

# EXHIBIT A

## Legal Description R-4 Zone Lavender Heights Subdivision

A parcel of land located in the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum cap monument marking the southwest corner of said Section 32, from which an Aluminum cap monument marking the northwest corner of the SW ¼ of said section bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of said SW ¼;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 431.20 feet to a point;

Thence N 69°55'45" W a distance of 262.71 feet to the **POINT OF BEGINNING**;

Thence continuing N 69°55'45" W a distance of 240.59 feet to a point;

Thence N 58°00'31" W a distance of 219.85 feet to a point of curvature;

Thence a distance of 114.95 feet along the arc of a 140.00 foot radius curve right, said curve having a central angle of 47°02'41" and a long chord bearing N 34°29'08" W a distance of 111.75 feet to a point of tangency;

Thence N 10°57'45" W a distance of 410.17 feet to a point of curvature;

Thence a distance of 155.37 feet along the arc of a 110.00 foot radius curve right, said curve having a central angle of 80°55'32" and a long chord bearing N 29°30'30" E a distance of 142.77 feet to a point of tangency;

Thence N 69°57'44" E a distance of 128.97 feet to a point;

Thence N 83°47'06" E a distance of 26.72 feet to a point;

Thence S 86°47'31" E a distance of 362.95 feet to a point of curvature;

Thence a distance of 122.47 feet along the arc of a 220.00 foot radius curve left, said curve having a central angle of 31°53'39" and a long chord bearing N 77°15'42" E a distance of 120.89 feet to a point of tangency;

Thence N 61°18'54" E a distance of 91.61 feet to a point of curvature;

Thence a distance of 22.57 feet along the arc of a 144.67 foot radius curve left, said curve having a central angle of 8°56'24" and a long chord bearing N 56°50'40" E a distance of 22.55 feet to a point on the east boundary of the NW ¼ of the SW ¼ of said Section 32, also being the



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westerly boundary of Blackrock Subdivision No. 1 as shown in Book 96 of Plats at Pages 12003 through 12008, records of Ada County, Idaho;

Thence along said boundary S 0°08'26" E a distance of 101.67 feet to the northwest corner of the SE ¼ of the SW ¼ of said Section 32, said point also being the southwesterly corner of said Blackrock Subdivision No. 1;

Thence along the northerly boundary of said SE ¼ of the SW ¼, also being the southerly boundary of said Blackrock Subdivision No. 1 S 89°49'51" E a distance of 1340.54 feet to the northeasterly corner of said SE ¼ of the SW ¼;

Thence along the easterly boundary of said SE ¼ of the SW ¼ S 0°12'02" W a distance of 707.92 feet to a point;

Thence leaving said boundary N 89°47'24" W a distance of 141.89 feet to a point;

Thence S 0°12'02" W a distance of 23.62 feet to a point;

Thence S 39°56'09" W a distance of 31.50 feet to a point on a curve;

Thence a distance of 26.69 feet along the arc of a 60.00 foot radius non-tangent curve left, said curve having a central angle of 25°29'17" and a long chord bearing N 62°48'29" W a distance of 26.47 feet to a point of tangency;

Thence N 75°33'08" W a distance of 198.99 feet to a point;

Thence N 14°26'52" E a distance of 109.38 feet to a point of curvature;

Thence a distance of 24.92 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 14°16'43" and a long chord bearing N 7°18'30" E a distance of 24.86 feet to a point of tangency;

Thence N 0°10'09" E a distance of 412.38 feet to a point;

Thence N 89°49'51" W a distance of 502.79 feet to a point of curvature;

Thence a distance of 29.79 feet along the arc of a 60.00 foot radius curve left, said curve having a central angle of 28°23'02" and a long chord bearing S 75°58'38" W a distance of 29.42 feet to a point;

Thence N 28°12'53" W a distance of 31.50 feet to a point;

Thence N 89°49'51" W a distance of 296.01 feet to a point;

Thence S 28°33'11" W a distance of 31.50 feet to a point on a curve;

Thence a distance of 29.72 feet along the arc of a 60.00 foot radius non-tangent curve left, said curve having a central angle of 28°23'02" and a long chord bearing N 75°38'20" W a distance of 29.42 feet to a point of tangency;



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Thence N 89°49'51" W a distance of 613.00 feet to a point of curvature;

Thence a distance of 94.25 feet along the arc of a 60.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing S 45°10'09" W a distance of 84.85 feet to a point of tangency;

Thence S 0°10'09" W a distance of 163.00 feet to a point of curvature;

Thence a distance of 94.25 feet along the arc of a 60.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing S 44°49'51" E a distance of 84.85 feet to a point of tangency;

Thence S 89°49'51" E a distance of 186.00 feet to a point;

Thence S 0°10'09" W a distance 209.50 feet to a point of curvature;

Thence a distance of 94.25 feet along the arc of a 60.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing S 44°49'51" E a distance of 84.85 feet to a point of tangency;

Thence S 89°49'51" E a distance of 18.64 feet to a point;

Thence S 0°09'52" E a distance of 122.87 feet to the **POINT OF BEGINNING**.

This parcel contains 16.37 acres, more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
Revised May 1, 2020



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Thence S 89°49'51" E a distance of 296.01 feet to a point;

Thence S 28°12'53" E a distance of 31.50 feet to a point on a curve;

Thence a distance of 29.79 feet along the arc of a 60.00 foot radius non-tangent curve right, said curve having a central angle of 28°23'02" and a long chord bearing N 75°58'38" E a distance of 29.42 feet to a point of tangency;

Thence S 89°49'51" E a distance of 502.79 feet to a point;

Thence S 0°10'09" W a distance of 412.38 feet to a point of curvature;

Thence a distance of 24.92 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 14°16'43" and a long chord bearing S 7°18'30" W a distance of 24.86 feet to a point of tangency;

Thence S 14°26'52" W a distance of 109.38 feet to a point;

Thence S 75°33'08" E a distance of 198.99 feet to a point of curvature;

Thence a distance of 26.69 feet along the arc of a 60.00 foot radius curve right, said curve having a central angle of 25°29'17" and a long chord bearing S 62°48'29" E a distance of 26.47 feet to a point;

Thence N 39°56'09" E a distance of 31.50 feet to a point;

Thence N 0°12'02" E a distance of 23.62 feet to a point;

Thence S 89°47'24" E a distance of 141.89 feet to a point on the easterly boundary of said SE ¼ of the SW ¼;

Thence along said easterly boundary S 0°12'02" W a distance of 563.26 feet to a point;

Thence leaving said boundary N 89°58'24" W a distance of 103.29 feet to a point;

Thence N 67°56'23" W a distance of 156.05 feet to a point;

Thence N 14°26'52" E a distance of 150.51 feet to a point;

Thence N 15°05'05" W a distance of 51.58 feet to a point on a curve;

Thence a distance of 30.93 feet along the arc of a 60.00 foot radius non-tangent curve right, said curve having a central angle of 29°31'57" and a long chord bearing S 89°40'54" W a distance of 30.59 feet to a point of tangency;

Thence N 75°33'08" W a distance of 598.93 feet to a point of curvature;



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Thence a distance of 81.16 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 46°30'00" and a long chord bearing N 52°18'08" W a distance of 78.95 feet to a point;

Thence S 49°44'18" W a distance of 92.66 feet to a point;

Thence S 14°26'52" W a distance of 137.03 feet to a point;

Thence N 75°33'08" W a distance of 176.02 feet to a point;

Thence N 70°56'08" W a distance of 170.63 feet to the **POINT OF BEGINNING**.

This parcel contains 28.07 acres, more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
Revised May 1, 2020



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Legal Description  
R-15 Zone  
Lavender Heights Subdivision

A parcel of land located in the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum cap monument marking the southwest corner of said Section 32, from which an Aluminum cap monument marking the northwest corner of the SW ¼ of said section bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of said SW ¼;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 431.20 feet;

Thence S 70°56'08" E a distance of 170.63 feet to a point;

Thence S 75°33'08" E a distance of 176.02 feet to the **POINT OF BEGINNING**;

Thence N 14°26'52" E a distance of 137.03 feet to a point;

Thence N 49°44'18" E a distance of 92.66 feet to a point on a curve;

Thence a distance of 81.16 feet along the arc of a 100.00 foot radius non-tangent curve left, said curve having a central angle of 46°30'00" and a long chord bearing S 52°18'08" E a distance of 78.95 feet to a point of tangency;

Thence S 75°33'08" E a distance of 598.93 feet to a point of curvature;

Thence a distance of 30.93 feet along the arc of a 60.00 foot radius curve left, said curve having a central angle of 29°31'57" and a long chord bearing N 89°40'54" E a distance of 30.59 feet to a point;

Thence S 15°05'05" E a distance of 51.58 feet to a point;

Thence S 14°26'52" W a distance of 150.51 feet to a point;

Thence N 67°56'23" W a distance of 46.03 feet to a point;

Thence N 75°33'08" W a distance of 734.37 feet to the **POINT OF BEGINNING**.

This parcel contains 3.25 acres, more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
November 25, 2019



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Legal Description  
R-40 Zone  
Lavender Heights Subdivision

A parcel of land located in the SE ¼ of the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum cap monument marking the southwest corner of said Section 32, from which an Aluminum cap monument marking the northwest corner of the SW ¼ of said section bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of said SW ¼, the **POINT OF BEGINNING**;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 431.20 feet to a point;

Thence leaving said boundary S 70°56'08" E a distance of 170.63 feet to a point;

Thence S 75°33'08" E a distance of 910.39 feet to a point;

Thence S 67°56'23" E a distance of 202.08 feet to a point;

Thence S 89°58'24" E a distance of 103.29 feet to a point on the easterly boundary of said SE ¼ of the SW ¼;

Thence along said boundary S 0°12'02" W a distance of 73.00 feet to the southeast corner of said SE ¼ of the SW ¼;

Thence along the southerly boundary of said SE ¼ of the SW ¼ N 89°58'24" W a distance of 1331.96 feet to the **POINT OF BEGINNING**.

This parcel contains 7.44 acres, more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
December 3, 2019



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