

EXHIBIT A

PARCEL I:

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 36, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

BEGINNING at an iron pin marking the North 1/16 corner on the Westerly boundary of Section 36, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 03' 52" West a distance of 40 feet along the Westerly boundary of said Section 36 to an iron pin; thence

North 89° 50' 30" East a distance of 578.60 feet along a line parallel with the Northerly 1/16 line of said Section 36 to a lead plug and tack set on the centerline of a concrete irrigation ditch; said point being the TRUE POINT OF BEGINNING; thence continuing

North 89° 50' 30" East a distance of 269.53 feet along a line parallel with the Northerly 1/16 line of said Section 36 to an iron pin; thence

South 0° 13' 52" West a distance of 670.46 feet to a point at the centerline of Garland Ditch, said point being South 0° 13' 52" West a distance of 15 feet and North 4° 41' 14" West a distance of 7.45 feet from two iron pins; thence

North 71° 12' 08" West a distance of 123.05 feet along the centerline of Garland Ditch to a point located at an angle point in Garland Ditch; said point being North 12° 29' 02" East a distance of 7.50 feet from an iron pin; thence

South 84° 49' 52" West a distance of 302.75 feet along the centerline of Garland Ditch to a point located at an angle point in Garland Ditch; said point being North 10° 33' 46" West a distance of 7.69 feet from an iron pin; thence

South 81° 08' 47" West a distance of 79.58 feet along the centerline of Garland Ditch to a point; said point being South 33° 16' 47" West a distance of 15 feet from an iron pin; thence

North 33° 16' 47" East a distance of 333.29 feet to a lead plug and tack set on the centerline of a concrete irrigation ditch; thence

North 6° 50' 37" East a distance of 393.77 feet along the centerline of a concrete irrigation ditch to the TRUE POINT OF BEGINNING.

AND

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 36, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at an iron pin marking the North 1/16 corner on the Westerly boundary of Section 36, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 03' 52" West a distance of 40 feet along the Westerly boundary of said Section 36 to an iron pin; thence

North 89° 50' 30" East a distance of 578.60 feet along a line parallel with the Northerly 1/16 line of said Section 36 to a lead plug and tack set on the centerline of a concrete irrigation ditch; thence

South 6° 50' 37" West a distance of 393.77 feet along the centerline of a concrete irrigation ditch to a lead plug and tack; said point being the TRUE POINT OF BEGINNING; thence

South 33° 16' 47" West a distance of 333.29 feet to a point on the centerline of Garland Ditch, said point being South 33° 16' 47" West a distance of 15 feet from an iron pin; thence

South 81° 08' 47" West a distance of 21 feet along the centerline of Garland Ditch to a point located at an angle point in Garland Ditch, said point being North 1° 01' 29" East a distance of 7.81 feet from an iron pin; thence

North 69° 15' 23" West a distance of 73.80 feet along the centerline of Garland Ditch to a point located at an angle point in Garland Ditch, said point being North 30° 15' 54" East a distance of 7.50 feet from an iron pin; thence

North 36° 40' 58" West a distance of 125.50 feet along the centerline of Garland Ditch to a point, said point being South 65° 57' 27" West a distance of 15 feet from an iron pin; thence

North 65° 57' 27" East a distance of 380.64 feet to the TRUE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH an easement for ingress-egress over that portion of the Southwest Quarter of the Northwest Quarter of Section 36, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence

North 89° 50' 30" East along the Northern boundary of the said Southwest Quarter of the Northwest Quarter a distance of 848.25 feet; thence

South 0° 13' 52" West a distance of 40 feet; thence

South 89° 50' 30" West along a line parallel with the Northern boundary of the said Southwest Quarter of the Northwest Quarter a distance of 848.13 feet to a point of the Western boundary of the said Southwest Quarter of the Northwest Quarter; thence

North 0° 03' 52" East along the Western boundary of the said Southwest Quarter of the Northwest Quarter a distance of 40 feet to the POINT OF BEGINNING.