

Exhibit A

Address: TBD Foothill Rd Idaho Falls, ID 83401

Beginning at a point to the North line of the NW1/4 SW1/4, that is S.  $0^{\circ}40'49''$  West 2642.96 feet and N.  $89^{\circ}54'17''$  E. 90.78 feet from the NW corner of Section 20, T. 2N., R. 39, E.B.M., said point of beginning also beginning also being a point on curve at Station 337+83.74 on the East right of way line of the Nielsen loop Road, and running thence N.  $89^{\circ}54'17''$  E. 1082.05 feet along said North line of the NW1/4 SW1/4; thence S.  $5^{\circ}58'51''$  W. 541.02 feet; thence N.  $77^{\circ}27'41''$  W. 143.02 feet; thence S.  $72^{\circ}36'47''$  W. 101.51 feet; thence South  $27^{\circ}25'34''$  W. 241.75 feet; thence S.  $80^{\circ}43'50''$  W. 267.26 feet to the East right of way line of said Road at station 328+65.51; thence N.  $36^{\circ}33'53''$  W. (County bearing N.  $37^{\circ}14'12''$  West) 239.29 feet along said R-O-W line to Station 331+04.8, which station is a point of curvature having a radius of 1604.28 feet and a chord that bears N.  $24^{\circ}40'57''$  W. 660.64 feet; thence to the right along said curve 665.40 feet to the point of beginning.

And

The West half of the Northeast Quarter and the South half of the Northwest Quarter of Section 20, Township 2 North, Range 39 East of the Boise Meridian, in Bonneville County, Idaho, excepting the following two tracts:

TRACT ONE: Thirty rods East and West by forty rods North and South in the Northwest corner of the South half of the Northwest Quarter of said Section 20, Township 2 North, Range 39, East of the Boise Meridian.

TRACT TWO: Beginning at a point that is North along the Section line 603.97 feet from the West Quarter Corner of Section 20, Township 2 North, Range 39, East of the Boise Meridian, said point also being South along the Section line 2040.00 feet from the Northwest corner of said Section 20 thence East 169.82 feet to the true point of beginning; running thence East 1140.18 feet; thence South  $0^{\circ}00'42''$  West 585.32 feet to a point in the East-West centerline of said Section 20 that is North  $89^{\circ}13'41''$  East 1310.00 feet from the West Quarter corner thereof; thence South  $89^{\circ}13'41''$  West along said East-West centerline 988.38 feet; thence North  $13^{\circ}17'19''$  West 256.05 feet; thence North  $14^{\circ}53'25''$  West 361.59 feet to the true point of beginning.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_