



EXHIBIT "A"

LEGAL DESCRIPTION:

Commencing at a point 24 feet South of the Northeast corner of the Northwest quarter of the Southeast quarter of Section 8, Township 4 South of Range 5 East of the Salt Lake Base and Meridian, and running thence South 496.0 feet; thence West 648.0 feet, more or less, to the East line of lands now owned by LaMar Jensen; thence North 0°04' East 355.0 feet; thence North 89°41'32" West 111.94 feet; thence North 138.98 feet; thence North 89°54'17" East 759 feet, more or less to the point of beginning.

SUBJECT TO AND TOGETHER WITH A RIGHT OF WAY EASEMENT DESCRIBED AS FOLLOWS:

Commencing at a point having State Plane Rectangular Coordinates of X:2027248.26 and Y:783893.40 (based on the Lambert Conformal Projection, Utah Central Zone), said point also being South 22.63 feet and West 2079.94 feet from the East one-quarter corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence North 89°54'17" West 584.70 feet; thence South 89°28'01" West 137.744 feet to the boundary of U. S. Highway 40; thence along said boundary North 37°30'38" West 30.853 feet; thence South 89°21'32" East 88.261 feet; thence North 88°21'56" East 63.235 feet; thence South 89°54'17" East 584.70 feet; thence continuing Easterly along the North line of the Southeast quarter of said Section 8 to the Northeast corner of the Northwest quarter of the Southeast quarter of said Section; thence South along the quarter section line 24 feet; thence West 759 feet, more or less, to the point of beginning.

TOGETHER with all improvements thereon and appurtenances thereunto belonging.

SUBJECT to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

This transaction is to include 15 shares of Timpanogos Irrigation Water.

SUBJECT to the right of Frank S. Chapman and Willis Clyde to impound their irrigation water in a reservoir located on said property herein described. Said water to be conveyed to and from the reservoir by means of irrigation ditches connecting to their irrigation systems located on their contiguous property. This right shall be in effect for as long as deemed necessary by said parties and their successors.