

EXHIBIT A

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER, TOWNSHIP 4 NORTH, RANGE 40 EAST, BOISE MERIDIAN, JEFFERSON COUNTY, IDAHO, SECTION 28, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 620 FEET NORTH $89^{\circ}23'03''$ EAST OF THE NORTH QUARTER CORNER OF SAID SECTION 28, SAID POINT IS ON THE WEST RIGHT OF WAY LINE OF A 60 FOOT WIDE INGRESS/EGRESS EASEMENT AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE SOUTH $0^{\circ}52'39''$ EAST 850.44 FEET; THENCE, NORTH $33^{\circ}13'40''$ WEST 348.18 FEET ALONG AN EXISTING IRRIGATION DITCH; THENCE, CONTINUING ALONG SAID IRRIGATION DITCH NORTH $42^{\circ}22'43''$ WEST 84.60 FEET; THENCE, NORTH $3^{\circ}47'16''$ WEST 157.00 FEET; THENCE, NORTH $3^{\circ}07'00''$ EAST 338.00 FEET TO THE NORTH SECTION LINE OF SAID SECTION 28; THENCE, ALONG SAID SECTION LINE NORTH $89^{\circ}23'03''$ EAST 226.80 FEET TO THE POINT OF BEGINNING.

LESS: COUNTY ROAD RIGHT OF WAY (200 NORTH)

WB 6-6-75
CB 6/6/25