

**EXHIBIT A
LEGAL DESCRIPTION**

**Boundary Description
Tivoli Gardens Subdivision**

January 2000

A parcel of land being portions of Government Lot 1 and the N1/2 of the SE1/4 of Section 30, T.4N. R.2E., B.M., Boise, Ada County, Idaho, being all of Lot 15 and a portion of Lot 14, Block 1 of Lakeharbor No. 4, a subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho, and being more particularly described as follows:

Commencing at the brass cap marking the one-quarter corner common to the said Section 30 and Section 29, T.4N. R.2E., B.M.; thence S00°02'30"E, 1,130.32 feet along the easterly boundary of the said N1/2 of the SE1/4 of Section 30 to a State Highway Monument; thence S40°41'40"W, 20.00 feet to an aluminum cap on the northeasterly boundary of Lakeharbor No. 2, a subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho, which is also the southwesterly right-of-way line of West State Street, which is also known as State Highway 44; thence N49°27'12"W, 614.93 feet along the said northeasterly boundary of Lakeharbor No. 2 to an aluminum cap; thence N49°27'12"W, 587.97 feet along the northwesterly boundary of said Lakeharbor No. 4, which is also the southwesterly right-of-way of West State Street, which is also known as State Highway 44 to an iron pin; thence S34°44'40"W, 151.41 feet along the northwesterly boundary of said Lakeharbor No. 4 to an iron pin; thence S49°15'39"E, 28.72 feet along the boundary of said Lakeharbor No. 4 to an iron pin; thence S28°18'37"W, 285.00 feet along the northwesterly boundary of said Lakeharbor No. 4 to an iron pin, which is also the *Real Point of Beginning*:

Thence S61°41'23"E, 449.32 feet along the northeasterly boundary of said Lot 15 to the northeast corner of said Lot 15;

Thence 77.49 feet along the easterly boundary of said Lot 15 along a non-tangent curve deflecting to the left, with a radius of 355.00 feet, a central angle of 12°30'22", a long chord of 77.33 feet and a chord bearing of S01°47'59"W;

Thence S04°27'12"E, 134.38 feet along the easterly boundary of said Lot 15;

Thence 31.42 feet along the southeasterly boundary of said Lot 15 along a tangent curve deflecting to the right, with a radius of 20.00 feet, a central angle of 90°00'00", a long chord of 28.28 feet and a chord bearing of S40°32'48"W;

Thence S85°32'48"W, 458.40 feet along the southerly boundary of said Lot 15 to the southeast corner of said Lot 14;

Thence 32.04 feet along the southeasterly boundary of said Lot 14 along a tangent curve deflecting to the left, with a radius of 360.00 feet, a central angle of 05°05'59", a long chord of 32.03 feet and a chord bearing of S82°59'49"W;

Thence N04°27'12"W, 24.02 feet;

Thence 19.71 feet along a tangent curve deflecting to the right, with a radius of 50.00 feet, a central angle of 22°35'23", a long chord of 19.59 feet and a chord bearing of N06°50'30"E;

Thence N61°41'23"W, 118.79 feet to the northwesterly boundary of said Lot 14;

Thence N28°18'37"E, 436.00 feet along the northwesterly boundary of said Lots 14 and 15 to the *Real Point of Beginning*.

