

## EXHIBIT A

### Parcel 1:

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 13, Township 9 South, Range 41 East, Boise Meridian, the same being portions of the lands described in that Warranty Deeds instrument No.s 60590 and 96921 all recorded in the records of Caribou County, Idaho, more particularly described as follows:

Commencing at the northwest corner of Section 13, Township 9 South, Range 41 East, Boise Meridian, the same being marked and witnessed by a 3-inch diameter Brass cap monument per that Corner Perpetuation and Filing Record instrument No. 144601 and depicted upon that Record of Survey instrument No. 176546, all in the records of Caribou County, Idaho, the same being North 00°22'00" East a distance of 2650.06 feet from the West One-Quarter corner of said section; Thence South 00°22'00" West for a distance of 1920.80 feet; Thence North 89°30'27" East for a distance of 42.69 feet (East 30' by record) to a 5/8 inch reinforcement bar with cap tagged, "GVS PLS 9169" set on the east right of way boundary line of Larsen Road;

Thence South 00°37'12" West for a distance of 470.23 feet along said right of way boundary line to a 5/8 inch reinforcement bar with cap tagged, "GVS PLS 9169", the True Point of Beginning.

Thence South 89°04'25" East for a distance of 976.10 feet to a 5/8 inch reinforcement bar with cap tagged, "GVS PLS 9169" located on the west boundary line of the lands described in that Deed instrument No. 194028 as recorded in the records of said county;

Thence South 00°08'07" West for a distance of 83.68 feet along said boundary line to a found 1/2 inch reinforcement bar at a Railroad tie post;

Thence North 89°04'25" West for a distance of 976.81 feet to a 5/8 inch reinforcement bar with cap tagged, "GVS PLS 9169" set on said east right of way boundary line;

Thence North 00°37'12" East for a distance of 83.67 feet along said right of way boundary line to the True Point of Beginning.

Contains 1.9 acres of land.

**Parcel 2:**

Township 9 South, Range 42 East of the Boise Meridian:

Section 29: Beginning at the Northwest corner of the SE1/4NW1/4 of Section 29, and running  
thence East along the North line of the SE1/4NW1/4 and SW1/4NE1/4 of said Section 29, 2640 feet, more or less, to the Southwest corner of the NE1/4NE1/4 of said Section 29;  
thence North along the West line of said NE1/4NE1/4, 271.1 feet, more or less, to the Westerly right of way line of the Union Pacific Railroad;  
thence South 21°39' East along said right of way line 1183 feet, more or less, to the fence line running West;  
thence due West along said fence line 298 feet;  
thence south 83° West 200 feet, more or less, to the center line of Bear River;  
thence downstream Westerly along the center line of Bear River to the West line of the SE1/4NW1/4 of said Section 29;  
thence North along said West line of the SE1/4NW1/4 of Section 29, 800 feet, more or less, to the point of beginning.

Together with all water and water rights appurtenant thereto, including but not limited to the Water License No. 143, originally issued to Ross J. Allen with a priority date of August 9, 1903, for 1.12 cubic feet per second from what was called Two Springs - a spring tributary to the Bear River. (Diversion Right No. 11-2000)

**Parcel 3:**

Township 9 South, Range 41 East of the Boise Meridian:

Section 13: Beginning at the Northwest corner of said Section 13, and running thence South Along the West line 2696.78 feet; thence East 30 feet; thence South 88°59' East 479.09 feet, to the TRUE POINT OF BEGINNING, and running  
thence South 88°59' East 498.94 feet;  
thence North 0°16' West 222.50 feet;  
thence North 88°59' West 498.62 feet;  
thence South 0°21' West 222.50 feet, more or less, to the TRUE POINT OF BEGINNING.

**Parcel 4:**

Township 9 South, Range 41 East of the Boise Meridian:

Section 13: Beginning at a point which is 30 feet East of the West line of said Section 13, and South 0°16' West 2,696.78 feet from the Northwest corner of said Section, and running  
thence North 0°16' East 222.50 feet;  
thence South 88°59' East 479.41 feet;  
thence South 0°21' West 222.50 feet, more or less;  
thence North 88°59' West 479.09 feet,  
to the point of beginning.