

EXHIBIT A

Commencing at the Northeast corner of Lot 1, Plat "E", T & T Industrial Park Subdivision, Orem, Utah; thence South $01^{\circ}07'36''$ East 8.83 feet; thence along the arc of a 236.76 foot radius curve to the right 130.55 feet (chord bears South $14^{\circ}40'09''$ West 128.90 feet); thence North $88^{\circ}43'20''$ West 65.08 feet; thence North $00^{\circ}06'16''$ West 131.62 feet; thence North $89^{\circ}44'00''$ East 97.77 feet to the point of beginning.

AREA=11,728 sq. ft. or 0.27 acre

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED JOINT RIGHT-OF-WAY:

Commencing South $89^{\circ}44'00''$ West 97.77 feet and South $00^{\circ}06'6''$ East 116.62 feet from the Northeast corner of Lot 1, Plat "E", T & T Industrial Park Subdivision, Orem, Utah; thence South $89^{\circ}07'47''$ East 73.31 feet; thence along the arc of a 236.76 foot radius curve to the right 34.83 feet (chord bears South $30^{\circ}30'02''$ West 34.80 feet); thence North $88^{\circ}43'20''$ West 55.59 feet; thence North $00^{\circ}06'16''$ West 29.86 feet to the point of beginning.