

LEGAL DESCRIPTION:

The legal description of the subject property is as follows:

The Northeast Quarter of Section 23, Township 5 North, Range 45 East, Boise Meridian, LESS Commencing at the South Quarter Corner of Section 23, Township 5 North, Range 45 East, Boise Meridian; and running thence North along the North/South Quarter Section line of said Section 23 a distance of 2656.09 feet to the Southwest corner of the Northeast Quarter of said Section 23; thence South 89 degrees 58'07" East along the South line of said Northeast Quarter a distance of 48.0 feet to a point in the Easterly right-of-way line of existing State Highway 33, being 50.80 feet Easterly from and opposite Station 528.32.0 of Project No. W.P.H. 149-F as described in that certain right of way deed dated April 6, 1936 in Book 67 of Deeds, and being the real point of beginning; continuing South 89 degrees 58'07" East along said South line, being also the South boundary of the tract of land as described in warranty Deed, dated March 1, 1940, Instrument No. 34807, records of Teton County, Idaho, 862.12 feet; thence North 0 degrees 12'58" West a distance of 500.0 feet; thence 0 degrees 12'58" West a distance of 500.0 feet; thence North 89 degrees 58'07" West a distance of 870.12 feet to a point in said existing Easterly right-of-way line; thence Southerly along said existing Easterly right-of-way line 500 feet, more or less, to the real point of beginning.

ALSO LESS: Commencing at the South Quarter corner of Section 23, Township 5 North, Range 45 East, Boise Meridian, and running thence North along the North/South Quarter section line of said Section 23, a distance of 3156.09 feet to a point of 500 feet North of the Southwest corner of the Northeast Quarter of said Section 23, thence South 89 degrees 58'07" East a distance of 48 feet to a point in the Easterly right-of-way line of existing State Highway 33 and being the real point of beginning; thence continuing south 89 degrees 58'07" East 870.12 feet; thence North 0 degrees 12'58" West a distance of 250 feet; thence North 89 degrees 58'07" West a distance of 874.12 feet, more or less, to a point in said existing Easterly right-of-way line; thence Southerly along said existing Easterly right-of-way line 250 feet, more or less, to the real point of beginning.

ALSO Less: Beginning at the South Quarter corner of Section 23, Township 5 North, Range 45 East, Boise Meridian, and running thence North 3406.09 feet; thence East 408.0 feet to a point in the Easterly right-of-way line of Highway 33 to the true point of beginning; thence South 89 degrees 58'07" East, 854.0 feet; thence North 920.47 feet; thence North 0 degrees 05'15" East, 973.61 feet; thence North 89 degree 52' West 854 feet; thence South 0 degrees 05'17" West, 975.6 feet; thence South 920 feet to the true point of beginning.

EXHIBIT A

ALSO: The Northwest Quarter of Section 24, Township 5 North, Range 45 East, Boise Meridian, LESS: Commencing at a point that is North 2653.02 feet and East 2623.06 feet from the Southwest corner of Section 24, Township 5 North, Range 45 East, Boise Meridian, said point being the Southeast corner of the Northwest Quarter of Section 24, and running thence North 89 degrees 58'04" West, 1215.79 feet along the North line of the Southwest Quarter of Section 24, thence North 48 degrees 06'07" East, 1639.84 feet to a point of the East line of the Northwest Quarter of Section 24; thence South 0 degrees 15'30" West 1095.79 feet along said Quarter section line to the point of beginning.

Subject to easements of record or the existence for roads, highways, ditches, canals, lateral power and transmission lines, pipelines and utilities. Subject to levies and assessments of the Grand Teton Canal Company.

Together with any and all water and water rights, ditch and ditch rights appurtenant thereto, including, but not limited to 380 shares of water rights in the Grand Teton Canal Company.

Together with three (3) 60-foot wide easements as indicated below:

FIRST EASEMENT:

Beginning at a point that is East 48 feet and South 0 degrees 05'17" West 957.6 feet of the Northwest corner of the Northwest Quarter of Section 23, Township 5 North, Range 45 East, Boise Meridian, in Teton County, Idaho, and running thence East 854.0 feet; thence North 0 degrees 05'15" East 60 feet; thence West 854.0 feet, and thence South 60 feet to the point of beginning, as per the Casper Drive in the recorded plat of Teton Peaks View Subdivision.

SECOND EASEMENT:

Beginning at a point that is East 48 feet and South 1895.6 feet of the Northwest corner of the Northwest Quarter of Section 23, Township 5 North, Range 45 East, Boise Meridian, in Teton County, Idaho, and running thence South 89 degrees 58' 07" East 854.0 feet, and thence South 60 feet, more or less, to the point of beginning, as per the Rite way in the recorded plat of Teton Peaks View Subdivision.

THIRD EASEMENT:

Beginning at a point that is East 50 feet and South 60 feet of the Northwest corner of the Southeast Quarter of Section 23, Township 5 North, Range 45 East, Boise Meridian, in Teton County, Idaho, being the Northwest corner of the Hatch Subdivision, as per the recorded plat thereof which is instrument number 75937 in the office of the County Recorder of Teton County, Idaho; thence South 89 degrees 56'11" East 2,589.29 feet; thence North 60 feet; thence North 89 degrees 56'11" West 2,589.29 feet; thence South 60 feet to the point of beginning.