

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 -

Part of the West Half of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 3 North, Range 45 East of the Boise Meridian, Teton County, Idaho, described as follows:

Beginning at a point that is South 89°58'13" East 275.01 feet along the section from the Northwest corner of said Section 20 and running thence South 89°58'13" East 1044.85 feet; thence South 00°22'19" East 1315.74 feet; thence North 89°57'03" East 1320.53 feet; thence South 00°21'31" East 1314.24 feet; thence South 89°51'41" West 1314.24 feet; thence North 00°06'33" West 732.03 feet to a point on a curve; thence 149.47 feet along said curve to the left, Curve Data: Radius = 1457.74 feet, Delta = 5°52'30", Chord bearing = South 73°26'15" West 149.41 feet to a point of reverse curve; thence 138.19 feet along said reverse curve to the right, Curve Data: Radius = 1195.15 feet, Delta = 6°37'29", Chord bearing = South 73°48'44" West 138.11 feet; thence North 05°33'44" West 537.01 feet; thence North 58°00'00" West 384.25 feet to a point of curve; thence 246.58 feet along said curve to the right, Curve Data: Radius = 105.13 feet, Delta = 134°23'00", Chord bearing = North 09°11'30" East 193.82 feet; thence North 76°22'59" East 417.60 feet to a point of curve; thence 262.54 feet along said curve to the left, Curve Data: Radius = 206.62 feet, Delta = 72°48'04", Chord bearing = North 39°58'58" East 245.23 feet to a point of compound curve; thence 340.24 feet along said compound curve to the left, Curve Data: Radius = 257.92 feet, Delta = 75°34'56", Chord bearing = North 34°12'32" West 316.10 feet; thence (6) North 72°00'00" West 309.31 feet to point of curve; thence (7) 161.36 feet along said curve to the right, Curve Data: Radius = 574.83, Delta = 16°05'00", Chord bearing = North 63°57'30" West 160.83 feet; thence (7) North 55°55'00" West 500.33 feet to a point on a curve on the Southerly right of way line of U.S. Highway No. 31; thence 65.31 feet along said curve and right of way, Curve Data: Radius = 1482.50 feet, Delta = 2°31'27", Chord bearing = North 27°26'24" East 65.31 feet to the point of beginning.

MNC

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