

EXHIBIT A

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A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 E.B.M., BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST 1/16 CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 E.B.M.; THENCE SOUTH 89°39' EAST 220.90 FEET TO THE POINT OF TANGENT ON THE NORTHERLY RIGHT OF WAY OF MONTE VISTA DRIVE; THENCE SOUTHWESTERLY ON THE NORTHERLY RIGHT OF WAY OF MONTE VISTA DRIVE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 88°00' AND A RADIUS OF 279.18 FEET, FOR A DISTANCE OF 349.89 FEET TO A POINT ON THE CURVE; THENCE WEST 300 FEET TO A POINT; THENCE NORTH 30°02' WEST 236 FEET, MORE OR LESS, TO A POINT ON THE SOUTH 1/16 LINE OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 E.B.M., SAID POINT BEING THE NORTHEAST CORNER OF MARCREST ADDITION NO. 1, A SUBDIVISION IN POCATELLO, BANNOCK COUNTY, IDAHO; THENCE NORTH 89°59'30" EAST 459.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF LAND IN THE SW1/4 SE1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE1/16 CORNER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN; THENCE SOUTH 89°59'30" WEST ALONG THE SOUTH 1/16 LINE OF SAID SECTION 13, A DISTANCE OF 304.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°01'30" EAST, 199.99 FEET; THENCE SOUTH 89°59'30" WEST 38.31 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF MARCREST ADDITION NO. 1; THENCE NORTH 30°02'20" WEST, ALONG SAID EASTERLY BOUNDARY LINE OF MARCREST ADDITION NO. 1, A DISTANCE OF 231.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTH 1/16 LINE OF SAID SECTION 13, SAID POINT ALSO BEING THE NORTHEAST CORNER OF MARCREST ADDITION NO. 1; THENCE NORTH 89°59'30" EAST ALONG SAID SOUTH 1/16 LINE, 153.86 FEET TO THE TRUE POINT OF BEGINNING.