

EXHIBIT 'A'

File No. 578858AM

Parcel I

This Parcel is situated in the NW $\frac{1}{4}$ of Section 27, Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho, more particularly described as follows: COMMENCING at an aluminum cap monument marking the Northwest corner of said N.W. $\frac{1}{4}$, being referenced in Corner Perpetuation and Filing Instrument No. 392610, records of Payette County:

Thence along the North boundary of said NW $\frac{1}{4}$, S.88°26'54"E., 20.46 feet to a 5/8-inch diameter rebar on the East right-of-way of State Highway 73 (also known as Highway 30) as shown on the plans thereof titled: State of Idaho, Department of Highways, Plan and Profile of proposed State Highway 73, Federal Aid Project No. S-3855(1), on file in the Office of Idaho Transportation Department, Region 3 and the POINT OF BEGINNING;

Thence continuing along said North boundary S.88°26'54"E., 351.95 feet to a point which lies N.88°26'54"W., 2322.40 feet, more or less from an aluminum cap monument marking the Northeast corner of said NW $\frac{1}{4}$;

Thence leaving said North boundary, S.02°30'18"W., 180.51 feet to a 5/8-inch diameter rebar;

Thence parallel with said North boundary, S85°31'46"E., 10.48 feet to a 5/8-inch diameter rebar;

Thence S.21°59'27"E., 43.24 feet to a 5/8-inch rebar;

Thence parallel with the West boundary of said N.W. $\frac{1}{4}$, S.00°59'28"W., 38.13 feet to a 5/8-inch diameter rebar;

Thence parallel with the North boundary of said N.W. $\frac{1}{4}$, S.88°26'54"E., 152.25 feet to a 5/8-inch diameter rebar;

Thence S.07°29'17"W., 111.84 feet to a 5/8-inch diameter rebar;

Thence, S.00°59'43"W., 957.93 feet to a point on the centerline of the Black Canyon 9.4 Lateral, being witnessed with a 5/8-inch diameter rebar lying 15-feet Northerly,

Thence along said centerline, N.88°26'37"W., 349.92 feet to the Southeast corner of a parcel as shown on Amended Record of Survey Instrument No. 375076 as defined by found monuments, being witnessed with a 5/8-inch diameter rebar lying 15-feet Northerly;

Thence along the East boundary of said parcel, N.00°59'37"E., 135.34 to a 5/8-inch diameter rebar;

Thence along the Northerly boundary of said parcel, N.48°28'19"W., 30.25 feet to a found 5/8-inch diameter rebar;

Thence continue N.88°50'36"W., 146.15 feet (of record 144.01 feet) to the East right-of-way of said U.S. Highway 30, being referenced with a found aluminum cap monument lying 2.15-feet Easterly;

Thence along said right-of-way, N.00°59'43"E., 741.30 feet to a 5/8-inch diameter rebar marking a point of curvature;

Thence continuing along a curve to the right, having an arc length of 432.86 feet, a radius of 19,058.59 feet, through a delta angle of 01°18'05" and a long chord which bears N.01°38'45"E., 432.85 feet to the POINT OF BEGINNING.

Parcel II

This Parcel is situated in the N.W. ¼ of Section 27, Township 7 North, Range 4 West of the Boise Meridian, Payette County, Idaho, more particularly described as follows: COMMENCING at a brass cap monument marking the Northwest corner of said N.W. ¼, being referenced in Corner Perpetuation and Filing, Instrument No. 392610, records of Payette County:

Thence along the North boundary of said N.W. ¼, S.88°26'54"E., 801.00 feet to a point which lies N.88°26'54"W., 939.67 feet, more or less form an aluminum cap monument marking the Northeast corner of said N.W.¼, being the POINT OF BEGINNING and witnessed with a 5/8-inch diameter rebar lying S.00°59'28"W., 25.00 feet;

Thence continuing, S.88°26'54"E., 854.14 feet to a point on the projected centerline of the Black Canyon 9.4 Lateral as it now exists, being witnessed with a 5/8-inch diameter rebar lying S.16°58'54"W., 25.93 feet;

Thence along said centerline, S.16°58'54"W., 861.20 feet to a point of curvature;

Thence continuing along a curve to the left, having an arc length of 95.88 feet, a radius of 578.00 feet, through a delta angle of 09°30'16" and a long chord which bears S.12°13'46"W., 95.77 feet;

Thence continuing, S.07°28'37"W., 76.81 feet;

Thence continuing, S.04°58'17"W., 68.32 feet to a point of curvature;

Thence continuing along a curve to the right, having an arc length of 80.75 feet, a radius of 65.00 feet, through a delta angle of 71°10'57" and a long chord which bears S.40°33'46"W., 75.66 feet;

Thence continuing S.76°09'15"W., 71.62 feet to a point of curvature;

Thence continuing along a curve to the left, having an arc length of 38.55 feet, a radius of 30.00 feet, through delta angle of $73^{\circ}37'29''$ and a long chord which bears $S.39^{\circ}20'30''W.$, 35.95 feet;

Thence continuing $S.02^{\circ}31'46''W.$, 137.38 feet to a point of curvature;

Thence continuing along a curve to the right, having an arc length of 26.33 feet, a radius of 18.00 feet, through a delta angle of $83^{\circ}49'30''$, and a long chord which bears $S.44^{\circ}26'30''W.$, 24.05 feet;

Thence continuing, $S.86^{\circ}21'15''W.$, 82.29 feet to a point of curvature;

Thence continuing along a curve to the right, having an arc length of 81.22 feet, a radius of 100.00 feet, through a delta angle of $46^{\circ}32'00''$ and a long chord which bears $N.70^{\circ}22'45''W.$, 79.00 feet;

Thence continuing, $N.47^{\circ}06'45''W.$, 199.15 feet to a point of curvature;

Thence continuing along a curve to the left, having an arc length of 54.13 feet, a radius of 140.00 feet, through a delta angle of $22^{\circ}09'16''$ and a long chord which bears $N.58^{\circ}11'23''W.$, 53.80 feet;

Thence continuing, $N.69^{\circ}16'01''W.$, 74.23 feet to a point of curvature;

Thence continuing along a curve to the left, having an arc length of 44.37 feet, a radius of 58.00 feet, through a delta angle of $43^{\circ}50'08''$ and a long chord which bears $S.88^{\circ}48'55''W.$, 43.30 feet;

Thence continuing, $S.66^{\circ}53'51''W.$, 70.18 feet to a point of curvature;

Thence continuing along a curve to the left, having an arc length of 57.98 feet, a radius of 140.00 feet, through a delta angle of $23^{\circ}43'50''$ and a long chord which bears $S.55^{\circ}01'56''W.$, 57.57 feet;

Thence continuing, $S.43^{\circ}10'01''W.$, 158.11 feet to a point curvature;

Thence continuing along a curve to the right, having an arc length of 35.40 feet, a radius of 42.00 feet, through a delta angle of $48^{\circ}17'16''$, and a long chord which bears $S.67^{\circ}18'39''W.$, 34.36 feet;

Thence continuing, $N.88^{\circ}26'37''W.$, 78.53 feet to a point being witnessed with a 5/8-inch diameter rebar lying $N.00^{\circ}59'43''E.$, 15.00 feet;

Thence, $N.00^{\circ}59'43''E.$, 957.93 feet to a 5/8-inch diameter rebar;

Thence $N.89^{\circ}46'15''E.$, 140.00 feet to a 5/8-inch diameter rebar;

Thence $N.45^{\circ}45'54''E.$, 179.52 feet to a 5/8-inch diameter rebar;

Thence parallel with the West boundary of said N.W. $\frac{1}{4}$, $N.00^{\circ}59'28''E.$, 237.01 to the POINT OF BEGINNING.