



EXHIBIT "A"

Beginning at a point North 0°02'30" East along 2700 East Street, 1138.67 feet and North 89°57'30" West 238.21 feet to the Southeast corner of Lot 106 of Sunnyside Heights, a subdivision according to the official recorded plat thereof, and along the Southerly line of said Lot 106 South 62°54' West 77.12 feet to the Southeast corner of Lot 107 of said Sunnyside Heights and along the Southerly line of said Lot 107 South 57°42' West 69.71 feet from the Southeast corner of Section 34, Township 1 South, Range 1 East, Salt Lake Meridian, in the County of Salt Lake, State of Utah, and running thence from this true point of beginning South 57°42' West 7.41 feet; thence South 52°30' West 77.12 feet; thence South 47°18' West 77.12 feet; thence South 42°06' West 77.12 feet; thence South 36°54' West 77.12 feet; thence South 31°44'35" West 77.12 feet more or less to the Northerly line of Solar Drive, thence South 62°30' East 56.0 feet; thence Southeasterly along a curve to the right 122.43 feet; thence North 88°30' East 37.94 feet; thence South 68°04' East 31.78 feet; thence North 21°56' East 40.84 feet; thence North 49°28'02" East 91.85 feet; thence North 29°14'56" East 88.52 feet; thence North 1°21'50" East 41.68 feet; thence North 35°13'03" East 18.98 feet; thence North 9°33'04" East 92.15 feet; thence North 36°04'10" West 123.06 feet to the Southeasterly line of Lot 107 of Sunnyside Heights and the true point of Beginning.

Excepting therefrom any portion thereof contained within Sunnyside Heights No. 2 Subdivision according to the official recorded plat thereof and excepting therefrom any portion thereof contained within the following description: Commencing at the Northeast corner of Lot 206 Sunnyside Heights No. 2 Subdivision, and running thence North 68°04' West 75.37 feet; thence South 70°48' East 73 feet more or less to a point North 15°00' West 4.5 feet from the point of beginning; thence South 15°00' East 4.5 feet to the point of beginning.

Together with a 28 foot easement and right of way for ingress and egress and road purposes over and across the following, being 26 feet on the Southerly side and 2 feet on the Northerly side of the following described center line: Beginning at a point 925.12 feet North and 299.09 feet West from the Southeast corner of said Section 34, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence Easterly to the West right of way line of 2700 East Street.

(The above described property being a part of Lot 159 Sunnyside Heights according to the official plat thereof recorded in the Salt Lake County Recorder's Office.)

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes.