



EXHIBIT A - PROPERTY DESCRIPTION

Property situated in Summit County, Utah, more particularly described as follows:

A parcel of land lying within Section 13, Township 1 South Range 3 East, Salt Lake Base & Meridian, more particularly described as follows:

BEGINNING at a point which is South 89°14'24" East, a distance of 171.89 feet along the Section line from the North quarter corner of Section 13, Township 1 South Range 3 East, Salt Lake Base and Meridian; and running thence South 89°14'24" East, a distance of 1193.07 feet along said Section line to the Northeasterly sixteenth corner of Section 13; thence along the forty acre line South 00°17'31" East, a distance of 1442.89 feet; thence South 60°31'11" West, a distance of 160.98 feet to the Easterly Frontage Road right of way line; thence along said right of way line the following (5) courses: North 35°39'28" West, a distance of 30.99 feet to the beginning of a curve, concave Northeasterly, having a radius of 2814.78 feet and a central angle of 05°37'00", and Northwesterly along the arc of said curve to the right, a distance of 275.93 feet, said arc subtended by a chord which bears North 32°50'58" West, a distance of 275.82 feet to the point of intersection with a non-tangent line, North 30°05'31" West, a distance of 78.29 feet; to a point of intersection with a non-tangent curve, concave Southwesterly, having a radius of 2914.78 feet and a central angle of 05°37'00", and Northwesterly along the arc of said curve to the left, from which the local tangent at the beginning point bears North 30°02'28" West, a distance of 285.73 feet, said arc subtended by a chord which bears North 32°50'58" West, a distance of 285.62 feet to the curve's end and North 35°39'28" West, a distance of 1197.93 feet, to the point of BEGINNING.

TOGETHER WITH all water rights appurtenant thereto or located thereon (excluding, however, any right to Decreed Water Right Nos. 407 and 475).

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