



EXHIBIT A

[LEGAL DESCRIPTION]

Real property in the County of Salt Lake, State of UT, described as follows:

PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH 89°58'04" WEST 10.16 (AS SURVEYED 13.17) FEET FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 15, PLAT "D", SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 00°02'10" EAST 100.55 FEET; THENCE NORTH 31°41'56" EAST 51.40 FEET; THENCE NORTH 00°02'10" EAST 80.08 FEET; THENCE SOUTH 89°57'48" EAST 236.59 FEET; HENCE NORTH 00°02'10" EAST 110.44 FEET TO THE NORTH LINE OF LOT 4, BLOCK 15; THENCE NORTH 89°58'02" WEST 250.05 FEET ALONG THE NORTH LOT LINES OF LOTS 3 AND 4 TO A POINT AT THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 00°02'10" WEST 167.40 FEET ALONG THE WEST LINE OF LOT 3 TO THE SOUTHWEST CORNER OF LOT 3; THENCE SOUTH 89°58'04" WEST (AS SURVEYED NORTH 89°58'04" WEST) 85.86 FEET ALONG THE NORTH LINE OF LOT 1, BLOCK 2, PLAT "I" TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID LOT 1; THENCE SOUTH 00°02'10" WEST 167.40 FEET TO THE SOUTH LINE OF LOT 1, BLOCK 2, PLAT "I"; THENCE SOUTH 89°58'04" EAST 72.34 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS ON THE SOUTHEAST CORNER OF LOT 1, BLOCK 15, PLAT "D" SALT LAKE CITY SURVEY; AND RUNNING THENCE NORTH 89°58'04" WEST 343.517 FEET; THENCE ORTH 00°02'10" EAST 100.550 FEET; THENCE NORTH 31°41'56" EAST 51.400 FEET; THENCE NORTH 00°02'10" EAST 80.080 FEET; THENCE SOUTH 89°57'48" EAST 236.590 FEET; THENCE NORTH 00°02'10" EAST 110.441 FEET; THENCE SOUTH 89°58'02" EAST 79.948 FEET; THENCE SOUTH 00°02'10" WEST 334.796 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A RIGHT OF WAY AND EASEMENT AND CREATED AND DEFINED IN THAT CERTAIN PERPETUAL PARKING EASEMENT AGREEMENT, RECORDED JULY 19, 2001 AND ENTRY NO. 7952463, IN BOOK 8480 AT PAGE 5332.

APN: 09-31-379-027-0000 and 09-31-379-028-0000

PROPERTY ADDRESS: 155-173 EAST FIRST AVENUE, SALT LAKE CITY, UT 84103