

EXHIBIT A

Description for
R-15 Zone
Artisan Victory Market Subdivision
June 9, 2023

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 2,700.16 feet, thence on the west boundary line of said Section 21, coincident with the centerline of S. Eagle Road, South 00°00'26" East, 1,350.01 feet to the South 1/16 corner common to said Sections 20 and 21 and the **REAL POINT OF BEGINNING**;

thence on the north boundary line of the Southwest 1/4 of the Southwest 1/4 of said Section 21 coincident with the south boundary of Bancroft Square Subdivision as filed in Book 111 of Plats at Pages 16142 through 16144, records of Ada County, Idaho, South 89°22'03" East, 800.06 feet to the west boundary line of Sutherland Farm Subdivision No. 2 as filed in Book 89 of Plats at Pages 10242 through 10244, records of Ada County, Idaho;

thence on said west boundary line and the west boundary line of Sutherland Farm Subdivision No. 1 as filed in Book 86 of Plats at Pages 9806 through 9808, records of Ada County, Idaho, South 00°00'26" East, 786.42 feet to the Northeast corner of Inglewood Place Subdivision No. 1 as filed in Book 120 of Plats at Pages 18835 through 18837, records of Ada County, Idaho;

thence on the north boundary line of said Inglewood Place Subdivision No. 1 and the westerly extension thereof, North 89°36'03" West, 800.03 feet to the west boundary line of said Section 21, coincident with the centerline of S. Eagle Road;

thence on said west boundary line, North 00°00'26" West, 789.68 feet to the **REAL POINT OF BEGINNING**.

Containing 14.473 acres, more or less.

End of Description.

