

Exhibit A
Legal Description of Property

A parcel of land located in Government Lots 3 and 4 (lying in the N1/2NW1/4) of Section 2, Township 41 North, Range 5 West, B.M., (a portion of which has been platted into Lots 1, 2, and 3, Billing Short Plat to Latah County), and being more particularly described as follows:

COMMENCING at a point 769.0 feet South and 1315 East of the Northwest corner of said Section 2; thence East to the West right of way line of U.S. Highway 95; thence S. 02°25' E., along said West right of way line, 60 feet, more or less, to a point of curve on said highway; thence along said curve adjoining the right of way, 428 feet to a point directly South of the point of beginning; thence North 325 feet to the POINT OF BEGINNING.

ALSO, BEGINNING at a point on the East boundary of the NW1/4NW1/4 of said Section 2, which is S. 00°30' E., 565.45 feet from the Northeast corner of said NW1/4NW1/4; thence N. 89°49' W., 208.11 feet; thence N. 03°58' E., 44.0 feet; thence S. 16°00' W., 25.3 feet; thence S. 25°49' W., 79.4 feet; thence S. 03°58' W., 70.4 feet; thence S. 28°41' W., 55.3 feet; thence S. 38°26' W., 41.7 feet; thence S. 11°59' W., 122.9 feet; thence S. 08°02' E., 147.6 feet; thence S. 02°14' E., 105.2 feet; thence S. 31°23' W., 154.9 feet; thence N. 85°24' E., 48 feet; thence on a curve of 10°06' to the left with a radius of 567.0 feet for 175.1 feet; thence N. 58°52' E., 110.6 feet; thence on a curve 11°58' to the left with a radius of 478.9 feet for 160.0 feet to intersect the East line of said NW1/4NW1/4; thence North on the last line N. 00°30' W., 515.15 feet, more or less to the POINT OF BEGINNING.

ALSO, BEGINNING at the Northwest corner of said Section 2; thence East along the North boundary line of said Section 2; 1330.00 feet; thence South 565.45 feet to the POINT OF BEGINNING; thence West 15 feet; thence South 203.55 feet; thence East 15 feet to an existing fence corner; thence North along said fence 203.55 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel of land:

BEGINNING at a point 110.68 feet West and 989.9 feet S. 00°30' E. (measured along the subdivision line) of the Northeast corner of the NW1/4NW1/4 of said Section 2; thence S. 89°02' W., 267.7 feet; thence S. 08°02' E., 48.0 feet; thence S. 02°14' E., 105.2 feet; thence S. 31°23' W., 154.9 feet; thence N. 85°24' E., 48.0 feet; thence on a curve 10°06' to the left with a radius of 567.0 feet 30.0 feet; more or less, to a point in the North right of way line of U.S. Highway No. 95; thence along said North right of way, N. 67°34' E., 256.0 feet and then along a curve 11°58' to the left with a radius of 478.9 feet a distance of 28.8 feet; thence N. 00°54' 173 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a parcel of land located in the NW1/4 of Section 2, Township 41 North, Range 3 West, B.M., as more fully set out in that certain Quitclaim Deed recorded under Recorder's Fee No. 275035.

 2/2/26
 2/2/26

C.U.A.C

PP ADDITION
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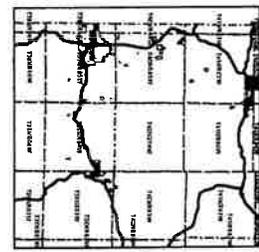
3.6 AC
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2402

LATAH COUNTY ASSESSOR
OFFICIAL PLAT RECORD
(Rural Subdivisions)

LOCATION



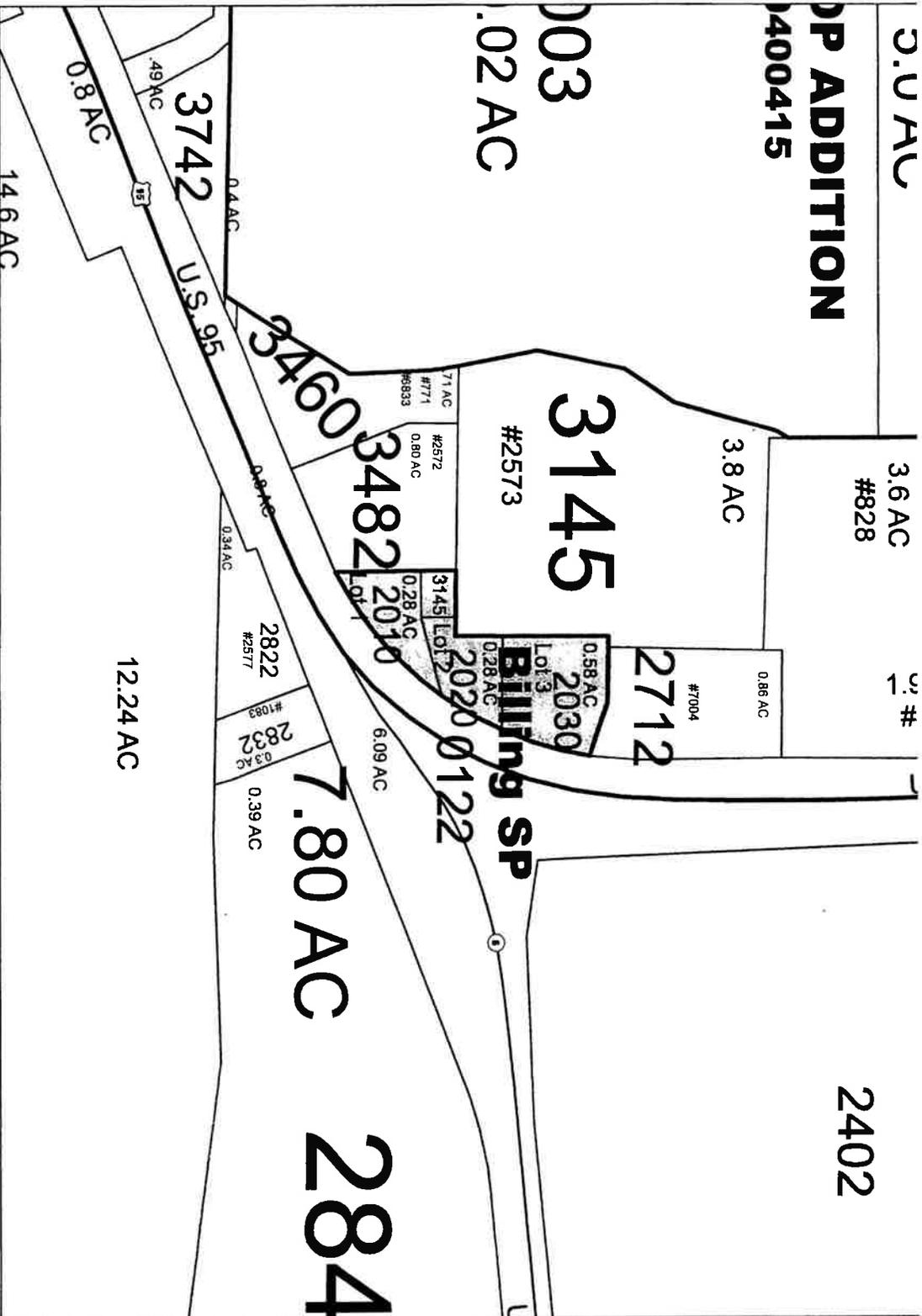
LEGEND

- ▣ Parcel
- ▤ Subdivisions
- Lot Lines
- Roads
- ROAD_TYPE
- CITY
- COUNTY
- FEDERAL HIGHWAY
- PRIVATE ROAD
- STATE HIGHWAY



LEGAL

© Latah County Official Plat Record.
These maps are provided by The Latah County Assessor.
Due to the variability of source used Latah County makes no warranty as to the accuracy of the information. The data contained herein.



BILLING SP

RS 7

Deann Blaney 2/2/26
AB Brumby 2/2/26

This map/plat may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. The company expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.