

EXHIBIT A  
LEGAL DESCRIPTION FOR  
STAR CLINICS LLC  
PARCEL 4

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 from which the East 1/4 corner of said Section 19 bears North 47°04'14" East a distance of 252.69 feet;

Thence South 01°03'00" West, a distance of 184.59 feet;

Thence North 88°57'00" West, a distance of 11.76 feet;

Thence South 00°59'29" West, to a point on the South line of Lot 1, Block 2 of said Oaklawn Crossing Subdivision a distance of 119.41 feet;

Thence along said South line North 89°13'20" West, to a point on the West line of Said Lot 1, Block 2 a distance of 244.22 feet;

Thence along said West line North 01°03'58" East, to a point on the Southerly Right-of-Way of West Gallup Street a distance of 285.07 feet;

Thence along said Southerly Right-of-Way of West Gallup Street North 82°41'36" East, a distance of 8.16 feet;

Thence continuing along said Southerly Right-of-Way of West Gallup Street South 88°56'02" East, to a point on the Easterly Right-of-Way of West Gallup Street a distance of 78.06 feet;

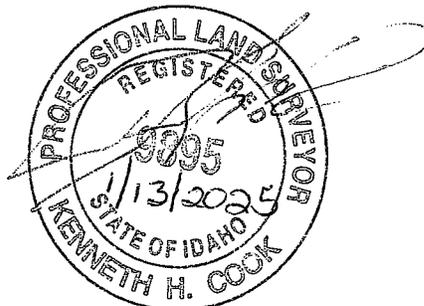
Thence along said Easterly Right-of-Way of West Gallup Street North 01°03'58" East, a distance of 18.98 feet;

Thence leaving said Easterly Right-of-Way of West Gallup Street South 88°56'02" East, a distance of 169.64 feet to the **POINT OF BEGINNING**.

Said Parcel containing 74,884 square feet or 1.72 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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Authentisign  
Jeffrey Scott Bobst

05/13/25