

EXHIBIT A
Legal Description

28140 Hop Road, Caldwell, ID 83607
Parcel#: R38305010 0

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

PARCEL I

COMMENCING AT THE QUARTER CORNER BETWEEN SECTIONS 11 AND 12, TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO; THENCE BEARING SOUTH ON THE SECTION LINE 1,880.16 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 85° 42' 07" EAST 690.00 FEET; THENCE SOUTH 00° 15' 44" EAST 446.86 FEET; THENCE SOUTH 88° 22' 00" WEST 72.06 FEET; THENCE SOUTH 82° 27' 00" WEST 265.00 FEET; THENCE NORTH 83° 39' 00" WEST 122.60 FEET; THENCE NORTH 00° 15' 44" WEST 476.5 FEET; THENCE NORTH 85° 42' 07" WEST 232.00 FEET TO THE SECTION LINE; THENCE NORTH 28.00 FEET TO THE POINT OF BEGINNING.

PARCEL II

A PORTION OF THE SOUTHWEST QUARTER, SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, AND RUNNING SOUTH 0° 00' 00" WEST 1,880.16 FEET ALONG THE WESTERLY BOUNDARY OF SAID SECTION 12 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 45' 54" EAST 1,212.80 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF THE NOTUS LATERAL; THENCE ALONG SAID APPROXIMATE CENTERLINE OF THE NOTUS LATERAL THE FOLLOWING COURSES AND DISTANCES:
SOUTH 42° 30' 00" WEST 265 FEET TO A POINT; THENCE
SOUTH 18° 06' 00" WEST 266 FEET TO A POINT; THENCE
SOUTH 71° 08' 00" WEST 128 FEET TO A POINT; THENCE
SOUTH 88° 22' 00" WEST 139.94 FEET TO A POINT; THENCE LEAVING SAID APPROXIMATE CENTERLINE OF THE NOTUS LATERAL AND BEARING
NORTH 0° 15' 44" WEST 446.86 FEET TO A POINT; THENCE
NORTH 85° 42' 07" WEST 690 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND/OR APPEARING ON SAID ABOVE-DESCRIBED PARCEL;

TOGETHER WITH AN EASEMENT FOR AN IRRIGATION PIPELINE BEING THE WESTERLY 15 FEET OF THE SOUTHERLY 1,125 FEET OF THE NORTHERLY 1,880.16 FEET OF THE SOUTHWEST QUARTER, SECTION 12, TOWNSHIP 5 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

SELLER'S Signature: _____ Date: _____

SELLER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____

BUYER'S Signature: _____ Date: _____