

EXHIBIT "A"

Unit 416; and P-29 and P-54, Alphagraphics Building Condominiums, a Utah Condominium Project, as the same are identified in the Declaration of Condominium and Bylaws, dated June 24, 2002 and recorded June 26, 2002, as Entry No. 8275535, in Book 8613, at Page 2047-2090 of Official Records of the Salt Lake County Recorder (as said Declaration may heretofore have been amended or supplemented), and in the Record of Survey Map, date June 19, 2002 and recorded June 26, 2002, as Entry No. 8275534 of the Official Records of the Salt Lake County Recorder (as said Record of Survey map may heretofore have been amended or supplemented); together with the Limited Common Areas, if any, and a 1.79 percent undivided interest in the Common Areas appurtenant to such Unit 416, as more particularly described in said Declaration. Said Declaration covers, among other things, certain real property located in Salt Lake County, Utah, described as follows:

Beginning at the Southeast Corner of Block 57, Plat "A", Salt Lake City Survey, and running thence North 89°50'34" West along the South line of Block 57, a distance of 145.12 feet to the East line of the parcel of land conveyed to American Stores Properties, Inc., a Delaware Corporation in that certain Fully Restated Special Warranty Deed with Final Easement Description recorded November 10, 1999, as Entry No. 7509877, in Book 8322, at Page 1621 of the Official Records of the Salt Lake County Recorder; thence North 0°08'14" East along said East line of the American Stores parcel a distance of 211.56 feet to the South line of Gallivan Avenue; thence South 89°57'13" East along said South line of Gallivan Avenue a distance of 145.12 feet to the East line of Block 57; thence South 0°08'14" West along said East line of Block 57 a distance of 211.84 feet to the point of beginning.

Together with a perpetual nonexclusive right of way and easement for vehicular ingress and egress over and across the parking structure as contained in that certain Agreement of right of way and easement dated March 29, 2001 and recorded April 5, 2001, as Entry No. 7863200, in Book 8442, at Page 8978, of Official Records.

Also together with easements, rights, benefits, and privileges which are created or provided for in that certain declaration of covenants, conditions, restrictions and easements pertaining to a portion of the surface of Block 57, and in any amendments or supplements thereof, dated June 30, 1995, and recorded July 3, 1995, as Entry No. 6113370, in Book 7180, at Page 1501 of Official Records.

The following is shown for information purposes only: Tax ID No. 16-06-156-019(Unit 416)

The following is shown for information purposes only: Tax ID No. 16-06-156-054(P-29))

The following is shown for information purposes only: Tax ID No. 16-06-156-079(P-54)