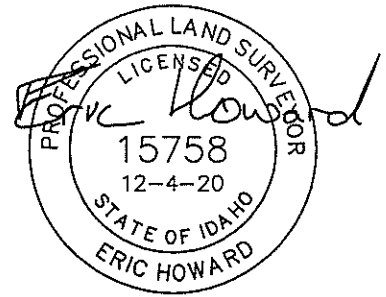


PROPERTY DESCRIPTION
FOR
EPIC DEVELOPMENT IDAHO II, LLC
C-C REZONE
Exhibit A



A parcel of land lying in the NW1/4 NW1/4 of Section 24, Township 3 North, Range 3 North, Boise Meridian, Ada County Idaho, said parcel being more particularly described as follows:

Commencing at a Brass Cap marking the NW Corner of said Section 24; thence along the north line of said Section 24, S.89°07'23"E. 545.43 feet to a point lying on the centerline of Overland Road also being the POINT OF BEGINNING.

Thence S.00°42'34"W. 395.65 feet to a 5/8" iron pin;

Thence S.89°24'47"E. 82.99 feet to a 5/8" iron pin;

The along the easterly boundary line of Fall Creek Meadows Subdivision #2 Bk 115 Pg. 17181, S.00°26'27"W. 454.58 feet to a 5/8" iron pin;

Thence along the northeasterly boundary line of Fall Creek Meadows Subdivision #1 Bk 114 Pg. 17038, S.64°59'52"E. 88.16 feet to a 5/8" iron pin;

Thence S.60°34'45"E. 140.88 to a 1/2" iron pin;

Thence N.01°57'33"W. 13.75 feet to a 1/2" iron pint marking the southwest corner of quitclaim deed instrument #2019-113633;

Thence along the westerly boundary line of said quitclaim deed instrument #2019-113633 the following courses and distances:

Thence N.01°57'33"W. 396.50 feet to a 1/2" iron pin;

Thence N.01°34'57"W. 178.16 feet to a 1/2" iron pin;

Thence N.01°22'35"W. 147.08 feet to a 1/2" iron pin;

Thence N.00°05'45"W. 218.47 feet to a point lying on the centerline of Overland Road;

Thence along the centerline of Overland Road, N.89°07'23"W. 254.39 feet to the POINT OF BEGINNING.

Said parcel contains 4.55 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.