

Attachment "A"
(the "Property")

WARRANTY DEED DESCRIPTION:

A parcel of land in fee for the widening of the existing 1300 West Street known as Project No. F-2066(4)7, being part of an entire tract of property situate in the NW1/4 SW1/4 of Section 35, T.2S., R.1W., S.L.B.&M., in Salt Lake County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said entire tract, said corner is 1,324.58 feet (1,320.0 feet by record) South along the Section line from the West Quarter Corner of said Section 35; and running thence North 274.02 feet (274.8 feet by record) along said Section line, to the northwest corner of said entire tract; thence East 37.00 feet along the northerly boundary line of said entire tract, to a point 37.00 feet perpendicularly distant easterly from the 1300 West Street Control Line opposite approximate engineer station 173+99.76; thence South 274.10 feet (274.8 feet by record), to the southerly boundary line of said entire tract, at a point 37.00 feet perpendicularly distant easterly from said Control Line opposite approximate engineer station 171+25.65; thence N.89°52'21"W. (West by record) 37.00 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 10,140 square feet or 0.233 acre, more or less, of which 9,044 square feet or 0.208 acre, more or less are now occupied by the existing highway. Balance is 1,096 square feet or 0.025 acre, more or less.

(Note: Rotate all bearings in the above description 00°13'05" clockwise to obtain project bearings.)

UTILITY EASEMENT DESCRIPTION:

A perpetual right of way easement, upon part of an entire tract of property, situate in the NW 1/4 SW1/4 of Section 35, T.2S., R.1W., S.L.B.&M., in Salt Lake County, Utah, incident to the construction of the widening of 1300 West Street known as Project No. F-2066(4)7. The boundaries of said easement being part of an entire tract of property are described as follows:

Beginning at a point on the southerly boundary line of said entire tract, said point is 1,324.58 feet (1,320.0 feet by record) South along the Section line and 37.00 feet S.89°52'21"E. (East by record) from the West Quarter Corner of said Section 35, at a point approximately 37.00 feet perpendicularly distant easterly from the 1300 West Street Control Line opposite approximate engineer station 171+25.65; and running thence North 274.10 feet (274.8 feet by record), to the

northerly boundary line of said entire tract, at a point 37.00 feet perpendicularly distant easterly from said Control Line opposite approximate engineer station 173+99.76; thence East 9.00 feet along said northerly boundary line; thence South 274.12 feet (274.8 feet by record) to said southerly boundary line; thence N.89°52'21"W. (West by record) 9.00 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 2,467 square feet in area or 0.057 acre, more or less.

(Note: Rotate all bearings in the above description 00°13'05" clockwise to obtain project bearings.)

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

A temporary easement, upon part of an entire tract of property, situate in the NW 1/4 SW1/4 of Section 35, T.2S., R.1W., S.L.B.&M., in Salt Lake County, State of Utah, to facilitate the construction of roadway improvements, side treatments and appurtenant parts thereof, blending slopes and installation of underground utility lines, incident to the construction of the existing 1300 West Street known as Project No. F-2066(4)7. This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at a point on the southerly boundary line of said entire tract, said point is 1,324.58 feet (1,320.0 feet by record) South along the Section line and 37.00 feet S.89°52'21"E. (East by record) from the West Quarter Corner of said Section 35; and running thence North 274.10 feet (274.8 feet by record), to the northerly boundary line of said entire tract; thence East 11.00 feet along said northerly boundary line; thence South 6.26 feet; thence S.57°31'44"E. 19.56 feet; thence South 138.00 feet; thence S.82°41'39"E. 19.66 feet; thence South 17.00 feet; thence S.82°30'15"W. 38.33 feet; thence South 52.00 feet; thence S.79°52'31"E. 28.44 feet; thence South 29.50 feet; thence West 13.00 feet; thence South 8.40 feet, to said southerly boundary line; thence N.89°52'21"W. (West by record) 24.00 feet along said southerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described easement contains 6,974 square feet in area or 0.160 acre, more or less.

(Note: Rotate all bearings in the above description 00°13'05" clockwise to obtain project bearings.)