

EXHIBIT "A"

Part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: BEGINNING at a point which is North 660 feet and East 696 feet from the Southwest corner of said Southwest Quarter Section; running thence East 97 feet, more or less, to the Westerly right-of-way line of State Highway Project No. 15-8; thence Northeasterly 237 feet, more or less, along said Westerly right-of-way line to a point which bears East from a point which is 858 feet North of the Southwest corner of said Southwest Quarter Section; thence West 380 feet, more or less to the Easterly line of the U.P.R.R. Co. right-of-way; thence Southerly 204 feet, more or less along the Easterly line of said right-of-way to a point West of the point of BEGINNING; thence East 189.3 feet to the point of BEGINNING.

TOGETHER with a right-of-way for ingress and egress over the following described tract of land: Part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: BEGINNING at a point which is North 710 feet and East 50 feet from the Southwest corner of said Southwest Quarter Section; running thence North 23 feet; thence East to the Westerly right-of-way line of the U.P.R.R. Co. right-of-way; thence Southerly along said right-of-way line to a point due East of the place of BEGINNING; thence West to the place of BEGINNING.

ALSO TOGETHER with an easement across the Union Pacific Railroad right-of-way between M.P. 4.06 and M.P. 4.09 on the Hill Field Branch at Roy, Utah, as described in a letter dated September 9, 1980 signed by D. J. Austin, of the Union Pacific Railroad Company and an unrecorded Agreement dated November 24, 1970, executed by and between U.P.R.R. Co. and Glen H. McEntire.