

EXHIBIT A - TO WARRANTY DEED: LEGAL DESCRIPTIONS

PARCEL 1:

A portion of Section 6, Township 42 South, Range 13 West, Salt Lake Base and Meridian, and Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest Corner of said Section 6, Township 42 South, Range 13 West, Salt Lake Base and Meridian; thence North 00°12'46" East along the Section line 2634.89 feet to the West Quarter (W¼) Corner of said Section 6; thence North 00°15'07" East 2043.21 feet to a point in the Southerly Right-of-Way line of Highway SR-9; thence North 73°41'15" East 341.73 feet to a Highway Right-of-Way Marker; thence North 73°40'11" East 3268.39 feet to a point on the Center Section Line of said Section 31; thence North 01°11'00" East 51.49 feet to a Right-of-Way marker; thence North 73°39'25" East 214.52 feet to a Right-of-Way marker; thence North 16°36'56" West 36.32 feet to a Right-of-Way marker; thence North 73°40'00" East 350.33 feet to a Right-of-Way marker; thence North 84°57'08" East 254.78 feet to a Right-of-Way marker; thence North 75°41'01" East 283.52 feet to a Right-of-Way marker; thence North 51°40'55" East 174.13 feet to a Right-of-Way marker; thence North 87°28'38" East 687.67 feet to a Right-of-Way marker; thence North 89°03'46" East 384.16 feet to a Right-of-Way marker; thence South 89°56'12" East 163.49 feet to a Right-of-Way marker; thence North 84°49'25" East 220.84 feet to a point on the East line of the Southeast Quarter (SE¼) of said Section 31; thence leaving said Highway Right-of-Way line and running South 00°17'34" West along the Section line 756.86 feet to the Southeast Corner of said Section 31; thence South 89°58'42" West 50.03 feet to the Northeast Corner of said Section 6; thence South 89°55'25" West 1298.32 feet to the Northeast Corner of Sectional Lot 2 of said Section 6; thence South 00°06'25" West 1688.51 feet; thence North 79°31'35" West 977.00 feet; thence South 31°22'25" West 1412.00 feet; thence South 07°16'25" West 2240.00 feet; thence South 495.70 feet, more or less, to a point on the South line of said Section 6; thence South 89°57'21" West 662.22 feet to the Southwest Corner of Sectional Lot 14, said Section 6; thence South 89°57'21" West 2138.30 feet to the point of beginning.

LESS AND EXCEPTING, the following:

Beginning at a point South 0°03'46" West 1396.00 feet from the Northwest Corner of said Section 7, and running thence South 89°56'14" East 1400.00 feet; thence South 0°03'46" West 1617.00 feet; thence North 89°56'14" West 1400.00 feet; thence North 0°03'46" East 1617.00 feet to the point of beginning.

PARCEL 2:

00638425 Bk 1320 Pg 0723

A portion of Sectional Lots 2, 3, 4, 5, 8 and 9 of Section 7, Township 42 South, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of said Section 7, Township 42 South, Range 14 West, Salt Lake Base and Meridian, thence North 89°57'21" East along the Section line 2138.30 feet, to the Northeast Corner of Sectional Lot 2 said Section 7; thence South 00°00'11" West along the East line of Lots 2 and 5 of said Section 7, 2642.71 feet to the Southeast Corner of Lot 5 said Section 7; thence South 00°00'59" West 1319.81 feet to the Southeast Corner of Lot 8 said Section 7; thence South 89°51'10" West along the South line of Lots 8 and 9, 214.37 feet, to the Southwest Corner of said Lot 9; thence North 00°02'11" East along the West line of said Lot 9, 953.37 feet to the Southwest Corner of that parcel shown on Book 432, Page 838 of Official Washington County Records; thence South 89°56'09" East along the South line of said Parcel 1399.60 feet to the Southeast Corner of said Parcel; thence North 00°03'51" East 1617.00 feet; thence North 89°56'09" West 1400.00 feet to a point on the West line of Lot 4 said Section 7; thence North 00°03'51" East along the West line of Lots 3 and 4 of said Section 7, 1396.00 feet to the point of beginning.

PARCEL 3:

A portion of the West One-Half (W½) of Section 18, Township 42 South, Range 13 West, Salt Lake Base and Meridian, more particularly described as follows:

Commencing at the Northwest Corner of said Section 18, Township 42 South, Range 13 West, Salt Lake Base and Meridian, thence North 89°48'13" East along the Section line 636.75 feet to the point of beginning; thence North 89°48'13" East 1505.08 feet to the Northeast Corner of Sectional Lot 2 said Section 18; thence South 00°09'57" East along the East line of Sectional Lots 2 and 5, 2647.63 feet to the Southeast Corner of Sectional Lot 5; thence South 00°13'17" East along the East line of Sectional Lots 8 and 11 2643.84 feet to the Southeast Corner of Sectional Lot 11; thence South 89°51'44" West along the Section line 1840.24 feet to the boundary line of Dixie Spring Project as shown on the Official Washington County Records; thence following the boundary of said Dixie Springs project the following (9) nine courses as follows: North 00°08'16" West 352.39 feet; thence North 89°51'44" East 33.00 feet; thence North 00°08'16" West 660.00 feet; thence North 89°51'44" East 330.00 feet; thence North 00°08'16" West 660.00 feet; thence North 89°51'44" East 330.00 feet; thence North 00°08'16" West 2640.00 feet; thence South 89°51'44" West 660.00 feet; thence North 00°08'16" West 977.53 feet to the point of beginning.

("Exhibit A" Page 2 of 7)

PARCEL 4:

A portion of Section 1, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest Corner of said Section 1, Township 42 South, Range 13 West, Salt Lake Base and Meridian, thence North 00°12'57" East 2643.92 feet to the West Quarter (W $\frac{1}{4}$) Corner of said Section 1; thence North 00°25'33" East 317.49 feet along the Section line to a point on the Southerly Right-of-Way line of Highway SR-9, said point being on a 2775.00 foot radius curve to the right, the radius point of which bears (South 36°33'27" East); thence Northeasterly along the arc of said curve 964.11 feet to the point of tangency; thence North 73°20'56" East 493.02 feet to a point on the East line of Sectional Lot 5 of said Section 1; thence leaving said Highway Right-of-Way line and running South 00°20'44" West 898.15 feet to the Southeast Corner of said Sectional Lot 5; thence South 89°34'39" East 1327.03 feet to the Center Section Corner of said Section 1; thence North 00°15'03" East 1350.84 feet to a point on the Southerly Right-of-Way line of said Highway SR-9, said point being a Highway Right-of-Way marker; thence South 89°46'06" East 345.51 feet; thence North 73°43'59" East 844.39 feet to a Highway-Right-of-Way marker; thence North 73°41'15" East 1122.76 feet; thence leaving said Highway-Right-of-Way line and running South 00°15'07" West 200.00 feet; thence North 73°41'15" East 435.60 feet to a point the East line of said Section 1; thence South 00°15'07" West along the Section line 1843.21 feet the East Quarter (E $\frac{1}{4}$) Corner of said Section 1; thence South 00°12'46" West 2634.89 feet to the Southeast Corner of said Section 1; thence North 89°39'47" West 2651.15 feet; thence North 89°41'13" West 2651.73 feet to the point of beginning.

PARCEL 5A:

A portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the South Quarter (S $\frac{1}{4}$) Corner of said Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian, thence South 89°37'54" West 1939.60 feet, more or less, to the Easterly edge of the Virgin River; thence following along the meander of said Easterly edge of the Virgin River as follows: North 44°18'44" East 378.40 feet; thence North 13°38'11" West 235.86 feet; thence North 14°26'01" East 181.87; thence North 34°01'58" East 231.63 feet; thence North 33°53'06" East 527.20 feet; thence North 46°59'10" East 1016.05 feet; thence North 38°22'37" East 476.90 feet to a point on the Southerly Boundary of Highway SR-9, said point being a Highway Right-of-Way marker; thence leaving said Easterly edge of said river and running South 52°17'20" East 265.76 feet to a Highway Right-of-Way marker, said point being on a 1532.39 foot radius curve to the left, the radius point of which bears (North 36°22'39" East); thence Southerly along the arc of said curve 38.40 feet to a point on the Center Section line of said Section 2; thence leaving said Southerly Right-of-Way line and running South 00°29'14" West 2175.37 feet to the point of beginning.

PARCEL 5B:

00638425 Bk 1320 Pg 0725

A portion of the Northeast Quarter (NE $\frac{1}{4}$) of Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the East Quarter (E $\frac{1}{4}$) Corner of said Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian, thence South 89°50'15" West along the Center Section Line 366.22 feet to a point on the Southerly Right-of-Way line of Highway SR-9; thence North 47°16'54" East along said Highway Right-of-Way 189.07 feet to the point of curvature of a 2775.00 foot radius curve to the right, said point being a Highway Right-of-Way marker; thence Northeasterly along the arc of said curve 298.39 feet to a point on the East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 2; thence South 00°25'33" East 317.49 feet to the point of beginning.

PARCEL 5C:

A portion of the Southeast Quarter (SE $\frac{1}{4}$) of Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence North 89°59'50" West along the Section line 2657.12 feet to the South Quarter (S $\frac{1}{4}$) Corner of said Section 2; thence North 00°29'14" East along the Center Section line 2175.37 feet, to a point on the Southerly Right-of-Way line of Highway SR-9, said point being on a 1532.39 foot radius curve to the left, the radius point of which bears (North 34°56'31" East); thence along the arc of said curve 2077.05 feet to a Highway Right-of-Way marker; thence North 47°16'54" East 496.97 feet to a point on the Center Section line of said Section 2; thence North 89°50'15" East 366.22 feet to the East Quarter (E $\frac{1}{4}$) Corner of said Section 2; thence South 00°12'57" West 2643.92 feet to the point of beginning.

PARCEL 5D:

A portion of the Southwest Quarter (SW $\frac{1}{4}$) of Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the West Quarter (W $\frac{1}{4}$) Corner of said Section 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian, thence North 89°50'53" East 2035.32 feet to a point in the Westerly Right-of-Way line of Highway SR-9; thence South 35°15'46" East 49.87 feet to a Highway Right-of-way marker; thence South 40°30'50" East along said Highway Right-of-Way 282.13 feet to the Westerly edge of the Virgin River; thence following along the meander of the West edge of said River as follows: South 41°34'55" West 378.90 feet; thence South 46°59'10" West 1033.27 feet; thence South 33°53'06" West 544.43 feet; thence South 22°08'03" West 270.60 feet; thence South 14°26'01" West 206.87 feet; thence South 13°38'11" East 205.48 feet; thence South 44°18'44" West 421.92 feet, more or less, to the South Boundary line of said Section 2; thence leaving said Westerly edge of the Virgin River and running South 89°37'54" West along the Section line 557.68 feet to the Southwest Corner of said Section 2; thence North 00°26'48" East 2646.31 feet to the point of beginning.

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PARCEL 6

00638425 Ek 1320 Pg 0726

The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of said Section 10, Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence North 89°35'13" West 1326.40 feet; thence North 00°11'17" East 1328.18 feet; thence South 89°40'58" East 1323.05 feet; thence South 00°02'40" West 1330.41 feet to the point of beginning.

PARCEL 7A:

The South One-Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 11, Township 42 South, Range 14 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southwest Corner of said Section 11, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point being a Washington County Monument; thence North 00°02'40" East along the Section line 1330.41 feet to an existing Ballard and Campbell rebar and cap; thence North 89°33'10" East 2651.93 feet; thence South 00°05'21" East 1320.56 feet to the South Quarter (S $\frac{1}{4}$) Corner of said Section 11, said point being an existing Washington County Monument; thence South 89°20'07" West 1327.41 feet to an existing BLM Brass Cap; thence South 89°20'46" West 1327.70 feet to the point of beginning.

PARCEL 7B:

A portion of the East One-Half (E $\frac{1}{2}$) of Section 11, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast Corner of said Section 11, Township 42 South, Range 14 West, Salt Lake Base and Meridian, thence South 00°00'50" East along the Section line 2642.14 feet to the East Quarter (E $\frac{1}{4}$) Corner of said Section 11, said point being an existing BLM Brass Cap; thence South 00°05'00" East 2643.23 feet, to the Southeast Corner of said Section 11; thence South 89°48'52" West along the Section line 1327.34 feet, to the Southwest Corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), said Section 11; thence North 00°05'16" West 1321.22 feet; thence South 89°47'45" West 1327.78 feet, to the Southwest Corner of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), said Section 11; thence North 00°05'21" West 1320.55 feet to the Center Quarter ($\frac{1}{4}$) Corner of said Section 11; thence North 89°46'09" East 1327.80 feet to the Northeast Corner, said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), said point being an existing Ballard and Campbell rebar and cap; thence North 00°02'08" West 856.97 feet; thence North 89°53'11" East 467.32 feet; thence North 00°06'49" West 466.69 feet; thence South 89°53'11" West 128.34 feet; thence North 00°02'08" West 661.27 feet; thence South 89°57'52" West 338.35 feet; thence North 00°02'08" West 661.95 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$), said Section 11; thence South 89°59'50" East 1328.56 feet along the Section line to the point of beginning.

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PARCEL 8:

00638425 Bk 1320 Pg 0727

A portion of Section 12, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of said Section 12, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point being a Washington County Monument; thence South 89°41'13" East 2651.73 feet to the North Quarter (N¼) Corner of said Section 12, said point being an existing BLM Brass Cap; thence South 89°39'47" East 2651.15 feet, to the Northeast Corner of said Section 12, said point being an existing BLM Brass Cap; thence South 00°03'51" West 1322.01 feet to the Northeast Corner of the Southeast Quarter of the Northeast Quarter (SE¼NE¼), said Section 12, said point being the Northeast Corner of that parcel shown on Book 1004, Page 455, Official Washington County Records; thence North 89°39'44" West 1324.79 feet to the Northwest Corner of the Southeast Quarter of the Northeast Quarter (SE¼NE¼), said Section 12, said point being the Northwest Corner of said Parcel shown on Book 1004, Page 455; thence South 00°01'50" West 661.18 feet; thence South 89°39'15" East 622.26 feet; thence South 00°02'33" West 330.63 feet, to the Southwest Corner of that parcel shown on Book 748, Page 366, Official Washington County Records; thence South 89°38'59" East 702.19 feet to a point on the East line of the Northeast Quarter (NE¼), said Section 12; thence South 00°03'16" West 330.68 feet, to the East Quarter (E¼) Corner of said Section 12; thence South 00°02'11" West 2643.28 feet to the Southeast Corner of said Section 12, said point being an existing BLM Brass Cap; thence North 89°37'51" West 1323.10 feet; thence North 89°39'02" West 1323.77 feet to the South Quarter (S¼) Corner of said Section 12, said point being an existing BLM Brass Cap; thence North 89°39'03" West 2647.13 feet; thence North 00°05'00" West 2643.23 feet to the West Quarter (W¼) Corner of said Section 12; thence North 00°00'50" West 2642.14 feet to the point of beginning.

PARCEL 9:

A portion of the North One-Half (N½) of Section 13, Township 42 South, Range 14 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest Corner of said Section 13, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point being an existing BLM Brass Cap; thence South 89°39'03" East 2647.13 feet to the North Quarter (N¼) Corner of said Section 13, said point being an existing BLM Brass Cap; thence South 89°39'02" East 1323.77 feet to the East 1/16 Corner between Sections 12 and 13, said point being an existing BLM Brass Cap; thence South 89°37'51" East 1315.65 feet; thence South 00°05'09" West 321.49 feet, to a point on the Boundary of Dixie Springs project, as shown on Official Washington County Records; thence following along the boundary of said Dixie Springs project the following (9) Nine courses as follows: North 89°54'51" West 1320.00 feet; thence South 00°05'09" West 660.00 feet; thence North 89°54'51" West 1320.20 feet; thence South 00°05'09" West 1320.00 feet; thence North 89°54'51" West 658.12 feet; thence North 00°05'09" East 1320.00 feet; thence North 89°54'51" West 660.00 feet; thence North 00°05'09" East 330.00 feet; thence North 89°32'37" West 1326.95 feet to a point on the West line of the Northwest Quarter (NW¼), said Section 13; thence leaving said boundary of Dixie Springs project and running North 00°01'19" West along the Section line 667.67 feet to the point of beginning.

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PARCEL 10:

00638425 Bk 1320 Pg 0728

The North 20.2 acres of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ /NE $\frac{1}{4}$), Section 14, Township 42 South, Range 14 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Northeast Corner of said Section 14, Township 42 South, Range 14 West, Salt Lake Base and Meridian, said point being an existing BLM Brass Cap; thence South 00°01'18" East 662.91 feet; thence South 89°48'52" West 1327.40 feet; thence North 00°00'59" West 662.91 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ /NE $\frac{1}{4}$), said Section 14, said point being an existing BLM Brass Cap; thence North 89°48'52" East 1327.34 feet, to the point of beginning.