

Exhibit 'a'

Beginning at a point N 01°12'08" E 1300.17 feet along the Section Line and N 90°00'00" W 85.36 feet from the Southeast Corner of Section 10, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence S 00°58'01" W 577.63 feet to the northeast corner of Lot 116 of 'Ironwood Subdivision - Phase 6' as recorded in the office of the Washington County Recorder; thence along the northerly boundary of said subdivision for the following 3 courses: N 88°49'40" W 103.15 feet; thence S 70°49'22" W 53.33 feet; thence N 88°49'40" W 100.00 feet to the northeast corner of Lot 129 of Ironwood Subdivision - Phase 7' as recorded in the office of the Washington county recorder; thence along the easterly boundary of said subdivision and 'Ironwood Subdivision - Phase 3' as recorded in the office of the Washington county recorder N 01°10'20" E 444.00 feet to the northeast corner of Lot 139 of said Phase 3; thence continuing along the easterly boundary of said Phase 3 boundary for the following 2 courses: N 35°16'21" W 61.76 feet; thence N 00°40'41" E 100.00 feet to a point on the south right of way line of 2000 North Street; thence along said right of way S 89°19'19" E 288.65 feet to the point of beginning.

Containing: 5.940 acres