

Exhibit 1
Legal Description
Lot 3

A parcel of land situate the NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18, T. 8 N., R. 2 E., B.M., Boise County, Idaho, being more particularly described as follows;

Commencing at a found 1.5" Aluminum Cap PLS 6552, atop a 5/8" rebar as referenced per CP&F Inst. No. 160204 (CP&F Inst. No. 160321) accepted as the Southeast Corner of Section 7 being common with section corners 8, 17, and 18 as shown per Record of Survey Inst. No. 160202, which lies N 88° 02' 14" W 2618.72 feet from the South 1/4 corner of said Section 8, a found 5/8" rebar and 1.5" Aluminum Cap LS 4108, as referenced per CP&F Inst. No. 160321, recorded in the office of the Boise County Recorder, Boise County, Idaho, also being the **Point of Beginning**;

Thence S 0° 24' 39" W 1311.19 feet along the east line of Section 18 to the N 1/16 S18-17 monumented with a 5/8" RBC as referenced per Record of Survey Inst. No.267377;

Thence continuing S 0° 24' 39" W 1311.19 feet along the east line of Section 18 to the East 1/4 Corner monumented with a found 2" Aluminum Cap PLS 6552 as referenced per CP&F 160205;

Thence S 0° 18' 55" W 1315.08 feet along the east line of Section 18 to the Southeast Corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ coincident with the S 1/16 S18-S17 corner, a set 2" Aluminum Cap PLS 15819 as referenced per CP&F 286795;

Thence S 89° 46' 11" W 2629.12 feet to the Southwest Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 18 coincident with the S 1/16 C-C corner, a set 2" Aluminum Cap PLS 15819 as referenced per CP&F 286796;

Thence S 89° 36' 09" W 1305.56 feet to the Southwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18 coincident with the SW 1/16 corner, a set 2" Aluminum Cap PLS 15819 as referenced per CP&F 286797;

Thence N 0° 22' 52" E 1314.90 feet to the Northwest Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18 coincident with the CW 1/16 corner, a found 2" Aluminum Cap PLS 6552 as referenced per ROS 219085;

Thence N 89° 46' 42" E 1305.36 feet to the Center of Section 18, a found 2.5" Aluminum Cap PLS 6552 as referenced per ROS 219085;

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Thence N 0° 23' 26" E 1327.95 feet to the Northwest Corner of the SW ¼ NE ¼ Section 18 coincident with the CN 1/16 corner, a found 2" Aluminum Cap PLS 5665 as referenced per ROS 219085;

Thence N 0° 22' 10" E 1316.90 feet along the westerly line of the NW ¼ NE ¼ Section 18 to a point of intersection with the northerly Right-of-Way of Timber Butte Road monumented with a set 5/8" x 24" rebar and plastic cap PLS 15819;

Thence N 77° 25' 04" E along said northerly Right-of-Way line 50.39 feet to a set 5/8" x 24" rebar and plastic cap PLS 15819 coincident with the intersection of the northerly line of NW ¼ NE ¼ of said Section 18;

Thence S 89° 35' 07" E 1265.40 feet to the Northeast Corner of the NW ¼ NE ¼ Section 18 coincident with the E 1/16 S18-S7, a found 5/8" RBC PLS 15819 as referenced per CP&F 278703;

Thence S 89° 35' 07" E 1314.51 feet to along the northerly line of the NE ¼ NE ¼ Section 18 to the **Point of Beginning**.

Total Acreage: 12100948.80 square feet or 277.80 acres more or less.

Subject To: All Easements, Rights, Rights-of-Ways, and all other encumbrances of record or implied.

"The Lots created by this record of Survey shall not be split or divided further without full compliance of the provisions of the Boise County Amended Unified Land Use Ordinance".

The property described herein shall remain larger than 10 acres, be maintained as agricultural land, and no more than one residential building shall be allowed to be constructed, until the date that is ten years from the recording of this instrument.

Refer to Record of Survey Inst. No. 287619

Prepared by: Sundance Land Surveys
Aaron Bell, PLS 15819 ID. 9/23/24

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Electronically Signed using eSignOnline™ [Session ID : 42d8034d-a0ab-4dd3-8ea4-16cb073d5b97]