

EXHIBIT A



October 9, 2020
Ten Mile Crossing Sub-Area
Project No. 19-105
Legal Description

Exhibit A

A parcel of land situated in a portion of Section 14, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at the northwest corner of said Section 14, which bears N89°09'27"W from the north 1/4 corner of said Section 14, thence following the northerly line of said Section 14, S89°09'27"E a distance of 74.46 feet; Thence leaving said northerly line, S00°50'33"W a distance of 72.00 feet to the southerly right-of-way line of W. Franklin Rd. and the subdivision boundary of TM Creek Subdivision No. 2 and being the **POINT OF BEGINNING**.

Thence following said southerly right-of-way line and said subdivision boundary, the following twelve courses:

1. S89°09'27"E a distance of 176.45 feet;
2. S00°50'33"W a distance of 10.00 feet;
3. S89°09'27"E a distance of 70.00 feet;
4. N00°50'33"E a distance of 10.00 feet;
5. S89°09'27"E a distance of 44.37 feet;
6. N88°23'22"E a distance of 9.64 feet;
7. S00°50'33"W a distance of 7.41 feet;
8. S89°09'27"E a distance of 61.72 feet;
9. S84°34'43"E a distance of 113.53 feet;
10. S88°42'21"E a distance of 128.76 feet;
11. N84°21'40"E a distance of 94.58 feet;
12. N87°36'44"E a distance of 180.08 feet to the subdivision boundary of TM Creek Subdivision No. 4;

Thence leaving said subdivision boundary of TM Creek Subdivision No. 2 and following said southerly right-of-way line and said subdivision boundary of TM Creek Subdivision No. 4 the following four courses:

1. S83°19'54"E a distance of 144.49 feet;
2. S89°06'53"E a distance of 158.24 feet;
3. N00°35'03"E a distance of 12.05 feet;
4. S89°09'27"E a distance of 75.09 feet;

Thence leaving said southerly right-of-way line and following said subdivision boundary the following two courses;

1. S00°34'31"W a distance of 18.00 feet;
2. S89°09'27"E a distance of 249.00 feet;

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Thence leaving said subdivision boundary, S89°09'27"E a distance of 1,079.97 feet;

Thence S89°13'12"E a distance of 467.21 feet;

Thence N00°11'53"E a distance of 1.93 feet;

Thence 19.44 feet along the arc of a circular curve to the left, said curve having a radius of 60.00 feet, a delta angle of 18°33'54", a chord bearing of N09°05'04"W and a chord distance of 19.36 feet to the said southerly right-of-way line;

Thence following said southerly right-of-way line the following three courses;

1. S89°13'12"E a distance of 322.98 feet;
2. N00°34'27"E a distance of 20.00 feet;
3. S89°13'12"E a distance of 542.00 feet to the easterly line of the Northwest 1/4 of the Northeast 1/4 of said Section 14;

Thence following said easterly line, S00°34'27"W a distance of 1,280.50 feet to the southeast corner of said Northwest 1/4 of the Northeast 1/4 (northeast corner of the Southwest 1/4 of the Northeast 1/4);

Thence leaving said easterly line of the Northwest 1/4 of the Northeast 1/4 and following the easterly line of said Southwest 1/4 of the Northeast 1/4, S00°34'20"W a distance of 1,038.11 feet;

Thence leaving said easterly line, N89°12'39"W a distance of 450.00 feet;

Thence S00°34'20"W a distance of 290.40 feet to the southerly line of said Southwest 1/4 of the Northeast 1/4;

Thence following said southerly line, N89°12'39"W a distance of 879.80 feet to the center of said Section 14 (northwest corner of Primrose Subdivision);

Thence leaving said southerly line and following the easterly line of the Southwest 1/4 of said Section 14 (westerly line of said Primrose Subdivision), S00°35'29"W a distance of 887.73 feet to the northwest corner of the "Public Use Area" lot on said Primrose Subdivision;

Thence leaving said easterly line (westerly line of said Primrose Subdivision) and following the northerly line of said "Public Use Area" lot, S89°11'48"E a distance of 165.98 feet to the northeast corner of said lot;

Thence leaving said northerly line and following the easterly line of said lot, S00°32'58"W a distance of 440.52 feet to the southeast corner of said lot;

Thence leaving said easterly line and following said southerly line, N89°19'00"W a distance of 166.30 feet to the southwest corner of said lot on the easterly line of said Southwest 1/4 of said Section 14;

Thence leaving said southerly line and following said easterly line (also the subdivision boundary of TM Crossing Subdivision No. 4), S00°35'29"W a distance of 15.90 feet to the northerly right-of-way line of Interstate 84;

Thence following the northerly right-of-way line and said subdivision boundary, N89°34'11"W a distance of 396.68 feet to the subdivision boundary of TM Crossing Subdivision No. 2;

Thence leaving said subdivision boundary of TM Crossing Subdivision No. 4 and following said northerly right-of-way line and said subdivision boundary of TM Crossing Subdivision No. 2 the following eight courses:

1. N89°34'11"W a distance of 104.61 feet;
2. N81°01'41"W a distance of 83.12 feet;
3. N85°34'09"W a distance of 670.00 feet;
4. N04°25'51"E a distance of 25.00 feet;
5. N85°34'09"W a distance of 110.00 feet;
6. S04°25'51"W a distance of 15.00 feet;
7. N81°29'01"W a distance of 421.07 feet;
8. N82°36'30"W a distance of 185.91 feet to the subdivision boundary of TM Crossing Subdivision No. 3;

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Thence leaving said subdivision boundary of TM Crossing No. 2 and following said northerly right-of-way line and said Subdivision Boundary of TM Crossing Subdivision No. 3 the following four courses:

1. N82°36'30"W a distance of 394.87 feet;
2. N73°55'09"W a distance of 104.00 feet;
3. N46°58'42"W a distance of 166.76 feet;
4. N12°05'53"W a distance of 92.20 feet to the easterly right-of-way line of S. Ten Mile Rd.;

Thence leaving said northerly right-of-way line, and following said easterly right-of-way line and said subdivision boundary, N01°31'49"W a distance of 71.15 feet to the subdivision boundary of TM Crossing Subdivision;

Thence leaving said subdivision boundary of TM Crossing Subdivision No. 3 and following said easterly right-of-way line and said subdivision boundary of TM Crossing Subdivision the following three courses:

1. N01°31'49"W a distance of 396.89 feet;
2. N89°42'58"W a distance of 4.00 feet;
3. N00°30'02"E a distance of 456.76 feet;

Thence leaving said subdivision boundary and following said easterly right-of-way line the following six courses:

1. S89°11'30"E a distance of 35.18 feet;
2. N00°31'34"E a distance of 236.38 feet;
3. N89°26'27"W a distance of 46.03 feet;
4. N00°33'33"E a distance of 1,068.27 feet
5. S89°26'27"E a distance of 12.95 feet;
6. N03°39'37"E a distance of 39.28 feet to the subdivision boundary of TM Creek Subdivision No. 1;

Thence following said easterly right-of-way line and said subdivision boundary the following twelve courses:

1. N03°39'37"E a distance of 20.72 feet;
2. N86°20'23"W a distance of 16.21 feet;
3. N00°33'51"E a distance of 4.41 feet;
4. N10°47'07"E a distance of 43.38 feet;
5. N53°31'44"E a distance of 54.14 feet;
6. N03°31'44"E a distance of 66.88 feet;
7. N49°26'27"W a distance of 43.98 feet;
8. N03°39'37"E a distance of 45.01 feet;
9. N01°43'37"W a distance of 132.83 feet;
10. 19.74 feet along the arc of a circular curve to the left, said curve having a radius of 7,272.00 feet, a delta angle of 00°09'20", a chord bearing on N02°55'55"E and a chord distance of 19.74 feet;
11. N89°41'52"E a distance of 4.35 feet;
12. N00°33'33"E a distance of 529.09 feet to the subdivision boundary of TM Creek Subdivision No. 2;

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Thence leaving said subdivision boundary of TM Creek Subdivision No. 1 and following said easterly right-of-way line and said subdivision boundary of TM Creek Subdivision No. 2 the following four courses:

1. N00°33'33"E a distance of 123.31 feet;
2. N07°37'31"E a distance of 80.50 feet;
3. N00°33'20"E a distance of 100.00 feet;
4. N45°09'55"E a distance of 23.06 feet to the **POINT OF BEGINNING**.

Said description contains a total of 307.72 acres, more or less.



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