

EXHIBIT "A"~~ENT 93854 B~~

The following described tract of land situated in Utah County, State of Utah,

COMMENCING 15.34 chains West and 2.32 chains North, and North 89°45' West 288.42 feet and South 43' West 193.23 feet and South 89°02' East 90.94 feet and South 1°02' West 75 feet from the Northeast corner of the Southeast Quarter of Section 23, Township 8 South, Range 2 East, Salt Lake Base and Meridian; which is the point of beginning; thence South 1°02' West 96.7 feet thence South 89°02' East 199.16 feet; thence South 35' West 6.78 chains thence South 84° West 0.50 chains; thence South 21°15' West 4.34 chains thence South 4° East 4.18 chains; thence North 62° East 1.84 chains; thence South 40' West 17 chains; thence North 80° East 0.40 chains; thence South 30' West 5 chains; thence South 75° West 7.40 chains; thence North .50 chains; thence North 85° West 1.65 chains; thence North 25° West 4.3 chains; thence South 83° West 3.30 chains; thence North 1° East 10.75 chains; thence South 74° West 5.30 chains; thence North 753.80 feet, more or less; thence North 44°26'26" East 93 feet, more or less; thence North 43°36'26" East 309 feet, more or less; thence East 219 feet, more or less; thence North 22' East 185 feet, more or less; thence Northeasterly 142 feet along arc of a 788.51 foot radius curve to the right; thence North 47°07'26" East 591 feet, more or less to point of beginning.

EXCEPTING THEREFROM 2 tracts of land sold to 3-C Cattle Company in April 1971 more particularly described as follows:

Tract 1

COMMENCING 693 feet East and 825 feet South of the center of Section 23, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°50' East 13.2 feet; thence South 2°30' West 893.64 feet; thence South 75° East 84.48 feet; thence South 74° West 349.8 feet; thence North 753.8 feet; thence North 43°26' East 440.25 feet to the point of beginning.

Tract 2

COMMENCING at a point 1012.44 feet West of the Northeast corner of the Southeast Quarter of Section 23, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 0°35' West 662.64 feet; thence South 84° West 33 feet; thence South 21°15' West 279.84 feet; thence South 4° East 275.88 feet; thence North 62° East 121.44 feet; thence South 9° 40' West 1.122 feet; thence North 80°03' East 26.46 feet; thence South 0°30' West 150 feet more or less to a point on the South bank

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Commencing at the above described true point of beginning thence South 0°30' West 180 feet; thence South 79° West 488.4 feet; thence North 25° West 286.44 feet; thence North 85° West 108.9 feet; thence North 25° West 286.44 feet; thence South 83° West 195 feet, more or less, to a point on the right of way line of the County Road; thence North 590 feet, more or less, to a point on the South bank of the Spanish Fork River; thence Southeasterly along the bank of the river to the point of beginning.

TOGETHER WITH any and all water and water rights appurtenant to or hereinbefore used upon the above-described property.

SUBJECT TO restrictions, covenants, easements, encumbrances, and rights-of-way of record, visible by inspection or otherwise.

LESS AND EXCEPTING the following described tract of land:

BEGINNING at a point in a fence on the Easterly line of State Road SR-115, said point being South 01°08' 36" West along the section line 299.79 feet and West 1345.20 feet from the East quarter corner of Section 23, Township 8 South, Range 2 East, Salt Lake Meridian; thence along a fence the following courses: North 47°11'48" East 142.64 feet; South 54°10'57" East 39.22 feet; South 88°26'52" East 239.51 feet; South 00°37'43" West 414.43 feet; South 82°08'04" West 21.70 feet; South 21°37'44" West 293.71 feet; South 07°54'45" West 49.65 feet; South 00°30'34" East 210.22 feet; South 65°57'47" East 69.39 feet; South 49°57'28" East 60.00 feet; thence South 04°11'10" West 69.49 feet; South 01°22'49" East 264.34 feet; North 89°02'51" East 12.81 feet; South 00°03'47" East 845.63 feet to the south bank of the Spanish Fork River; thence along said south bank of said river, the following courses: South 60°14'00" West 262.96 feet; North 75°14'00" West 119.09 feet; North 00°57'34" West 60.18 feet; thence departing said south bank of the Spanish Fork River, North 00°21'11" East 2176.78 feet to the point of beginning. Area = 17.935 acres.

SUBJECT TO an unrestricted easement for ingress and egress and utilities of every kind on the existing road and over a 10-foot wide strip on either side of the existing access road from State Road SR-115 over the Northwesterly part of the above described parcel. Also an unrestricted easement for ingress and egress for railroad service over the existing railroad over the Northwesterly part of the above described parcel. Said easements shall be for the use of the Grantor, their heirs and assigns