

EXHIBIT A

A. Development Agreement Legal Description and Exhibit Map (date: 10/1/2021)

LOT 1 IN BLOCK 1 OF PACK IT UP SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 84 OF PLATS AT PAGES 9360 AND 9361, RECORDS OF ADA COUNTY, IDAHO.

PARCEL II:

A PARCEL OF LAND BEING ALL OF LOT 3, AND A PORTION OF LOT 2, BLOCK 1 OF PACK IT UP SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND ALSO SHOWN AS PARCEL "B" ON RECORD OF SURVEY NO. 6228, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, FROM WHICH THE SOUTHERLY QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°44'18" WEST, 2649.09 FEET, THENCE

SOUTH 89°44'18" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 18 AND THE CENTERLINE OF WEST OVERLAND ROAD FOR A DISTANCE OF 1097.27 FEET; THENCE LEAVING SAID BOUNDARY AND CENTERLINE NORTH 00°28'51" EAST FOR A DISTANCE OF 49.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST OVERLAND ROAD AND THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 OF PACK IT UP SUBDIVISION, BEING THE REAL POINT OF BEGINNING; THENCE

NORTH 00°28'51" EAST ALONG THE WEST BOUNDARY OF SAID LOT 3 EXTENDED FOR A DISTANCE OF 165.40 FEET; THENCE

SOUTH 89°31'09" EAST FOR A DISTANCE OF 195.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE

SOUTH 00°28'51" WEST ALONG THE EAST BOUNDARY OF SAID LOT 3 FOR A DISTANCE OF 162.87 FEET; THENCE

SOUTH 89°44'18" WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 3 FOR A DISTANCE OF 195.57 FEET TO THE REAL POINT OF BEGINNING.

PARCEL III:

A PARCEL OF LAND BEING LOT 1, BLOCK 1, OF SWINDELL SUBDIVISION, A RECORDED SUBDIVISION ON FILE IN BOOK 113 OF PLATS AT PAGES 16506 THROUGH 16510, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF LOT 2, BLOCK 1, OF PACK IT UP SUBDIVISION, A RECORDED SUBDIVISION ON FILE IN BOOK 84 OF PLATS AT PAGES 9360 AND 9361, RECORDS OF ADA COUNTY, IDAHO, SITUATED IN THE

SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, AND AS SHOWN ON RECORD OF SURVEY INSTRUMENT NUMBER 2020-172777, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1, OF SWINDELL SUBDIVISION;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 NORTH 29°04'02" WEST 183.41 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 2, BLOCK 1, OF PACK IT UP SUBDIVISION;

THENCE LEAVING SAID WESTERLY BOUNDARY AND ALONG SAID SOUTHERLY BOUNDARY AND THE WESTERLY EXTENSION THEREOF NORTH 89°32'27" WEST 358.06 FEET;

THENCE SOUTH 0°27'33" WEST 165.40 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OVERLAND ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 89°43'00" WEST 30.00 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY BOUNDARY OF LOT 2 NORTH 0°27'33" EAST 165.79 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY NORTH 89°32'27" WEST 209.44 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 2;

THENCE LEAVING SAID SOUTHERLY BOUNDARY AND ALONG SAID WESTERLY BOUNDARY NORTH 0°27'33" EAST 493.50 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 2;

THENCE LEAVING SAID WESTERLY BOUNDARY AND ALONG SAID NORTHERLY BOUNDARY NORTH 51°25'14" EAST 21.83 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY SOUTH 68°23'15" EAST 410.39 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, OF SWINDELL SUBDIVISION;

THENCE LEAVING SAID NORTHERLY BOUNDARY OF LOT 2 AND ALONG SAID NORTHERLY BOUNDARY OF LOT 1 SOUTH 84°24'55" EAST 51.53 FEET TO THE WESTERLY RIGHT-OF-WAY OF LABOR WAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 6 COURSES:

ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT 75.64 FEET, SAID CURVE HAVING A RADIUS OF 62.00 FEET; A CENTRAL ANGLE OF 69°33'57", AND A CHORD BEARING SOUTH 25°20'13" EAST 71.03 FEET;

THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT 18.01 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET; A CENTRAL ANGLE OF 51°35'10", AND A CHORD BEARING SOUTH 38°29'37" EAST 17.40 FEET;

THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT 28.49 FEET, SAID CURVE HAVING A RADIUS OF 102.00 FEET; A CENTRAL ANGLE OF 16°00'03", AND A CHORD BEARING SOUTH 20°42'03" EAST 28.39 FEET;

THENCE SOUTH 28°42'04" EAST 355.66 FEET;

THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT 74.20 FEET, SAID CURVE HAVING A RADIUS OF 173.00 FEET A CENTRAL ANGLE OF 24°34'21", AND A CHORD BEARING SOUTH 16°24'54" EAST 73.63 FEET;

THENCE SOUTH 34°07'17" WEST 25.82 FEET TO THE POINT OF BEGINNING.

