

Exhibit "A"

A tract of land commencing at a point that is 139.5 feet South 66°30' West of the northeast corner of Lot four of Block seventy-nine, Plat "B", Coalville City Survey, said county and state, and running thence South 23°30' East 3 $\frac{1}{2}$ rods; thence South 66°30' West 25.50 feet; thence South 23°30' East 8-3/4 rods; thence South 66°30' West 47.50 feet; thence North 23°30' West 12 rods; thence North 66°30' East 73 feet to the place of beginning, situated in the southeast quarter of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian.
Also, a tract of land being a part of Lot 4 of Block 79, Plat "B", Coalville City Survey, said county and state, and more particularly described as beginning at a point that is 3.25 rods South 23°30' East of a point that is 10 rods South 66°30' West from the Northeast corner of the above described block, and running thence North 66°30' East 20 feet; thence South 23°30' East 12 feet; thence South 66°30' West 20 feet; thence North 23°30' West 12 feet to the place of beginning, containing 240 square feet, more or less.

BEG 107.5 FT N 66°30' E OF NW COR BLK 79 PLAT 8 COALVILLE TOWNSITE TH N 66°30' E 10 FT S 23°30' E 117.5 FT; S 66°30' W 10 FT; N 23°01' W 117.5 FT TO BEG TWD31
WWD157 M151-56

Also, the improvements thereon and the water and water rights appurtenant thereto or used in connection therewith, particularly in the Coalville City Ditch, a corporation.