

EXHIBIT A

(PARCEL 1)

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN; RUNNING THENCE N.00°02'40"E. ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 23 A DISTANCE OF 208.77 FEET TO THE EAST RIGHT OF WAY LINE OF GRIZZLY AVENUE, SAID POINT BEING ON A CURVE WITH A RADIUS OF 517.52 FEET AND A CHORD BEARING N.16°11'11"E. 287.76 FEET; THENCE TO THE LEFT ALONG SAID CURVE 291.60 FEET THROUGH A CENTRAL ANGLE OF 32°17'02"; THENCE N.00°02'31"E. ALONG SAID EAST RIGHT OF WAY LINE 57.19 FEET; THENCE S.89°04'13"E. 298.18 FEET; THENCE S.89°56'53"E. 370.24 FEET; THENCE N.00°00'04"E. 532.39 FEET TO THE SOUTH RIGHT OF WAY LINE OF STOSICH LANE; THENCE S.89°34'26"E. ALONG SAID SOUTH RIGHT OF WAY LINE 970.08 FEET; THENCE N.00°25'34"E. 250.00 FEET TO THE SOUTH BOUNDARY LINE OF SKYLINE HIGH ADDITION, CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO; THENCE S.89°34'26"E. ALONG SAID SOUTH BOUNDARY LINE 237.80 FEET; THENCE S.00°02'40"W. 850.06 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WEST 17TH SOUTH, SAID POINT BEING ON A CURVE WITH A RADIUS OF 19248.59 FEET AND A CHORD BEARING S.49°22'32"W. 7.01 FEET; THENCE TO THE LEFT ALONG SAID CURVE 7.01 FEET THROUGH A CENTRAL ANGLE OF 00°01'15"; N.00°22'57"W. 201.71 FEET; THENCE S.48°16'13"W. 393.13 FEET; THENCE S.42°53'47"W. 9.63 FEET; THENCE S.48°11'55"E. 0.32 FEET; THENCE N.89°41'03"W. 371.18 FEET; THENCE S.00°02'44"W. 169.91 FEET; THENCE N.89°56'53"W. 109.97 FEET; THENCE S.00°03'07"W. 72.00 FEET; THENCE S.89°56'53"E. 20.00 FEET; THENCE S.00°03'07"W. 150.00 FEET TO THE SOUTH LINE OF SAID SECTION 23; THENCE N.89°56'53"W. ALONG SAID SOUTH LINE 1190.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: EXISTING ROAD RIGHT OF WAYS AND EASEMENTS OF RECORD.

CONTAINING 31.706 ACRES

LESS:

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. 391.77 feet to the TRUE POINT OF BEGINNING; running thence N.00°03'09"E. 219.44 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 N.89°40'38"W. 371.15 feet to the TRUE POINT OF BEGINNING.

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

CONTAINING: 112,402 Sq. Ft. or 2.580 acres.

ADD THIS: (PARCEL 3)

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN; RUNNING THENCE S.00°12'14"E. 1328.49 FEET; THENCE N.89°34'26"W. 1019.18 FEET; THENCE S.00°25'34"W. 260.00 FEET TO THE TRUE POINT OF BEGINNING; RUNNING THENCE S.00°25'34"W. 150.00 FEET; THENCE N.89°34'26"W. 150.00 FEET; THENCE N.00°25'34"E. 150.00 FEET; THENCE S.89°34'26"E. 150.00 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO: EXISTING ROAD RIGHT OF WAYS AND EASEMENTS OF RECORD.

CONTAINING 0.517 ACRES
Aaron Johnson
Shane Bush
Terilyn Goldman

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09/04/2025 04:36 PM
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