

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT LOCATED 1815.76 FEET SOUTH 89°34'38" WEST ALONG THE SECTION LINE AND 638.03 FEET SOUTH FROM THE NORTH EAST CORNER OF SAID SECTION 19; AND RUNNING THENCE SOUTH 1°28'03" WEST A DISTANCE OF 150.37 FEET, THENCE SOUTH 1°22'31" WEST A DISTANCE OF 148.02 FEET, THENCE SOUTH 1°36'54" WEST A DISTANCE OF 151.91 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE 53.39 FEET, HAVING A RADIUS OF 400.00 FEET, THE CHORD OF WHICH IS SOUTH 86°10'34" EAST FOR A DISTANCE OF 53.35 FEET, THENCE SOUTH 90°00'00" EAST A DISTANCE OF 223.32 FEET TO A POINT OF CURVATURE TO THE LEFT, THENCE ALONG SAID CURVE 6.85 FEET TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS NORTH 76°54'32" EAST FOR A DISTANCE OF 6.80 FEET, THENCE SOUTH 88°52'34" EAST A DISTANCE OF 7.78 FEET, THENCE SOUTH 0°38'07" WEST A DISTANCE OF 66.13 FEET, THENCE NORTH 88°48'02" WEST A DISTANCE OF 0.92 FEET TO A NON-TANGENT CURVE TO THE LEFT, THENCE ALONG SAID CURVE 17.08 FEET, HAVING A RADIUS OF 15.00 FEET, THE CHORD OF WHICH IS NORTH 57°22'30" WEST FOR A DISTANCE OF 16.17 FEET, THENCE SOUTH 90°00'00" WEST A DISTANCE OF 222.43 FEET TO A POINT OF CURVATURE TO THE RIGHT, THENCE ALONG SAID CURVE 53.52 FEET, HAVING A RADIUS OF 456.00 FEET, THE CHORD OF WHICH IS NORTH 86°38'16" WEST FOR A DISTANCE OF 53.49 FEET, THENCE SOUTH 0°44'18" WEST A DISTANCE OF 79.87 FEET, TO A POINT EXTENDING ON THE NORTHERLY BOUNDARY OF OLD COUNTRY MILL ESTATES SUBDIVISION PLAT "C" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, FILE NUMBER 6973-82, THENCE ALONG SAID SUBDIVISION THE FOLLOWING 3 CALLS: 1) NORTH 90°00'00" WEST A DISTANCE OF 137.88 FEET, 2) THENCE NORTH 82°45'23" WEST A DISTANCE OF 56.48 FEET, 3) NORTH 89°19'00" WEST A DISTANCE OF 519.94 FEET TO A POINT ON THE EASTERLY BOUNDARY OF OLD COUNTRY MILL ESTATES SUBDIVISION PLAT "B" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, FILE NUMBER 6657-79, THENCE ALONG SAID SUBDIVISION THE FOLLOWING CALLS: 1) NORTH 0°17'00" WEST A DISTANCE OF 100.00 FEET, 2) NORTH 0°22'47" EAST A DISTANCE OF 56.00 FEET, 3) NORTH 0°17'00" WEST A DISTANCE OF 100.01 FEET, 4) NORTH 89°19'00" WEST A DISTANCE OF 179.97 FEET, 5) NORTH 83°35'53" WEST A DISTANCE OF 56.38 FEET, 6) SOUTH 89°45'00" WEST A DISTANCE OF 94.74 FEET TO A POINT ON THE EASTERLY BOUNDARY OF FOUNTAIN VIEW SUBDIVISION PLAT "A" AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE FILE NUMBER 8779-100, THENCE ALONG SAID EASTERLY BOUNDARY NORTH 0°15'59" WEST A DISTANCE OF 127.40 FEET, THENCE NORTH 89°59'58" EAST A DISTANCE OF 158.56 FEET, THENCE NORTH 1°01'37" WEST A DISTANCE OF 188.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 1100 NORTH STREET, THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89°33'00" EAST A DISTANCE OF 425.13 FEET, THENCE SOUTH 01°01'37" EAST 120.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°59'52", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 77°27'19" EAST FOR A DISTANCE OF 70.71 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE ALONG SAID NON-TANGENTIAL CURVE TO THE RIGHT THROUGH AN ANGLE OF 40°06'28", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 12°24'21" EAST FOR A DISTANCE OF 34.29 FEET, THENCE SOUTH 89°19'00" EAST 146.95 FEET, THENCE NORTH 00°17'02" WEST 169.76 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY 1100 NORTH STREET, THENCE ALONG SAID RIGHT OF WAY SOUTH 89°33'00" EAST 253.68 FEET TO THE POINT OF BEGINNING.

NOTE: BASIS OF BEARING IS NAD 83 HORIZONTAL DATUM, SOUTH 89°34'38" WEST IN BETWEEN THE NORTH QUARTER CORNER AND NORTH EAST CORNER OF SAID SECTION 19.