

File Number: SL35452C
Parcel No. (For Reference Purposes Only):
12-003-0214 12-003-0212 12-003-0254

EXHIBIT "A"

Parcel 1:

Newcastle Greene Detention Pond: Beginning at a point which is North 89°48'25" West 1121.460 feet and North 308.842 feet from the South 1/4 corner of Section 1 Township 4 North, Range 2 West, Salt Lake Base & Meridian; and running thence 298.22 feet along the arc of a 310.00 ft radius curve to the right (chord bears North 62°13'55" West 290.15 feet); thence South 29°59'52" East 248.81 feet; thence South 34°42'31" East 40.23 feet to the southeasterly property line; thence North 42°46'27" East 157.05 to the point of beginning.

Tax Parcel No: 12-003-0214

Parcel 2:

A tract of land, situate in the SE1/4SW1/4 of Section 1, in Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly right of way line of 700 South Street and the easterly boundary line of said entire tract at a point 48.67 feet perpendicularly distant northerly from the SR-193 control line. Said point of beginning is 883.47 feet North 89°48'30" West. (883.30 feet North 89°48'25" West by record) along the south section line and 50.00 feet North 0°11'30" East. (North by record) from the South Quarter corner of said Section 1; and running thence North 89°48'30" West 247.33 feet (North 89°48'25" West by record) along said northerly right of way line; thence North 0°12'22" East 9.86 feet; thence North 89°40'06" West 10.48 feet; thence North 0°19'54" East 15.80 feet; thence North 59°38'13" West. (North 59°33'16" West by record) 6.52 feet; thence South 59°32'47" West. (South 59°37'44" West by record) 16.01 feet; thence North 29°53'56" West. (North 29°48'59" West by record) 139.02 feet; thence North 42°40'34" East 159.72 feet; thence Easterly 4.45 feet along the arc of a 320.00-foot radius curve to the left (Note: Chord to said curve bears South 89°36'11" East for a distance of 4.45 feet); thence North 89°59'55" East 187.22 feet; Thence easterly 46.75 feet along the arc of a 245.00-foot radius curve to the right (Note: Chord to said curve bears South 84°32'07" East for a distance of 46.68 feet) to said easterly boundary line; thence South 0°00'05" East 255.20 feet to the point of beginning.

Tax Parcel No: 12-003-0212

Parcel 3:

Beginning at a point which is North 89°48'25" West 883.300 feet and North 50.009 feet from the South Quarter Corner of Section 1, Township 4 North, Range 2 West, Sale Lake Base and Meridian; and running thence North 255.197 feet to a point of curvature; thence 164.802 feet along the arc of a 245.00 foot radius curve to the right (Central angle equals 38°22'26" and long chord bears South 59°47'54" East 161.712 feet); thence South 40°31'41" East 119.640 feet to a point of curvature; thence 62.268 feet along the arc of a 100.00 foot radius curve to the right (Central angle equals 35°40'37" and long chord bears South 22°41'24" East 61.267 feet); thence 41.471 feet along the arc of a 25.00 foot radius curve to the right (Central angle equals 95°02'40" and long chord bears South 42°40'15" West 36.877 feet); thence North 89°48'25" West 216.146 feet to the point of beginning.

LESS AND EXCEPTING that portion conveyed in Warranty Deed recorded August 18, 2011, as Entry 2612028, in Book 5339, Page 120, of Official Records, described as follows:

A parcel of land in fee for the extension of the existing highway State Route-193 known as project No. S-0193(6)0, being part of an entire tract of property, situate in the Southeast Quarter of the Southwest Quarter of Section 1, in Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the northerly right of way line of 700 South Street at a point 48.00 feet perpendicularly distant northerly from the SR-193 control line of said project at Engineer Station 237+73.02. Said point of beginning is 794.87 feet North 89°48'30" West (North 89°48'25" West by record) along the south line of said section and 50.00 feet North 0°11'30" East (North by record) from the South Quarter corner of said Section 1; and running thence along said northerly right of way line the following two (2) courses and distances: (1) South 89°48'30" East (South 89°48'25" East by record) 127.54 feet to a point of tangency with a 25.00 foot radius curve to the left; (2) Northeasterly 7.16 feet along the arc of said curve (Note: chord to said curve bears North 81°59'11" East for a distance of 7.14 feet) to a point 48.00 feet perpendicularly distant northerly from said SR-193 control line at Engineer Station 239+07.63; thence South 89°45'30" West 134.61 feet parallel with said SR-193 control line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

LESS AND EXCEPTING that portion conveyed in Warranty Deed recorded August 18, 2011, as Entry 2612029, in Book 5339, Page 122, of Official Records, described as follows:

A parcel of land in fee for the extension of the existing highway State Route-193 known as project No. S-0193(6)0, being part of an entire tract of property, situate in the Southeast Quarter of the Southwest Quarter of Section 1, in Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 74.20 feet perpendicularly distant westerly from the Depot Street control line of said project at Engineer Station 96+47.45. Said point of beginning is 686.11 feet North 89°48'30" West (North 89°48'25" West by record) along the south line of said section and 50.83 feet North 0°26'08" East from the South Quarter corner of said Section 1; and running thence North 0°14'30" West 60.15 feet; thence North 25°39'20" West 78.00 feet; thence North 0°14'32" West 15.47 feet to the southwesterly right of way line of Depot Street; thence along said southwesterly right of way the following three (3) courses and distances: (1) South 40°31'46" East 83.12 feet to a point of tangency with a 100.00 foot radius curve to the right; (2) Southeasterly 62.27 feet along the arc of said curve (Note: chord to said curve bears South 22°41'28" East for a distance of 61.27 feet) to a compound curve with a 25.00 foot radius curve to the right; (3) Southwesterly 34.31 feet along the arc of said curve (Note: chord to said curve bears South 34° 27'51" West for a distance of 31.68 feet) to a point 48.00 feet perpendicularly distant northerly from the SR-193 control line of said project at Engineer Station 239+07.63; thence South 89°45'30" West 25.63 feet parallel with said SR-193 control line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.