



## EXHIBIT "A"

## Combination of all real property descriptions for North Abby Condominiums

UNITS 1-12 OF NORTH ABBY CONDOMINIUMS, PHASE I AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY 7101, AND MAP FILING 5347 AND IN THE DECLARATION OF CONDOMINIUM RECORDED IN UTAH COUNTY, UTAH, AS ENTRY 7102, IN BOOK 3354, AT PAGE 564.

COMMENCING SOUTH 0 DEG. 40 MIN. 21 SEC. EAST ALONG THE SECTION LINE 987.02 FEET AND EAST 589.85 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 58 DEG. 0 MIN. 43 SEC. EAST 47.48 FEET; THENCE NORTH 7.8 FEET; THENCE SOUTH 71 DEG. 50 MIN. 29 SEC. EAST 49.30 FEET; THENCE SOUTH 32 DEG. 17 MIN. 12 SEC. EAST 99.37 FEET; THENCE SOUTH 58 DEG. 0 MIN. 42 SEC. WEST 169.71 FEET; THENCE NORTH 31 DEG. 48 MIN. 21 SEC. WEST 182.57 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A POINT LOCATED SOUTH 1 DEG. 40 MIN. 21 SEC. EAST ALONG THE SECTION LINE 1142.18 FEET AND EAST 684.25 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 58 DEG. 0 MIN. 42 SEC. EAST 169.71 FEET; THENCE SOUTH 32 DEG. 17 MIN. 12 SEC. EAST 100.63 FEET; THENCE NORTH 89 DEG. 12 MIN. 48 SEC. EAST 10.77 FEET; THENCE SOUTH 0 DEG. 30 MIN. 8 SEC. EAST 152.19 FEET; THENCE SOUTH 89 DEG. 29 MIN. 52 SEC. WEST 117.87 FEET; THENCE NORTH 31 DEG. 48 MIN. 21 SEC. WEST 174.43 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A POINT LOCATED SOUTH 0 DEG. 40 MIN. 21 SEC. EAST ALONG THE SECTION LINE 966.28 FEET AND EAST 775.83 FEET FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEG. 12 MIN. 48 SEC. EAST 188 FEET; THENCE 27.98 FEET ALONG THE ARC OF A 35. FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 66 DEG. 18 MIN. 27 SEC. EAST 27.25 FEET); THENCE NORTH 43 DEG. 24 MIN. 6 SEC. EAST 13.27 FEET; THENCE NORTH 89 DEG. 19 MIN. 39 SEC. EAST 85.34 FEET; THENCE SOUTH 31 DEG. 57 MIN. 33 SEC. EAST 355.23 FEET; THENCE 53 FEET ALONG THE ARC OF A 25 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 28 DEG. 46 MIN. 10 SEC. WEST 43.62 FEET); THENCE SOUTH 89 DEG. 29 MIN. 52 SEC. WEST 143.85 FEET; THENCE 34.12 FEET ALONG THE ARC 203.75 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 85 DEG. 22 MIN. 24 SEC. WEST 34.08 FEET); THENCE 25.78 FEET ALONG THE ARC OF A 153.74 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 85 DEG. 22 MIN. 24 SEC. WEST 25.71 FEET); THENCE SOUTH 89 DEG. 29 MIN. 52 SEC. WEST 100.72 FEET; THENCE NORTH 0 DEG. 3 MIN. 8 SEC. WEST 90.10 FEET; THENCE NORTH 32 DEG. 17 MIN. 12 SEC. WEST 248.39 FEET; THENCE 31.81 FEET ALONG THE ARC OF A 15 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 28 DEG. 27 MIN. 48 SEC. EAST 26.17 FEET) TO THE POINT OF BEGINNING.

ALSO KNOWN AS NORTH ABBY CONDOMINIUMS, PHASES I, II, III, & IV, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER.