

EXHIBIT A

Project No: 190580
Date: May 16, 2022
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MERIDIAN 118

A parcel of land, situated in a portion of SE1/4 of the NW1/4, NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

- A) **COMMENCING** at a brass cap monument marking the west one-quarter corner of said Section 15, thence along the south boundary of said NW1/4,
- B) S.89°14'36"E. 1322.75 feet to the center-west one-sixteenth corner of said Section 15 and the **POINT OF BEGINNING**; thence, along the west boundary of said SE1/4 of the NW1/4,
 - 1) N.00°39'56"E. 1328.79 feet to the northwest one-sixteenth corner of said Section 15; thence, along the north boundary of said SE1/4 of the NW1/4,
 - 2) S.89°15'14"E. 1321.49 feet to the center-north one-sixteenth corner of said Section 15; thence, along the east boundary of said SE1/4 of the NW1/4,
 - 3) S.00°36'37"W. 1328.96 feet to the center one-quarter corner of said Section 15; thence, along the north boundary of said NW1/4 of the SE1/4,
 - 4) S.89°14'39"E. 1321.43 feet to the center-east one-sixteenth corner of said Section 15; thence, leaving along the east boundary of said NW1/4 of the SE1/4,
 - 5) S.00°33'00"W. 1299.29 feet to the north right-of-way line of Interstate 84; thence, along said right-of-way line the following seven courses:
 - 6) S.88°47'49"W. 312.10 feet; thence,
 - 7) N.86°48'58"W. 675.49 feet; thence,
 - 8) N.84°05'20"W. 546.27 feet; thence,
 - 9) N.84°22'21"W. 139.20 feet; thence,
 - 10) N.81°25'39"W. 569.26 feet; thence,

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- 11) N.85°10'48"W. 150.33 feet; thence,
- 12) N.81°21'31"W. 266.05 feet to the west boundary of said NE1/4 of the SW1/4; thence along said boundary,
- 13) N.00°39'32"E. 1095.79 feet to the **POINT OF BEGINNING.**

CONTAINING: 115.26 acres, more or less



**MERIDIAN 118
H-E ZONING**

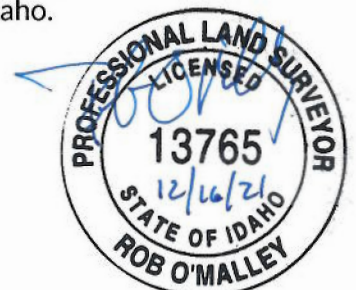
A parcel of land located in portions of the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4, of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Center East 1/16 Corner of said Section, from which the Center 1/4 Corner of said Section bears N.89°14'39"W., 1321.43 feet; thence along the east boundary of said NW1/4 of the SE1/4,

- A) S.00°33'33"W., 419.50 feet; thence,
- B) S.88°20'35"W., 422.37 feet; thence,
- C) S.06°13'49"W., 104.18 feet to the **POINT OF BEGINNING**; thence continuing,
 - 1) S.06°13'49"W., 46.04 feet to the beginning of a tangent curve; thence,
 - 2) Southwesterly along said curve to the right, having a radius of 125.00 feet, an arc length of 96.48 feet, through a central angle of 44°13'28" and a long chord which bears S.28°20'33"W., 94.11 feet; thence tangent from said curve,
 - 3) S.50°27'17"W., 698.92 feet; thence,
 - 4) N.39°32'45"W., 589.58 feet; thence,
 - 5) N.66°06'05"E., 97.09 feet to the beginning of a tangent curve; thence,
 - 6) Northeasterly along said curve to the right, having a radius of 1000.00 feet, an arc length of 430.30 feet, through a central angle of 24°39'16" and a long chord which bears N.78°25'43"E., 426.99 feet; thence tangent from said curve,
 - 7) S.89°14'39"E., 456.97 feet to the **POINT OF BEGINNING**.

CONTAINING: 7.06 acres, more or less.

*Bearings and distances are based on the record zoning descriptions included in the Development Agreement recorded as Instrument No. 110115738, Official Records of Ada County, Idaho.



**MERIDIAN 118
M-E ZONING**

A parcel of land located in portions of the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4, of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Center 1/4 Corner of said Section 15, from which the Center East 1/16 Corner of said Section bears S.89°14'39"E., a distance of 1321.43 feet; thence, along the north line of said NE1/4 of the SW1/4,

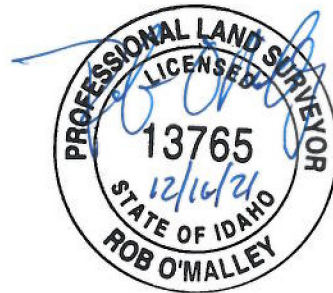
- A) N.89°14'51"W., 291.63 feet to the **POINT OF BEGINNING.**; thence,
- 1) S.39°31'08"E., 747.95 feet to the beginning of non-tangent curve; thence,
 - 2) Southwesterly along said curve to the left, having a radius of 1000.00 feet, an arc length of 185.66 feet, through a central angle of 10°38'16" and a long chord which bears S.71°25'13"W., 185.40 feet; thence tangent from said curve,
 - 3) S.66°06'05"W., 231.67 feet to the beginning of a non-tangent curve; thence,
 - 4) Southwesterly along said curve to the right, having a radius of 750.00 feet, an arc length of 322.73 feet, through a central angle of 24°39'16" and a long chord which bears S.78°25'43"W., 320.24 feet; thence tangent from said curve,
 - 5) N.89°14'39"W., 51.86 feet; thence,
 - 6) S.00°45'21"W., 393.83 feet to the north right-of-way of Interstate Highway 84; thence along said right-of-way,
 - 7) N.81°24'57"W., 352.28 feet; thence,
 - 8) N.85°23'09"W., 21.65 feet; thence departing said north right-of-way,
 - 9) N.09°28'05"E., 86.37 feet to the beginning of a tangent curve, thence,
 - 10) Northeasterly along said curve to the right, having a radius of 150.00 feet, an arc length of 107.30 feet, through a central angle of 40°59'02" and a long chord which bears N.29°57'36"E., 105.02 feet; thence tangent from said curve,

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- 11) N.50°27'07"E., 357.09 feet; thence,
- 12) N.39°32'45"W., 918.69 feet to beginning of a tangent curve; thence,
- 13) Northwesterly along said curve to the right, having a radius of 150.00 feet, an arc length of 39.04 feet, through a central angle of 14°54'48" and a long chord which bears N.32°05'21"W., 38.93 feet to the north boundary of said NE1/4 of the SW1/4, from which point the Center West 1/16 Corner of said Section bears N.89°14'51"W., a distance of 115.16 feet; thence,
- 14) S.89°14'51"E., 915.97 feet to the **POINT OF BEGINNING**.

CONTAINING: 17.38 acres, more or less.

*Bearings and distances are based on the record zoning descriptions included in the Development Agreement recorded as Instrument No. 110115738, Official Records of Ada County, Idaho.



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**MERIDIAN 118
R-15 ZONING**

A parcel of land being all the SE1/4 of the NW1/4, of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

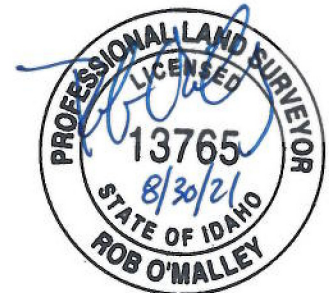
BEGINNING at a 5/8 inch rebar monument making the southeast corner of the NW1/4 of said Section 15 (C1/4 Corner), thence along the south line of said SE1/4 of the NW1/4,

- 1) N.89°14'48"W. 1322.78 feet to a 5/8 inch rebar marking the southwest corner of said SE1/4 of the NW1/4 (CW1/16 Corner); thence, leaving said south line and along the west line of said SE1/4 of the NW1/4,
- 2) N.00°39'56"E. 1328.79 feet to an aluminum cap marking the northwest corner said SE1/4 of the NW1/4 (NW1/16 Corner), thence, leaving said west line and along the north line of said SE1/4 of the NW1/4,
- 3) S.89°15'14"E. 1321.49 feet to the east line of said SE1/4 of the NW1/4, thence along the east line,
- 4) S.00°36'37"W. 1328.96 feet to the **POINT OF BEGINNING**.

CONTAINING: 40.33 acres, more or less.

SUBJECT TO: Record Documents.

Attached hereto is "EXHIBIT SKETCH – R-15 ZONING" and by this reference made a part hereof.



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**MERIDIAN 118
C-C ZONING**

A parcel of land located in a portion of the NW1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at The Center East 1/16 Corner of said Section 15, from which the Center 1/4 Corner of said Section bears N.89°14'39"W., 1321.43 feet; thence, along the east boundary of said NW1/4 of the SE1/4,

- A) S.00°33'33"W., 419.50 feet to the **POINT OF BEGINNING**; thence continuing along said east boundary,
 - 1) S.00°33'33"W., 121.49 feet; thence leaving said east boundary,
 - 2) N.89°14'39"W., 432.35 feet; thence,
 - 3) N.06°13'49"E., 104.18 feet; thence,
 - 4) N.88°20'35"E., 422.37 feet to the **POINT OF BEGINNING**.

CONTAINING: 1.10 acres, more or less.

*Bearings and distances are based on the record zoning descriptions included in the Development Agreement recorded as Instrument No. 110115738, Official Records of Ada County, Idaho.

