

EXHIBIT A

COBABE RANCH LEGAL DESCRIPTION

A PART OF THE WEST HALF OF SECTION 26, THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 26 AND RUNNING THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 NORTH 00°26'26" EAST 1479.13 FEET; THENCE SOUTH 89°48'08" EAST 942.48 FEET; THENCE SOUTH 00°12'16" WEST 177.22 FEET; THENCE SOUTH 89°48'06" EAST 1537.86 FEET; THENCE SOUTH 18°43'07" WEST 794.95 FEET; THENCE SOUTH 64°21'31" WEST 942.83 FEET; THENCE SOUTH 06°50'26" WEST 888.49 FEET; THENCE SOUTH 37°35'19" WEST 417.03 FEET; THENCE SOUTH 00°11'11" EAST 249.54 FEET; THENCE NORTH 89°53'01" WEST 384.50 FEET; THENCE SOUTH 01°24'08" WEST 241.54 FEET; THENCE SOUTH 87°08'25" WEST 28.30 FEET; THENCE SOUTH 00°18'15" WEST 296.81 FEET; THENCE NORTH 89°14'24" WEST 618.30 FEET; THENCE NORTH 00°22'02" EAST 40.45 FEET; THENCE NORTH 89°39'49" WEST 1320.00 FEET; THENCE SOUTH 00°13'11" WEST 376.94 FEET; THENCE SOUTH 86°02'25" WEST 174.61 FEET; THENCE SOUTH 86°02'25" WEST 1121.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF 5100 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°16'28" EAST 810.29 FEET; THENCE SOUTH 89°38'25" EAST 1011.78 FEET; THENCE NORTH 13°25'49" WEST 861.43 FEET; THENCE SOUTH 89°34'09" EAST 1506.02 FEET; THENCE SOUTH 89°34'09" EAST 300.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER NORTH 00°22'02" EAST 650.49 FEET TO THE POINT OF BEGINNING. CONTAINING 176.671 ACRES.