

Exhibit "A"

A TRACT OF LAND SITUATE IN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STORRS AVENUE (300 WEST STREET) AND THE SOUTHERLY RIGHT OF WAY LINE OF A 50 FOOT WIDE FREEWAY FRONTAGE ROAD, WHICH BEGINNING POINT IS LOCATED WEST 1100.12 FEET AND NORTH 3425.73 FEET (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BEARING OF SECTION LINES - NAD 27) FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY BY THE FOLLOWING THREE COURSES AND DISTANCES: (1) ALONG A LINE PARALLEL WITH AND 50 FEET DISTANT SOUTHERLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 1-15 SOUTH 70 DEGREES 00'37" EAST 286.82 FEET; (2) THENCE 61.20 FEET ALONG THE ARC OF A 975.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 68 DEGREES 48'55" EAST 61.19 FEET; (3) THENCE SOUTH 67 DEGREES 04'43" EAST 378.07 FEET MORE OR LESS TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY; THENCE ALONG THE EASTERLY LINE OF SAID RAILROAD PROPERTY BY THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 83.20 FEET; (2) THENCE SOUTH 50 DEGREES 14'11" WEST 36.28 FEET; (3) THENCE SOUTH 33 DEGREES 28'06" WEST 62.83 FEET; THENCE LEAVING SAID EASTERLY PROPERTY LINE AND CONTINUING ON A LINE 50 FEET DISTANT NORTHEASTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING RAILROAD TRACKS, 703.07 FEET ALONG THE ARC OF A 4675.50 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 60 DEGREES 51'22" WEST 702.37 FEET; TO THE EASTERLY FENCED RIGHT OF WAY LINE OF STORRS AVENUE (300 WEST STREET); THENCE ALONG SAID STREET LINE NORTH 00 DEGREES 46'22" EAST 84.20 FEET TO THE POINT OF BEGINNING.

Less and excepting that portion of land conveyed to UDOT by that Final Judgement of Condemnation, recorded January 16, 2013, entry No. 5034:2013, described as follows:

A parcel of land in fee, being part of an entire tract of property, situate in the SE1/4NW1/4 of Section 23, T.5S., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the easterly right of way line of Storrs Avenue (300 West Street) and the southwesterly highway right of way line of the southwest frontage road of Interstate 15, which point is 1100.12 feet West and 3425.73 feet North from the south Quarter corner of said Section 23; thence running along said highway right of way line the following three (3) courses and distances: (1) thence S.70°00'37"E. 286.82 feet; (2) thence Easterly 61.20 feet along the arc of a 975.00-foot radius curve to the right, (chord bears S.68°48'55"E. 61.19 feet); (3) thence S.67°04'43"E. 378.07 feet to the easterly boundary line of said entire tract; thence South 71.82 feet along said boundary line to a point 182.98 feet radially distant southwesterly from the centerline of said project, opposite approximate Engineers Station 4339+69.24; thence Northwesterly 748.91 feet along the arc of a 4160.00-foot radius curve to the left (chord bears N.64°30'03"W. 747.90 feet) to said Storrs Avenue easterly right of way line; thence N.00°46'22"E. 17.26 feet along said right of way line to the point of beginning. The above described parcel of land contains 25,021 square feet in area or 0.574 acre.

(13:047:0027)