



EXHIBIT "A"

A parcel of land located in Section 27, Township 42 South, Range 15 West, Salt Lake Base and Meridian and being further described as follows:

Beginning at a point on the Southerly right of way line of Riverside Drive, said point being also S 0°26'05" E 398.87 feet along the center section line from the North 1/4 corner of Section 27, Township 42 South, Range 15 West, Salt Lake Base and Meridian, said point being also the most Westerly corner of Rio Virgin R.V. Park Phase 1, according to the official plat thereof, records of Washington County and running thence along the Westerly boundary of said Phase 1 the following nine courses; S 27°55'00" E 98.00 feet; thence S 53°17'40" E 30.41 feet; thence S 19°30'00" E 71.26 feet; thence S 86°30'00" E 76.92 feet; thence N 78°49'20" E 0.85 feet to a point of a curve to the right, the radius point of which bears S 75°20'40" W, 300.00 feet distant; thence Southerly along the arc of said curve through a central angle of 5°39'20", a distance of 29.61 feet to the point of tangency; thence S 9°00'00" E 350.08 feet; thence S 35°00'00" E 12.12 feet; thence N 61°00'00" E 26.27 feet; thence leaving said Westerly boundary S 9°00'00" E 8.86 feet to the point of an 85.00 foot radius curve to the left; thence Southerly along the arc of said curve through a central angle of 12°25'58", a distance of 18.44 feet to a point on the G.L.O. meander line of the right bank of the Virgin River; thence S 60°05'53" W 480.04 feet along said meander line; thence N 29°00'00" W 73.75; thence N 9°18'11" E 38.23 feet; thence N 29°00'00" W 70.48 feet; thence N 16°08'43" E 42.53 feet; thence N 9°00'00" W 79.81 feet; thence N 22°28'21" W 35.23 feet; thence N 23°55'00" W 83.30 feet; thence N 75°50'09" W 35.34 feet; thence N 43°55'12" W 134.20 feet to a point on the center line of said Riverside Drive; thence N 46°04'48" E 498.04 feet along said center line; thence S 43°55'12" E 40.00 feet to the point of beginning.

LESS AND EXCEPTING that portion of Riverside Drive contained herein.