

EXHIBIT A

**LEGAL DESCRIPTION FOR
STAR CLINICS LLC
PARCEL 2**

A portion of Lot 1, Block 2 Oaklawn Crossing Subdivision Book 128, Page 20733 also being a parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The North line of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, derived from found monuments and taken as South 88°56'02" East with the distance between monuments found to be 1308.86 feet.

BEGINNING at a point on the Southerly Right-of-Way of West Joplin Road from which the East 1/4 corner of said Section 19 bears North 85°09'12" East a distance of 262.10 feet;

Thence along said Southerly Right-of-Way South 88°56'02" East, a distance of 186.84 feet;

Thence continuing along said Southerly Right-of-Way South 44°04'41" East, to a point on the Westerly Right-of-Way of North Star Road a distance of 34.03 feet;

Thence along said Westerly Right-of-Way South 00°46'40" West, a distance of 35.39 feet;

Thence continuing along said Westerly Right-of-Way South 03°04'02" West, a distance of 89.18 feet;

Thence leaving said Right-of-Way North 88°56'02" West, a distance of 208.03 feet;

Thence North 01°04'04" East, a distance of 148.52 feet to the **POINT OF BEGINNING**.

Said Parcel containing 30,924 square feet or 0.71 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

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05/13/25