



## EXHIBIT "A"

Commencing at a point 275 feet West and 33 feet South from the East Quarter Corner of Section 7, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°20'45" East 150 feet, thence East 225 feet to the West line of 700 East Street, thence South 0°20'45" East 356 feet, more or less, to the corner of the property conveyed to Backman Abstract and Title Company by Warranty Deed recorded in Book 2856, at Page 605, Entry No. 2332560, Official Records; thence West 401.72 feet, thence North 0°23'07" West 500 feet along the East line of Sandy Heights No. 6, according to the official plat thereof, to the South line of 9800 South Street, thence East along the South line of said 9800 South Street 177.04 feet to the point of beginning.

Less and excepting therefrom that certain parcel conveyed to Autozone, Inc., a Nevada Corporation as disclosed by that certain Warranty Deed dated April 7, 1994, as Entry No. 5788980, in Book 6913, at Page 2314, and re-recorded April 13, 1997, as Entry No. 5793973, in Book 6917, at Page 1437, Salt Lake County Recorder's Office, and being more particularly described as follows:

A parcel of land lying within Section 7, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described as follows:

Commencing at the East Quarter corner of said Section 7, thence South 89°56'11" West, a distance of 352.94 feet along the Quarter Section Line, thence South a distance of 183.00 feet to the point of beginning, thence North 89°56'11" East a distance of 301.07 feet, thence South 00°21'13" East a distance of 134.23 feet, thence South 89°56'11" West a distance of 301.07 feet, thence North 00°21'13" West a distance of 134.23 feet to the point of beginning.

Also less and excepting therefrom that certain parcel conveyed to D & T Auto Savers, LLC as disclosed by that certain Warranty Deed dated September 12, 1996, recorded September 16, 1996, as Entry No. 6456219, in Book 7489, at Page 2971, Salt Lake County Recorder's Office, and being more particularly described as follows:

Beginning at a point on the South line of 9800 South, which point is South 89°56'11" West 275.00 feet and South 00°21'13" East 33.00 feet from the East Quarter corner of Section 7, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°21'13" East 150 feet, thence South 89°56'11" West 150.00 feet, thence North 00°21'13" West 150.00 feet, thence North 89°56'11" East 150.00 feet to the point of beginning.

Also less and excepting therefrom that certain parcel conveyed to Utah Department of Transportation as disclosed by that certain Warranty Deed dated June 9, 2005, recorded July 14, 2005, as Entry No. 9432724, in Book 9159, at Page 2530, and by Warranty Deed recorded July 14, 2005 as Entry No. 9432725, in Book 9159, at Page 2532, Salt Lake County Recorder's Office, and being more particularly described as follows:

A Parcel of land in fee, being part of an entire tract of property, situated in the Northeast Quarter of the Southeast Quarter of Section 7, Township 3 South, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at the Northeast boundary corner of said entire tract at a point 183.00 feet South 00°21'13" East along the Section line, and 53.00 feet South 89°56'11" West and 134.23 feet South 00°21'13" East from the East Quarter corner of said Section 7 and running thence South 00°21'13" East 215.76 feet to the Southeast boundary corner of said entire tract, thence South 89°56'11" West 3.00 feet along the Southerly boundary line of said entire tract, thence North 00°21'13" West (basis of bearing) 215.76 feet along monument line of 700 East Street to the Northerly boundary line of said entire tract, thence North 89°56'11" East 3.00 feet to the point of beginning.