

EXHIBIT A

Commencing at the South 1/4 corner of Section 23, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho; running thence S.89°56'51"E. along the Section line 1280.00 feet; thence N.00°03'09"E. 255.98 feet to the TRUE POINT OF BEGINNING; running thence N.00°03'09"E. 355.23 feet; thence N.89°31'31"E. 596.53 feet; thence N.44°55'01"E. 105.09 feet; thence S.00°22'38"E. 32.19 feet; thence S.48°16'32"W. 383.14 feet; thence S.48°16'32"W. 10.00 feet; thence S.42°58'28"W. 9.62 feet; thence S.48°11'38"E. 148.83 feet to the Westerly Rights-of-Way line of W. 17th Street; thence S.48°33'34"W. along said Rights-of-Way line 375.87 feet; thence N.06°01'30"W. 215.31 feet; thence N.89°56'51"W. 177.85 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO: existing Canal Rights-of-Way and easements of record.

CONTAINING: 199,518 Sq. Ft. or 4.580 acres.

Scott Johnson

09/04/2025 09:35 PM

Christina Johnson

09/06/2025 10:06 PM