



EXHIBIT A  
LEGAL DESCRIPTIONS

TRACT I:

The Northwest Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

Less and Excepting the following described area: Beginning South 89°52' East 792.02 feet from the Northwest Corner of said Section 3; thence South 89°52' East 309.63 feet to State Route 111; thence South 8°01'40" West 375.89 feet; thence North 89°52' West 258 feet; thence North 00°8' East 372.33 feet to the point of Beginning.

Also Less and Excepting State Route 111.

Subject to all easements and rights of way thereupon

APN: 26-03-100-005

TRACT II:

All of Lots 1 & 2, and the South half of the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

Less and Excepting the following described tract: Beginning at the East Quarter Corner of said Section 3; thence West 62.64 feet. Thence North 58°23'16" West 19.33 feet; thence North 31°37'37" East 65.34 feet; thence North 0°08'36" West 1402.76 feet; thence Northwesterly along a 4955 foot radius curve to the left 337.9 feet; thence Northwesterly along a 5045 foot radius curve to the right 279.37 feet; thence North 0°35'28" West 465.98 feet; thence Northwesterly along a 50 foot radius curve to the left 77.9 feet; thence North 0°8'27" East 45 feet; thence South 89°51'33" East 123.8 feet; thence South 0°8'36" West 2645.46 feet to the point of Beginning.

Subject to all easements and rights of way thereupon

APN: 26-03-200-002

Also less and excepting:

BEGINNING AT A POINT ON PIPELINE CORRIDOR #2 (WEST OF U-111) RECORDED AS ENTRY 8639857 AT BOOK 8268 AND PAGE 2376 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 89°47'28" EAST 789.428 FEET ALONG THE SECTION LINE (BASIS OF BEARINGS IS SOUTH 89°47'08" EAST BETWEEN A BOLT-IN-PIPE MONUMENT LOCATED AT THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 9) AND NORTH 83.531 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON A 3824.180 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 03°53'23" WEST); THENCE ALONG THE ARC OF SAID CURVE 75.677 FEET THROUGH A CENTRAL ANGLE OF 01°11'47" ALONG SAID NORTH LINE OF PIPELINE CORRIDOR; THENCE SOUTH 00°00'20" EAST 31.363 FEET ALONG SAID CORRIDOR TO THE NORTH LINE OF OLD BINGHAM HIGHWAY AS DEFINED BY PARCEL NO. 2 IN ENTRY # 10787132 AT BOOK 8758 AND PAGE 8005 AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE THE FOLLOWING (2) COURSES: 1) NORTH 84°45'45" WEST 118.803 FEET; 2) NORTH 89°55'21" WEST 144.146 FEET; THENCE NORTH 321.444 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE NEW BINGHAM HIGHWAY, AND A POINT ON A 3878.800 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 27°18'24" WEST); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING (2) COURSES: 1) ALONG THE ARC OF SAID CURVE 300.132 FEET THROUGH A CENTRAL ANGLE OF 04°25'56"; 2) NORTH 58°15'40" EAST 80.425 FEET TO A POINT THAT BEARS NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 500.803 FEET TO THE POINT OF BEGINNING.

SPECIAL WARRANTY DEED

Cobb & Mantel  
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