

EXHIBIT A  
Legal Description  
6445 & 6451 Little Freezeout Rd, Caldwell, ID 83607

Parcel A Legal Description

A parcel of land located in the SW1/4 of Section 36, Township 6 North, Range 3 West of the Boise Meridian, Gem County, Idaho, more particularly described as follows:

**BEGINNING** at the W1/4 corner of said Section 36, marked by a GLO brass cap, from which the C1/4 corner of said Section 36, marked by a 5/8 inch rebar/cap PLS 797, bears South 89°30'30" East, 2646.82 feet;

Thence South 89°30'30" East, coincident with the north line of the SW1/4 of said Section 36, a distance of 814.81 to a 5/8 inch rebar/no cap;

Thence South 00°08'24" West, parallel with the west line of said SW1/4 of Section 36, a distance of 563.86 feet to a 1/2 inch rebar/cap PLS 10561;

Thence South 47°10'48" East, 571.93 feet to a 1/2 inch rebar/cap PLS 10561;

Thence North 89°51'51" West, 420.46 feet to a 1/2 inch rebar/cap illegible;

Thence South 00°08'24" West, parallel with said west line, a distance of 378.02 feet to a 5/8 inch rebar/no cap;

Thence South 89°06'45" East, 1538.35 feet to the centerline of Little Freezeout Road, marked by a 5/8 inch rebar/cap illegible;

Thence South 09°15'05" West, coincident with said centerline, 303.68 feet, from which a witness corner, marked by a 1/2 inch rebar/cap illegible, bears North 89°35'35" West, 30.00 feet;

Thence North 89°35'35" West, 2304.95 feet to said west line of the SW1/4 of Section 36, marked by a 1/2 inch rebar/cap PLS 6552;

Thence North 00°08'24" East, coincident with said west line, 1643.80 feet to the **POINT OF BEGINNING**.

The above described parcel contains 43.266 acres, more or less.

**BASIS OF BEARINGS** for this legal description is South 89°30'30" East, between the W1/4 corner and the C1/4 corner of Section 36, T. 6 N., R. 3 W., B.M., Gem County, Idaho. I.S.P.C.S., West Zone.

SELLER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

SELLER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

BUYER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

BUYER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Parcel B Legal Description

AGRICULTURAL PARCEL WITH BUILDING RESTIRCTIONS

A parcel of land located in the SW1/4 of Section 36, Township 6 North, Range 3 West of the Boise Meridian, Gem County, Idaho, more particularly described as follows:

**COMMENCING** at the W1/4 corner of said Section 36, marked by a GLO brass cap, from which the C1/4 corner of said Section 36, marked by a 5/8 inch rebar/cap PLS 797, bears South 89°30'30" East, 2646.82 feet;

Thence South 89°30'30" East, coincident with the north line of the SW1/4 of said Section 36, a distance of 814.81 to a 5/8 inch rebar/no cap and the **POINT OF BEGINNING**;

Thence continuing South 89°30'30" East, coincident with said north line, 1212.09 feet to a 1/2 inch rebar/cap PLS 797;

Thence South 00°24'00" West, parallel with the east line of said SW1/4 of Section 36, a distance of 826.05 feet to a 1/2 inch rebar/cap PLS 797;

Thence South 89°30'30" East, parallel with said north line, 418.89 feet to the centerline of Little Freezeout Road, marked by a 5/8 inch rebar/cap illegible;

Thence South 09°58'10" West, coincident with said centerline, 480.77 feet to a 1/2 inch rebar/cap PLS 10561;

Thence North 89°06'45" West, 947.69 feet to a 1/2 inch rebar/cap PLS 10561 and the beginning of a non-tangent curve to the right;

Thence northwesterly, 83.81 feet along the arc of said curve to the right, having a radius of 100.00 feet, a central angle of 48°01'18", and being subtended by a chord bearing of North 46°38'18" West, 81.38 feet to a 1/2 inch rebar/no cap;

Thence North 22°37'39" West, 183.47 feet, to a 1/2 inch rebar/no cap;

Thence North 14°20'01" West, 124.90 feet to a 1/2 inch rebar/no cap;

Thence North 89°51'51" West, 15.55 feet to a 1/2 inch rebar/cap PLS 10561;

Thence North 47°10'48" West, 571.93 feet to a 1/2 inch rebar/cap PLS 10561;

Thence North 00°08'24" East, parallel with the west line of said SW1/4 of Section 36, a distance of 563.86 feet to the **POINT OF BEGINNING**.

**BASIS OF BEARINGS** for this legal description is South 89°30'30" East, between the W1/4 corner and the C1/4 corner of Section 36, T. 6 N., R. 3 W., B.M., Gem County, Idaho. I.S.P.C.S., West Zone.

SELLER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

SELLER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

BUYER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

BUYER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Parcel C Legal Description

A parcel of land located in the SW1/4 of Section 36, Township 6 North, Range 3 West of the Boise Meridian, Gem County, Idaho, more particularly described as follows:

**COMMENCING** at the W1/4 corner of said Section 36, marked by a GLO brass cap, from which the C1/4 corner of said Section 36, marked by a 5/8 inch rebar/cap PLS 797, bears South 89°30'30" East, 2646.82 feet;

Thence South 89°30'30" East, coincident with the north line of the SW1/4 of said Section 36, a distance of 814.81 to a 5/8 inch rebar/no cap;

Thence South 00°08'24" West, parallel with the west line of said SW1/4 of Section 36, a distance of 951.60 feet to a 1/2 inch rebar/cap illegible and the **POINT OF BEGINNING**;

Thence South 89°51'51" East, 436.01 feet to a 1/2 inch rebar/no cap;

Thence South 14°20'01" East, 124.90 feet to a 1/2 inch rebar/no cap;

Thence South 22°37'39" East, 183.47 feet, to a 1/2 inch rebar/no cap and the beginning of a tangent curve to the left;

Thence southeasterly, 83.81 feet along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 48°01'18", and being subtended by a chord bearing of South 46°38'18" East, 81.38 feet to a 1/2 inch rebar/cap PLS 10561;

Thence South 89°06'45" East, 947.69 feet to the centerline of Little Freezeout Road, marked by a 1/2 inch rebar/cap PLS 10561;

Thence South 09°58'10" West, 40.51 feet to a 5/8 inch rebar/cap illegible;

Thence North 89°06'45" West, 1538.35 feet to a 5/8 inch rebar/no cap;

Thence North 00°08'24" East, parallel with said west line of said SW1/4 of Section 36, a distance of 378.02 feet to the **POINT OF BEGINNING**.

The above described parcel contains 5.284 acres, more or less.

**BASIS OF BEARINGS** for this legal description is South 89°30'30" East, between the W1/4 corner and the C1/4 corner of Section 36, T. 6 N., R. 3 W., B.M., Gem County, Idaho. I.S.P.C.S., West Zone.

SELLER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

SELLER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

BUYER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_

BUYER'S Signature: \_\_\_\_\_ Date: \_\_\_\_\_