

EXHIBIT "A"**Permanent Easement for Flood Control at Warren Canal**

A permanent easement situated in the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah being more particularly described as follows:

Beginning at a point in the centerline of the existing channel of the Warren Canal which is South $00^{\circ}46'09''$ West 1,314.45 feet along the monumented section line and West 1,412.44 feet from the Weber County monument marking the East Quarter corner of said Section 12; thence South $48^{\circ}00'00''$ East 60.00 feet; thence South $52^{\circ}00'00''$ West 120.00 feet; thence North $48^{\circ}00'00''$ West 120.00 feet; thence North $52^{\circ}00'00''$ East 120.00 feet; thence South $48^{\circ}00'00''$ East 60.00 feet to the point of beginning.

The above described permanent easement contains 14,181 square feet in area, or 0.3256 acre, more or less.

LESS AND EXCEPTING THE FOLLOWING:

Any of the above described parcel of land that is within the property owned by Pegasus Investments L.P.

ALSO**A Permanent Road Easement Along Warren Canal**

A 10 foot wide permanent road easement situated in the Southeast Quarter of Section 12, Township 6 North, Range 3 West, Salt Lake Base and Meridian, Weber County, Utah. Said road easement is intended to be centered on an existing canal access road which centerline is parallel to is approximately 15 feet distant northwesterly from the centerline of the existing channel of the Warren Canal. Said road easement is 5.00 feet on each side of the following described centerline:

Beginning at a point on the westerly right of way line of 5900 West Street which is approximately South $00^{\circ}46'09''$ W 63.65 feet along the monumented section line and West 33.00 feet from the East Quarter corner of said Section 12, thence South $41^{\circ}40'00''$ West 618.50 feet; thence South $52^{\circ}00'00''$ West 1264.42 feet to the point of terminus.

The above described access road easement contains approximately 18,829 square feet in area, or 0.432 acre, more or less.