

Exhibit "A"

PARCEL 1:

Beginning at a point on the East line of the Union Pacific Railroad right-of-way which point is South $89^{\circ}55'10''$ West 1737.85 feet along the Quarter Section line and due South 555.83 feet from the East Quarter Corner of Section 24, Township 2 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running thence North $89^{\circ}45'22''$ East 324.18 feet to the Westerly right-of-way line I-15; thence along said line South $1^{\circ}42'52''$ West 337.59 feet to the North line of the Phillips Petroleum Company Property; thence South $89^{\circ}45'22''$ West 448.62 feet along said line to the Easterly line of the railroad; thence along the railroad right-of-way line and the arc of a 5306.11 foot radius curve to the right for an arc distance of 58.19 feet (Central Angle = $0^{\circ}37'42''$, Chord bearing and distance = North $21^{\circ}24'24''$ East 58.19 feet); thence North $21^{\circ}45'47''$ East 305.57 feet to the point of beginning.

PARCEL 2:

Together with a right-of-way for ingress and egress along with public utilities as reserved in that certain Warranty Deed recorded as Entry No. 1222285 and filed in the Office of the Davis County Recorder. The exact location of said Right of Way to be mutually agreed upon between Grantor and Grantee of said Warranty Deed.

06-039-0175