUNNING THENCE NORTH 00°00'36" WEST ALONG THE EASTERLY LINE OF SAID WESTERLY HALF 1038.34 FEET TO A POINT ON THE SOUTHERLY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY AS RECORDED IN BOOK 1072 AT PAGE 117 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 76°31'00" EAST ALONG SAID SOUTHERLY LINE 930.86 FEET TO A POINT ON THE MIDVALE CITY PARCEL ACCORDING TO WARRANTY DEED RECORDED IN BOOK 9946 AT PAGE 9862 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTHERLY ALONG SAID PARCEL THE FOLLOWING (5) COURSES: (1) SOUTH 09°35'00" WEST 195.09 FEET, (2) SOUTH 13°35'00" WEST 101.55 FEET, (3) SOUTH 14°28'31" WEST 199.66 FEET, (4) SOUTH 43.84 FEET, (5) EAST 185.71 FEET TO A POINT ON THE WESTERLY LINE OF QUARRY BEND SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 12°48'49" WEST ALONG SAID WESTERLY LINE 302.52 FEET; THENCE NORTH 89°27'53" WEST 34.39 FEET; THENCE SOUTH 00°05'14" WEST ALONG SAID WESTERLY LINE 160.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 9000 SOUTH STREET PER THE EASTERLY RIGHT OF WAY LINE PROJECTION ACCORDING TO SAID QUARRY BEND SUBDIVISION, SAID POINT ALSO BEING ON THE ARC OF A 769.20 FOOT NON TANGENT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID 769.20 FOOT RADIUS CURVE AND SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 13°50'53" A DISTANCE OF 185.91 FEET (CHORD BEARS NORTH 47°35'19" WEST 185.46 FEET) TO A POINT ON SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 89°52'49" WEST ALONG SAID NORTHERLY LINE 260.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF 9000 SOUTH STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING (2) COURSES: (1) NORTHWESTERLY ALONG THE ARC OF 663.20 FOOT NON TANGENT RADIUS TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°01'55" A DISTANCE OF 220.29 FEET (CHORD BEARS NORTH 80°30'17" WEST 219.28 FEET), (2) SOUTH 89°58'46" WEST 269.05 FEET TO THE POINT OF BEGINNING.
CONTAINS: 852,198 SQ. FT. OR 19.564 ACRES

LESS AND EXCEPTING THEREFROM THE FOLLOWING TWO EASEMENTS:

1. STORM DRAIN EASEMENT. A STORM DRAIN LINE EASEMENT IN FAVOR OF SANDY CROSSING THE ABOVE DESCRIBE PROPERTY, SHOWN CROSSING LOT 1 OF THE SCHNEITER SUBDIVISION NO. 3 PLAT (SEE NOTE 1 ON PLAT PAGE 2) FOR WHICH THERE MAY NOT BE A RECORDED EASEMENT.

2. WATER LINE EASEMENT. ANY PRESCRIPTIVE RIGHTS OF OR CONTROLLED BY SANDY FOR A WATER MAIN CROSSING THE ABOVE DESCRIBE PROPERTY, SHOWN CROSSING LOT 1 OF THE SCHNEITER SUBDIVISION NO. 3 PLAT (SEE NOTE 2 ON PLAT PAGE 2) FOR WHICH THERE MAY NOT BE A RECORDED OR MEMORIALIZED EASEMENT.