

EXHIBIT "A"

The West 1/2 of Lot 2 of Section 16, Township 1 South, Range 6 East, Salt Lake Base and Meridian.

Together with appurtenant easements as described in Warranty Deed recorded in Book 1666, at Page 2024-2025 official records Summit County Recorder.

Less and Excepting therefrom Weber Canyon Road

OT-3-C

But together with the following easements:

Subject to and together with a perpetual non-exclusive easement for the maintenance, repair and replacement of an existing underground irrigation pipeline and appurtenances thereto, together with the non-exclusive right to the use of said pipeline, which easement shall be appurtenant to Grantee's property described as the West one-half of Lot 2, Section 16, T2S, R6E, SLB&M. The rights herein granted are subject to and in accordance with the terms and conditions set forth in that certain Landowners Settlement Agreement between Grantors and Grantee recorded as Entry No. 720071, in Book 1666, at Page 2008 of the records of the Summit County Recorder. The easement is described as follows:

A one rod (16.5 foot) easement, the centerline of which is described as follows:
Beginning at a point which is South 950.66 feet and East 1749.44 feet from the Northwest corner of the Southeast Quarter of Section 16, Township 1 South, Range 6 East, Salt Lake Base and Meridian (said point being on the Easterly line of the East Half of Government Lot No. 2 of above said Section) and running thence N 89°37'54" W 46.13 feet; thence S 87°31'27" W 59.13 feet; thence S 84°44'34" W 59.27 feet; thence S 75°12'22" W 53.40 feet to the Easterly line of the West Half of Government Lot No. 2 of above said Section.

Subject and together with a perpetual non-exclusive easements for the maintenance, repair and replacement of a spring known as "Spring Creek"; for roadway access to said spring development from Maple Ridge Trail to the spring site, and for an existing ditch and underground pipeline extending from the spring site to the North line of the Southeast quarter of Section 16, T1S, R6E. The aforesaid easements are located across Lots 19, 20, 33, and 34 of Maple Ridge Ranches Subdivision as shown on the official plat thereof (Sheet 3 of 6) on file in the office of the Summit County Recorder. The centerline of the ditch and pipeline easement is more particularly described as follows:

Beginning at the center of an existing spring, which is located North 1580.90 feet and East 629.60 feet from the Northwest corner of the Southeast quarter of Section 16, Township 1 South, Range 6 East, Salt Lake Base and Meridian, (said point also being the centerline of an existing pipeline) and running thence S 75°49'26" E 33.66 feet; thence S 13°23'04" E 44.80 feet to an existing buried water tank; thence S 22°37'42" E 42.68 feet; thence S 36°42'03" E 63.56 feet; thence S 49°36'06" E 53.34 feet; thence S 01°09'42" W 123.44 feet; thence S 06°55'31" E 159.67 feet; thence S 22°40'08" E 86.07 feet; thence S 17°11'16" E 242.64 feet; thence S 16°46'28" E 36.71 feet; thence S 04°04'23" E 110.86 feet; thence S 12°53'50" E 127.02 feet; thence S 10°23'55" E 119.10 feet; thence S 30°03'15" E 202.55 feet; thence S 15°06'59" E 159.66 feet; thence S 17°47'35" E 96.62 feet to the Northerly line of the Southeast Quarter of said Section 16.

Parcel Number: OT-3-C