

EXHIBIT A

ELS ENGBRITSON LAND SURVEYS, PLLC.

2251 S. Sumac Street, Boise, Idaho 83706

Telephone (208) 859-6032 mike@elsurveys.com

28 June 2021

ELS Project No. 210603

Land Description

Rezone Phase 1 to CC

Contains 343,531 square feet or 7.89 acres more or less

EXHIBIT A

A portion of the East ½ of the SE ¼ of the SE ¼ of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap monument marking the SE corner of said Section 1 at the center line intersection of West Cherry Lane and North Meridian Road, from which a found aluminum cap monument marking the E ¼ corner of said Section bears N 00°18'02" E a distance of 2648.32 feet; thence along said line N 00°18'02" E a distance of 1324.35 feet to a found aluminum cap monument marking the NE corner of said East ½ of the SE ¼ of the SE ¼, the S 1/16th corner; thence westerly along the north line of said East ½ of the SE ¼ of the SE ¼, N 89°27'32" W a distance of 48.00 feet to a found steel pin on the westerly rights-of-way line of said North Meridian Road the POINT OF BEGINNING.

Thence southerly along said rights-of-way line the following six (6) courses:

S 00°18'02" W a distance of 99.28 feet to a found steel pin;
S 02°24'02" W a distance of 600.40 feet to a found steel pin;
S 00°18'02" W a distance of 213.66 feet to a found steel pin;
S 11°59'57" W a distance of 31.62 feet to a found steel pin;
S 00°36'00" E a distance of 307.44 feet to a found steel pin;
S 44°07'37" W a distance of 33.30 feet to a found steel pin on the northerly rights-of-way line of West Cheery Lane;

Thence along said northerly rights-of-way line the following two (2) courses;

S 86°43'49" W a distance of 87.39 feet to a found steel pin;
N 89°27'04" W a distance of 493.45 feet parallel to and 43.00' northerly of the south line of said Section 1 to a found steel pin on the west line of said East ½ of the SE ¼ of the SE ¼;

Thence along said west line N 00°33'34" E a distance of 287.46 feet to a point;

Thence leaving said line, S 88°30'30" E a distance of 423.59 feet to a point;

Thence N 02°00'39" E a distance of 1001.14 feet to a point on the north line of said East ½ of the SE ¼ of the SE ¼;

Thence easterly along said line S 89°27'32" E a distance of 172.63 feet to the POINT OF BEGINNING.

The above-described tract of land contains 7.89 acres more or less subject to all existing easements and rights-of-way.

See Exhibit B attached hereto and made part of.

K:\ELS\Projects\2021\210603\Admin\Legals\210603 CC Zone Description Ph 1 081921.doc

McFadden Property - H-2021-0048 - Exhibit A to DA



ELS ENGBRITSON LAND SURVEYS, PLLC.

2251 S. Sumac Street, Boise, Idaho 83706

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28 June 2021

ELS Project No. 210603

Land Description

Rezone Phase 2 to CC

Contains 435,083 square feet or 9.99 acres more or less

EXHIBIT A

A portion of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found brass cap monument marking the SE corner of said Section 1 at the center line intersection of West Cherry Lane and North Meridian Road, from which a found aluminum cap monument marking the E $\frac{1}{4}$ corner of said Section bears N $00^{\circ}18'02''$ E a distance of 2648.32 feet; thence along said line N $00^{\circ}18'02''$ E a distance of 1324.35 feet to a found aluminum cap monument marking the NE corner of said East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, the S $1/16^{\text{th}}$ corner; thence westerly along the north line of said East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, N $89^{\circ}27'32''$ W a distance of 48.00 feet to a found steel pin on the westerly rights-of-way line of said North Meridian Road; thence continuing along said north line, N $89^{\circ}27'32''$ W a distance of 172.63 feet to the POINT OF BEGINNING.

Thence leaving said line S $02^{\circ}00'39''$ W a distance of 1001.14 feet to a point;

Thence N $88^{\circ}30'30''$ W a distance of 423.59 feet to a point on the west line of said East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$,

Thence northerly along said west line, N $00^{\circ}33'34''$ E a distance of 993.79 feet to a found steel pin monument marking the NW corner of said East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$;

Thence easterly along the north line of said East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, S $89^{\circ}27'32''$ E a distance of 448.90 feet to the POINT OF BEGINNING.

The above-described tract of land contains 9.99 acres more or less subject to all existing easements and rights-of-way.

See Exhibit B attached hereto and made part of.

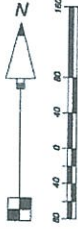


EXHIBIT B

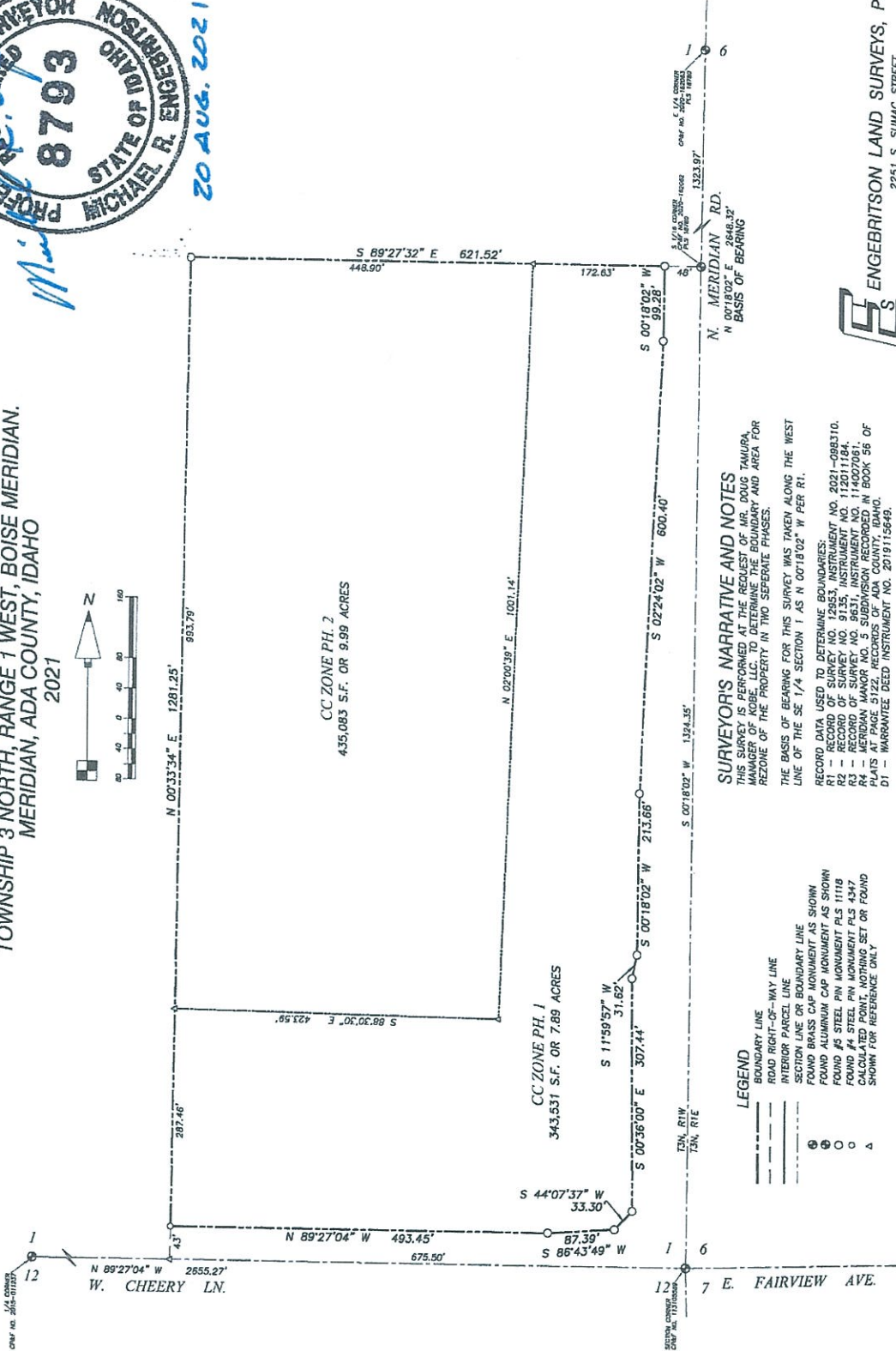
FOR

KOBE, LLC.

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
MERIDIAN, ADA COUNTY, IDAHO
2021



20 AUG. 2021



SURVEYOR'S NARRATIVE AND NOTES

THIS SURVEY IS PERFORMED AT THE REQUEST OF MR. DOUG TAMURA, MANAGER OF KOBE, LLC, TO DETERMINE BOUNDARY AND AREA FOR REZONE OF THE PROPERTY IN TWO SEPARATE PHASES.

THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN ALONG THE WEST LINE OF THE SE 1/4 SECTION 1 AS N 00°18'02\"

RECORD DATA USED TO DETERMINE BOUNDARIES:
R1 - RECORD OF SURVEY NO. 12953, INSTRUMENT NO. 2021-088310.
R2 - RECORD OF SURVEY NO. 9135, INSTRUMENT NO. 11201184.
R3 - RECORD OF SURVEY NO. 1631, INSTRUMENT NO. 114007061.
R4 - MERIDIAN MONUMENT NO. 1631, INSTRUMENT NO. 114007061.
PLATS AT PAGE 5122, RECORDS OF ADA COUNTY, IDAHO.
D1 - WARRANT DEED INSTRUMENT NO. 2019115649.

THIS PROPERTY IS CURRENTLY ZONED RUT, ASSESSOR'S PARCEL NO. 51201449707.

MONUMENTS WERE FOUND AND EXCEPTED AS SHOWN HEREON.



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FILED PROJECTS 2021\21083 DRAWS\KOB\21083R02.dwg
RIN: 314-1-2-2 ELS P.N. 210510 SHEET 1 OF 1