

Exhibit A

THE PARTS OF LOT 4, 11 AND 12 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 33 EAST, B.M. POWER COUNTY, IDAHO, LYING SOUTH OF MICHAUD CREEK ROAD DESCRIBED AS:

COMMENCING AT THE SE CORNER OF SAID SECTION 22; THENCE N 00°01'18" E, 1329.21 FEET ALONG THE EAST LINE OF SAID SECTION TO THE SOUTH LINE SAID LOT 4; THENCE ALONG SAID SOUTH LINE N 89°48'23" W, 324.49 FEET TO THE CENTERLINE OF MICHAUD CREEK ROAD BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N 89°48'23" W, 978.70 FEET TO WEST LINE OF LOT 12; THENCE ALONG THE SAID WEST LINE N 00°01'57" W, 513.83 FEET TO THE CENTERLINE WAY OF MICHAUD CREEK ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES; (1) S 43°13'03" E, 197.71 FEET TO A POINT OF CURVE; THENCE (2) ALONG SAID CURVE TO THE LEFT 316.72 FEET (CURVE DATA: RADIUS= 650.00 FEET, DELTA = 27°55'06", CHORD BEARS S 57°10'36" E, 313.60 FEET); THENCE (3) S 71°08'09" E, 489.57 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE (4) ALONG SAID NON-TANGENT CURVE TO THE RIGHT 125.11 FEET (CURVE DATA: DELTA = 4°13'00", RADIUS=1700.00 FEET, CHORD BEARS S 69°01'38" E, 125.09 FEET) TO THE POINT OF BEGINNING. SUBJECT TO MICHAUD CREEK ROAD CENTERLINE.

Jarod Nalder

4/9/26