

Exhibit A

LEGAL DESCRIPTION PARCEL 4

A Parcel of land located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), & the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 3, & the Southeast Quarter (SE1/4), the Southwest Quarter (SW1/4), the Northwest Quarter (NW1/4), the West One-Half of the Northeast Quarter (W1/2NE1/4) of Section 2, Township 5 North, Range 44 East, & the South One-Half of the South One-Half of the Southwest Quarter (S1/2S1/2SW1/4) of Section 35, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, being described by metes and bounds as follows:

BEGINNING at the Section Corner common to Sections 2, 3, 10, & 11, being marked by a rebar with an aluminum cap inscribed "LS 2860", along with other markings;
THENCE S 89°34'59" W, 1319.05 feet, along the Section line common to Sections 3 & 10, to the East One-Sixteenth Corner of said Section 3, being marked by a rebar with an aluminum cap inscribed "LS 2860";
THENCE continuing, S 89°34'59" W, 351.69 feet, along said Section line to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 24°31'40" E, 165.43 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 89°34'59" E, 1601.18 feet, to a point of intersection with the Section line common to said Sections 2 & 3, said point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 00°20'19" W, 1169.61 feet, along said Section line to the South One-Sixteenth Corner common to said Sections 2 & 3, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE continuing N 00°20'19" W, 1319.62 feet, along said Section line to the Quarter Section Corner common to said Sections 2 & 3, being marked by a 3/4 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "LS 2860", along with other markings;
THENCE N 00°20'23" W, 1319.64 feet, continuing along said Section line to the North One-Sixteenth Corner common to said Sections 2 & 3, being marked by a rebar with an aluminum cap inscribed "LS 2860", along with other markings;
THENCE continuing N 00°20'23" W, 1404.09 feet, along said Section line to the Section Corner common to said Sections 2 & 3, being marked by an aluminum pipe with an aluminum cap inscribed "LS 2860", along with other markings;
THENCE N 89°42'27" E, 48.89 feet, along the North line of said Section 2 to the Section Corner common to Sections 34 & 35, Township 6 North, Range 45 East, Boise Meridian, being marked by an aluminum pipe with an aluminum cap inscribed "LS 2860", along with other markings;
THENCE N 01°12'35" W, 657.45 feet, along the West line of said S1/2S1/2SW1/4 to the South-South One-Sixty-Fourth Corner of said Section 35, being marked by a rebar with an aluminum cap inscribed "LS 2860";
THENCE N 89°40'29" E, 1299.93 feet, along the North line of S1/2S1/2SW1/4 to the Center-South-Southwest One-Sixty-Fourth Corner of said Section 35, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE continuing N 89°40'29" E, 1299.93 feet, along the North line of said S1/2S1/2SW1/4 to the Center-South-South One-Sixty-Fourth Corner of said Section 35, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE S 00°41'40" E, 658.65 feet, along the East line of said S1/2S1/2SW1/4 to the South Quarter Corner of said Section 35, being marked by a 3/4 inch diameter rebar with an aluminum cap inscribed "LS 2860", along with other markings;

THENCE N 89°41'42" E, 1288.77 feet, along the Section line common to said Sections 2 & 35 to the East One-Sixteenth Corner of said Section 2, said corner being coincident with the Northeast Corner of Gov't Lot 2, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE S 00°35'57" E, 1365.45 feet, along the East line of said Gov't Lot 2 to the Northeast One-Sixteenth Corner of said Section 2, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE continuing S 00°35'57" E, 1322.01 feet, along the East line of the SW1/4NE1/4 to the Center-East One-Sixteenth Corner of said Section 2, being marked by a rebar with an aluminum cap inscribed "LS 2860", along with other markings;

THENCE N 89°10'23" E, 60.00 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 00°42'53" E, 1218.69 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE continuing S 00°42'53" E, 1218.59 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 89°15'37" E, 1252.83 feet, to a point of intersection with the East line of said Section 2, being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 00°48'06" E, 208.00 feet, along said East line to the Section Corner Common to Sections 1, 2, 11, & 12, being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "LS 2860", along with other markings;

THENCE S 89°15'37" W, 1313.14 feet, along the Section line common to said Sections 2 & 11 to the East One-Sixteenth Corner of said Sections 2 & 11, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 00°42'53" W, 1322.59 feet, along the West line of the SE1/4SE1/4 of said Section 2 to the Southeast One-Sixteenth Corner of said Section 2, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE continuing N 00°42'53" W, 860.90 feet, along the West line of the NE1/4SE1/4 of said Section 2 to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE N 17°39'02" W, 742.02 feet, to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 69°43'58" W, 746.87 feet, to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 21°34'28" W, 632.75 feet, to a point being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 00°54'26" E, 736.71 feet, to a point of intersection with the South line of the NW1/4SE1/4 of said Section 2, being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140";

THENCE S 89°13'00" W, 153.67 feet, along said South line to the Center-South One-Sixteenth Corner of said Section 2, being marked by a rebar with an aluminum cap inscribed "LS 2860";

THENCE S 89°13'00" W, 1320.72 feet, along the South line of the NE1/4SW1/4 of said Section 2 to the Southwest One-Sixteenth Corner of said Section 2, being marked by a rebar with an aluminum cap inscribed "LS 2860";
THENCE S 00°29'00" E, 1320.60 feet, along the East line of the SW1/4SW1/4 to the West One-Sixteenth Corner common to said Sections 2 & 11, being marked by a 5/8 inch diameter rebar;
THENCE S 89°15'38" W, 1324.06 feet, along the Section line common to said Sections 2 & 11, to the POINT OF BEGINNING;

Said Parcel 4 encompasses 423.83 Acres, more or less.

SUBJECT TO a 30 foot Access and Utility Easement instrument number 190620.

SUBJECT TO a 40 foot wide and a 15 foot wide Electric Line Easement instrument number 232920.

SUBJECT TO a 10 foot Ingress and Egress Easement running with an existing two-track instrument number 223960.

TOGETHER WITH and SUBJECT TO that County Road Right-Of-Way for West 4000 North.

TOGETHER WITH and SUBJECT TO that County Road Right-Of-Way for North 7000 West.

TOGETHER WITH and SUBJECT TO a 60 foot Access and Utility Easement illustrated hereon as Easement No. 2.

TOGETHER WITH and SUBJECT TO a 60 foot Access and Utility Easement illustrated hereon as Easement No. 3.

EASEMENT No. 2

A sixty (60.00) foot-wide access and utility easement within part of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 2, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, said strip being more particularly described as follows:

A strip of land parallel with and offset 60 feet easterly from the West line of said SW1/4SW1/4;

Said Easement No. 2 encompasses 1.82 Acres, more or less.

The sidelines of said easement are to be extended and shortened so to intersect with the north and south lines of said SW1/4SW1/4.

EASEMENT No. 3

A sixty (60.00) foot-wide access and utility easement within part of the East One-Half of the Southeast Quarter (E1/2SE1/4) of Section 2, Township 5 North, Range 44 East, Boise Meridian, Teton County, Idaho, said strip being more particularly described as follows:

A strip of land parallel with and offset 60 feet easterly from the West line of said E1/2SE1/4;

Said Easement No. 3 encompasses 3.64 Acres, more or less.

The sidelines of said easement are to be extended and shortened so to intersect with the north and south lines of said E1/2SE1/4.