

EXHIBIT A

A parcel of land being a portion of the South Half of the Southeast Quarter of Section 31, Township 3 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said South Half of the Southeast Quarter (section corner common to Sections 31, 32, 5 and 6), said corner monumented with a 3-inch diameter brass disk; thence

North $0^{\circ}15'31''$ West a distance of 1291.25 feet along the Easterly boundary of said South Half of the Southeast Quarter to the Northeast corner of said South Half of the Southeast Quarter (South $1/16$ corner common to Sections 31 and 32); thence

South $88^{\circ}59'36''$ West a distance of 50.00 feet along the Northerly boundary of said South Half of the Southeast Quarter to a point lying 50.00 feet Westerly of the Easterly boundary of said South Half of the Southeast Quarter, said point being the POINT OF BEGINNING; thence continuing

South $88^{\circ}59'36''$ West a distance of 406.65 feet along the Northerly boundary of said South Half of the Southeast Quarter to a point on the Westerly right of way of Robinson Lateral; thence along the Westerly right of way of said Robinson Lateral the following courses and distances:

South $45^{\circ}23'59''$ East a distance of 56.68 feet to the beginning of a tangent curve right and having a radius of 129.00 feet; thence

A distance of 83.59 feet along the arc of said curve, through a central angle of $37^{\circ}07'38''$, the long chord of which bears South $26^{\circ}50'11''$ East a distance of 82.14 feet to a point, thence tangent to said curve South $08^{\circ}16'22''$ East a distance of 124.71 feet to a point; thence

South $17^{\circ}57'33''$ East a distance of 91.64 feet to a point; thence

South $31^{\circ}21'53''$ East a distance of 101.17 feet to the beginning of a tangent curve right and having a radius of 221.00 feet; thence

A distance of 109.31 feet along the arc of said curve, through a central angle of $28^{\circ}20'20''$, the long chord of which bears South $17^{\circ}11'55''$ East a distance of 108.20 feet to the beginning of a reverse curve left and having a radius of 202.00 feet; thence

A distance of 6.08 feet along the arc of said curve, through a central angle of $01^{\circ}43'31''$, the long chord of which bears South $03^{\circ}53'31''$ East a distance of 6.08 feet to a point; thence leaving the Westerly right of way of said Robinson Lateral and non tangent to said curve

South $89^{\circ}35'58''$ East a distance of 200.28 feet to a point lying 50.00 feet Westerly of the Easterly boundary of said South Half of the Southeast Quarter; thence

North $00^{\circ}15'31''$ West a distance of 528.06 feet along a line that lies 50.00 feet Westerly of and parallel with the Easterly boundary of said South Half of the Southeast Quarter to the POINT OF BEGINNING.