

EXHIBIT A
Legal Description
2625 Sunset Drive, Emmett, ID 83617
Parcel: RP06N02W024801 | 39.758 Acres

A parcel of land being the North 1/2 of the Northeast 1/4 of the Southwest 1/4 and the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 6 North, Range 2 West, B.M., Gem County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the west 1/4 corner of said Section 2, which bears N00°31'15"E a distance of 2,623.61 feet from a found brass cap marking the southwest corner of said Section 2, thence following the northerly line of the Southwest 1/4 of said Section 2, S89°26'51"E a distance of 1,330.34 feet to a found 5/8-inch rebar marking the Center-West 1/16 corner and being the **POINT OF BEGINNING**.

Thence following the northerly line of said Southwest 1/4, S89°26'51"E a distance of 1,330.34 feet to a found 5/8-inch rebar marking the Center of said Section 2;
Thence leaving the northerly line of said Southwest 1/4, and following the northerly line of the Southeast 1/4 of said Section 2, S89°27'10"E a distance of 1,309.90 feet to a set 5/8-inch rebar marking the Center-East 1/16 corner of said Section 2;
Thence leaving the northerly line of said Southeast 1/4, and following the easterly line of the Northwest 1/4 of the Southeast 1/4 of said Section 2, S00°55'56"W a distance of 656.34 feet to a set 5/8-inch rebar;
Thence leaving the easterly line of said Northwest 1/4 of the Southeast 1/4, N89°26'58"W a distance of 2,637.59 feet to a set 5/8-inch rebar on the westerly line of the Northeast 1/4 of the Southwest 1/4 of said Section 2;
Thence following the westerly line of said Northeast 1/4 of the Southwest 1/4, N00°42'03"E a distance of 656.30 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 39.758 acres (1,731,870 square feet), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

SELLER'S Signature: _____ Date: _____

SELLER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____

EXHIBIT A - Pg. 2

Legal Description

Parcel: RP06N02W028250 | 54.479 Acres

A parcel of land being a portion of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 6 North, Range 2 West, B.M., Gem County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the west 1/4 corner of said Section 2, which bears N00°31'15"E a distance of 2,623.61 feet from a found brass cap marking the southwest corner of said Section 2, thence following the northerly line of the Southwest 1/4 of said Section 2, S89°26'51"E a distance of 1,144.67 feet to a point being witnessed by a set 5/8-inch rebar which bears S00°42'03"W a distance of 25.00 feet and said point being the **POINT OF BEGINNING**.

Thence following the northerly line of said Southwest 1/4, S89°26'51"E a distance of 185.67 feet to a found 5/8-inch rebar marking the Center-West 1/16 corner of said Section 2;
 Thence leaving the northerly line of said Southwest 1/4, and following the westerly line of the Northeast 1/4 of the Southwest 1/4 of said Section 2 (also being the easterly line of the Northwest 1/4 of the Southwest 1/4), S00°42'03"W a distance of 656.30 feet to a set 5/8-inch rebar;
 Thence leaving the westerly line of said Northeast 1/4 of the Southwest 1/4, S89°26'58"E a distance of 2,637.59 feet to a set 5/8-inch rebar on the easterly line of the Northwest 1/4 of the Southeast 1/4 of said Section 2;
 Thence following the easterly line of said Northwest 1/4 of the Southeast 1/4, S00°55'56"W a distance of 656.34 feet to a set 5/8-inch rebar marking the Southeast 1/16 corner of said Section 2;
 Thence leaving the easterly line of said Northwest 1/4 of the Southeast 1/4 and following the southerly line of said Northwest 1/4 of the Southeast 1/4, N89°29'04"W a distance of 1,319.10 feet to a found 3/4-inch iron pipe marking the Center-South 1/16 corner of said Section 2;
 Thence leaving the southerly line of said Northwest 1/4 of the Southeast 1/4 and following the southerly line of the Northeast 1/4 of the Southwest 1/4 of said Section 2, N89°24'46"W a distance of 1,315.84 feet to a found 5/8-inch rebar marking the Southwest 1/16 corner of said Section 2;
 Thence leaving the southerly line of said Northeast 1/4 of the Southeast 1/4, and following the easterly line of Southwest 1/4 of the Southwest 1/4 of said Section 2, S00°42'03"W a distance of 305.17 feet to a found 1/2-inch rebar on the top of bluff line;
 Thence leaving the easterly line of said Southwest 1/4 and following the top of bluff line the following nine (9) courses:

1. S50°49'49"W a distance of 141.38 feet to a point;
2. S52°31'40"W a distance of 110.96 feet to a point;
3. S54°23'05"W a distance of 151.46 feet to a point;
4. S58°34'43"W a distance of 115.68 feet to a point;
5. S76°02'39"W a distance of 52.50 feet to a point;
6. S43°32'23"W a distance of 65.06 feet to a set 5/8-inch rebar;
7. S54°09'56"W a distance of 152.11 feet to a found 1/2-inch rebar;
8. N61°04'35"W a distance of 199.59 feet to a point;
9. N31°25'13"W a distance of 84.06 feet to a set 5/8-inch rebar;

Thence leaving said top of bluff line, N38°16'26"E a distance of 248.00 feet to a set 5/8-inch rebar;
 Thence N19°49'44"E a distance of 332.56 feet to a set 5/8-inch rebar;
 Thence N65°16'05"E a distance of 451.44 feet to a set 5/8-inch rebar;
 Thence N00°42'03"E a distance of 1,209.05 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 54.479 acres (2,373,124 square feet), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

SELLER'S Signature: _____ Date: _____

SELLER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____

EXHIBIT A - Pg. 3
Legal Description
Parcel: RP06N02W025415 | 13.634 Acres

A parcel of land being a portion of the West 1/2 of the Southwest 1/4 of Section 2, Township 6 North, Range 2 West, B.M., Gem County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the west 1/4 corner of said Section 2, which bears N00°31'15"E a distance of 2,623.61 feet from a found brass cap marking the southwest corner of said Section 2, thence following the northerly line of the Southwest 1/4 of said Section 2, S89°26'51"E a distance of 959.00 feet to a point being witnessed by a found 1/2-inch rebar which bears S00°48'07"E a distance of 25.00 feet and said point being the **POINT OF BEGINNING**.

Thence following said northerly line, S89°26'51"E a distance of 185.67 feet to a point being witnessed by a set 5/8-inch rebar which bears S00°42'03"W a distance of 25.00 feet from said point;

Thence leaving said northerly line, S00°42'03"W a distance of 1,209.05 feet to a set 5/8-inch rebar;

Thence S65°16'05"W a distance of 451.44 feet to a set 5/8-inch rebar;

Thence S19°49'44"W a distance of 332.56 feet to a set 5/8-inch rebar;

Thence N40°35'55"W a distance of 212.13 feet to a set 5/8-inch rebar;

Thence N05°14'47"E a distance of 632.87 feet to a set 5/8-inch rebar;

Thence N78°24'26"W a distance of 48.56 feet to the centerline of a drain ditch;

Thence following said centerline of the drain ditch the following five (5) courses:

1. N11°35'34"E a distance of 104.59 feet to a point;
2. N40°50'31"E a distance of 131.35 feet to a point;
3. S86°54'37"E a distance of 155.11 feet to a point;
4. N39°31'34"E a distance of 352.20 feet to a point;
5. N00°48'07"W a distance of 446.33 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 13.634 acres (593,878 square feet), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

SELLER'S Signature: _____ Date: _____

SELLER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____