



Advanced Technology Surveying & Engineering

EXHIBIT A
LEGAL DESCRIPTION FOR THE
ADJUSTED MASTERSON PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 51 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (WEST 1/16TH CORNER) FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 89°45'06" EAST, 1327.99 FEET;

THENCE NORTH 01°17'32" WEST, 18.06 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE CENTERLINE OF AN EXISTING PRIVATE ROAD;

THENCE NORTHERLY ALONG SAID CENTERLINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) NORTH 32°02'01" EAST, 51.57 FEET;
- 2) NORTH 29°35'33" EAST, 33.94 FEET;
- 3) NORTH 20°34'43" EAST, 46.60 FEET;
- 4) NORTH 01°08'54" WEST, 54.93 FEET;
- 5) NORTH 16°42'29" WEST, 52.59 FEET;
- 6) NORTH 40°47'53" WEST, 77.45 FEET;
- 7) NORTH 09°07'51" WEST, 168.88 FEET;
- 8) NORTH 16°03'24" WEST, 42.79 FEET;
- 9) NORTH 15°01'32" WEST, 36.58 FEET;
- 10) NORTH 13°25'13" WEST, 69.73 FEET;
- 11) NORTH 06°07'41" WEST, 27.31 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF A LINE 30.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 89°48'43" EAST, 392.72 FEET ALONG SAID 30.0 FEET OFFSET LINE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTH WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE SOUTH 01°11'24" EAST, 113.92 FEET TO A POINT;

THENCE SOUTH 50°06'49" EAST, 89.25 FEET TO A POINT;

THENCE SOUTH 01°09'47" EAST, 94.64 FEET TO A POINT;

(CONTINUED)

P.O. Box 3457, Hayden, Idaho 83835
PH. (208) 772-2745 Fax. (208) 762-7731

THENCE SOUTH $39^{\circ}02'43''$ WEST, 104.09 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF SAID WEST HALF;

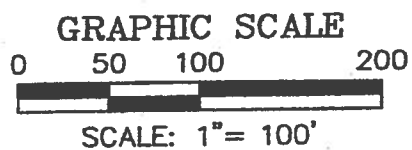
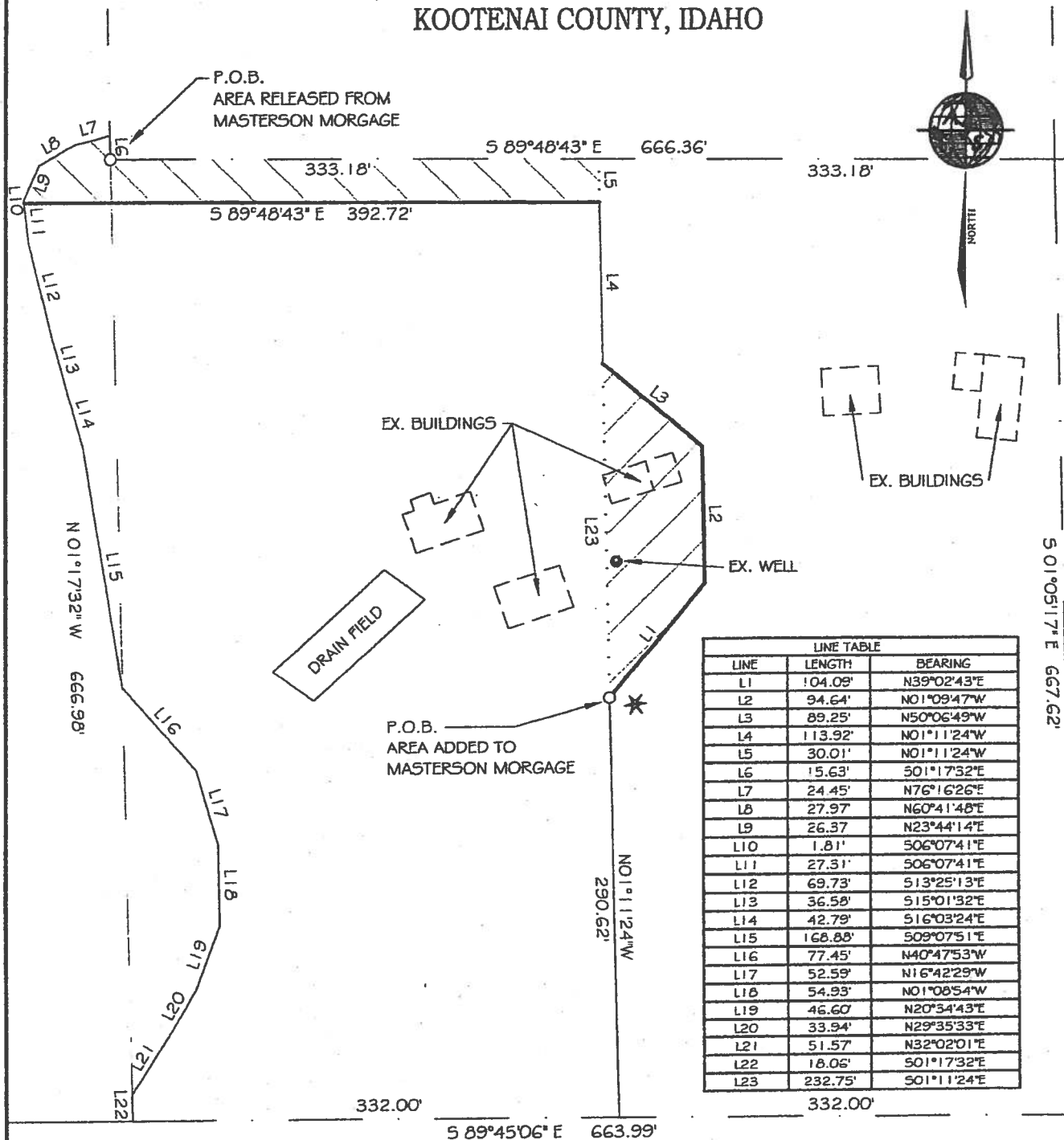
THENCE SOUTH $01^{\circ}11'24''$ EAST, 290.62 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH $89^{\circ}45'06''$ WEST, 332.00 FEET RETURNING TO THE POINT-OF-BEGINNING;

SAID DESCRIBED PARCEL OF LAND CONTAINING 5.060 ACRES MORE OR LESS;

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND IN VIEW.

SECTION 17, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M.,
KOOTENAI COUNTY, IDAHO



ADVANCED TECHNOLOGY SURVEYING & ENGINEERING

P.O. BOX 3457, HAYDEN IDAHO, 83835
• PH. (208)-772-2745 • FAX (208)-762-7731 •

SCALE: 1"=100'

CHECKED BY: SAM
DATE: 05-04-2012

DRAWN BY: MBM

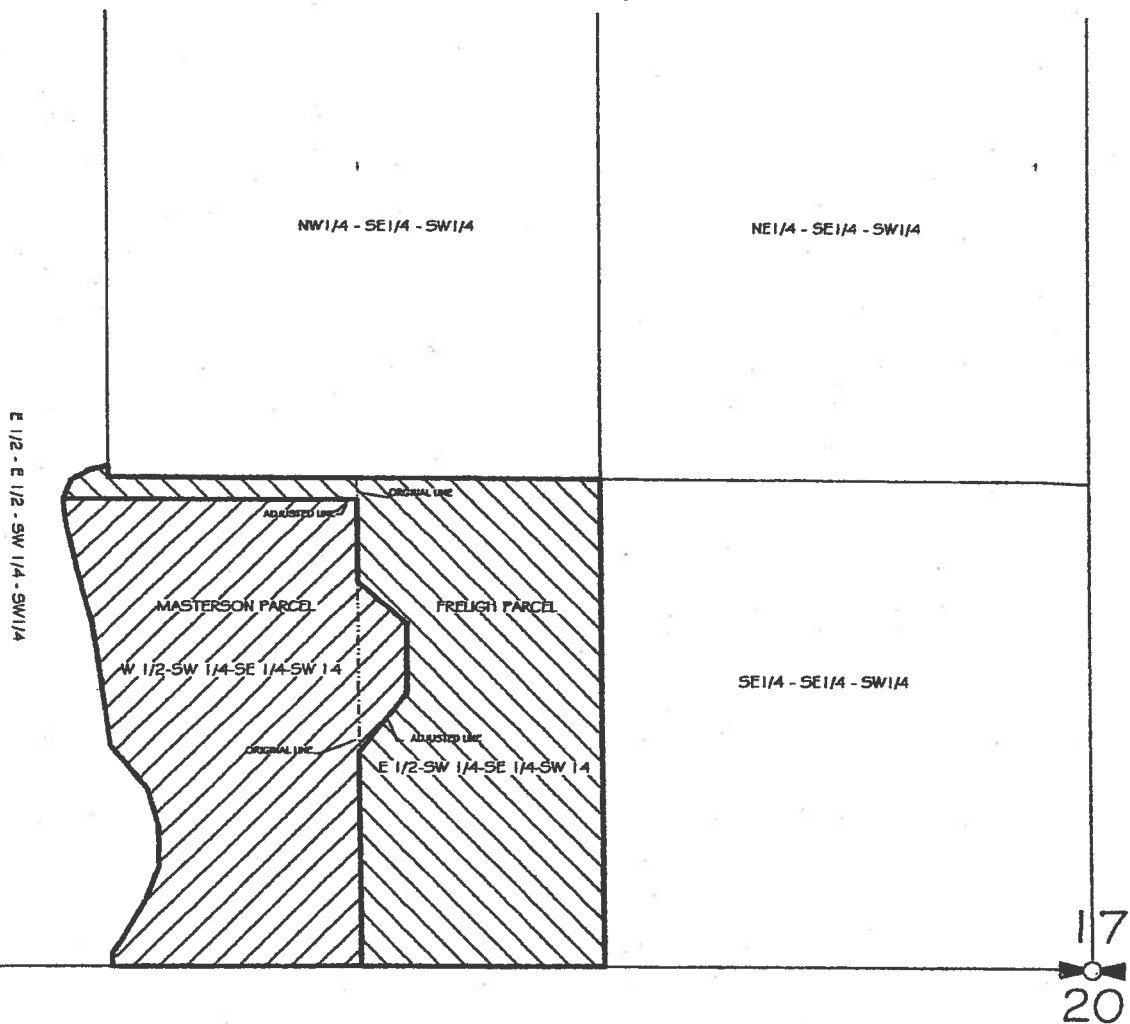
DATE: 09-04-2012

DWG: BANK-EXHIBIT

PROJ: 12.03E

EXHIBIT

SECTION 17, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M.,
KOOTENAI COUNTY, IDAHO



ADVANCED
TECHNOLOGY
SURVEYING &
ENGINEERING
INC.

P.O. BOX 3457, HAYDEN IDAHO, 83835
• PH. (208) 772-2745 • FAX (208) 762-7731 •

SCALE: NA

CHECKED BY: MM

DATE: 8-08-12

DRAWN BY: AD

DATE: 8-08-12

DWG: EXHIBIT

PROJ: 12-056

1706104



PIONEER TITLE COMPANY
OF KOOTENAI COUNTY

1687785

1693843

100 Wallace Avenue
Coeur d'Alene, ID 83814

STATE OF IDAHO } SS
COUNTY OF KOOTENAI }
AT THE REQUEST OF _____
PIONEER TITLE CO.
Nov 21 1 44 PM '01
DANIEL J. ENGLISH
DEPUTY 12
FEE\$ 6.00

STATE OF IDAHO } SS
COUNTY OF KOOTENAI }
AT THE REQUEST OF _____
Carol Miras

JUL 20 1 51 PM '01

DANIEL J. ENGLISH

DEPUTY 12
FEE\$ 3.00

8378 EDM

* RE-RECORDED TO AMEND LEGAL *

SPACE ABOVE FOR RECORDING DATA

WARRANTY DEED

(INDIVIDUAL)

STATE OF IDAHO } SS
COUNTY OF KOOTENAI }
AT THE REQUEST OF _____
CAROL MIRAS

AUG 31 10 36 AM '01

DANIEL J. ENGLISH

DEPUTY 12
FEE\$ 6.00

County, State of Idaho,

FOR VALUE RECEIVED

Daniel Ray and Shirley A. Frelich husband and wife

GRANTOR(s) does (do) hereby GRANT, BARGAIN, SELL and CONVEY unto
Wife and Husband

Marilyn and Paul W. Masterson ~~husband and wife~~

GRANTEE(S), whose current address is: P.O. Box 458 Post Falls 83877
the following described real property in Kootenai
more particularly described as follows, to wit:

West 1/2 of the Southwest 1/4 of the Southeast 1/4
of the Southwest 1/4 of Section 17, Township 51 North,
Range 5 W.B.M., Kootenai County, State of Idaho,
and reserving to the vendor, its successor or assigns
60' easement for ingress and egress and an easement
for public utilities; and granting the grantees,
their heirs and assigns easement for ingress and
egress over and across all roads which grantor (seller)
herein has the right to travel to reach subject property.

Re-Record (2nd Re-Recording) to correct legal description with the new legal description
attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns
forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee
simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made
subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of
way and agreements, (if any) of record, and general taxes and assessments, includes irrigation and utility assessments, (if any) for the
current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims
whatsoever.

Dated:

July 19, 1994

Daniel Ray Frelich

Daniel Ray Frelich

Shirley A. Frelich

Shirley A. Frelich

STATE OF Idaho, County of Kootenai, ss.

On this 19th day of July, in the year of 1994, before me

Ethel A. Swofford, a Notary Public, personally appeared Daniel Ray Frelich

and Shirley A. Frelich

known or identified to me to be the person(s) whose name(s) _____ subscribed to the within
instrument, and acknowledged to me that they executed the same.

Notary Public: Ethel A. Swofford

Residing at: Hayden Lake, Idaho

My Commission Expires: November 29, 1995

+ mm
+ Gum Gum

PARCEL I:

The West half of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 17, Township 51 North, Range 5 W.B.M., Kootenai County, Idaho;

EXCEPT that portion of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 17, Township 51 North, Range 5 W.B.M., Kootenai County, Idaho, more particularly described as follows:

COMMENCING at a 3/4 inch Iron pipe at the Southwest corner of said Southeast quarter of the Southwest quarter (West 1/16 corner) according to a Record of Survey by Meckel Engineering and Surveying filed in Book 4 of Surveys at page 56, records of Kootenai County, Idaho, from which the South quarter corner of Section 17 bears South 89° 43'00" East, 1327.72 feet; thence North 1° 17'32" West, 18.06 feet along the West line of the Southeast quarter of the Southwest quarter to the centerline of an existing private road and the True Point of Beginning; thence, Northerly along said centerline as follows:

North 32° 04'01" East, 51.57 feet; thence
North 29° 35'33" East, 33.94 feet; thence
North 20° 34'43" East, 46.60 feet; thence
North 01° 08'54" West, 54.93 feet; thence
North 16° 42'29" West, 52.59 feet; thence
North 40° 46'52" West, 77.44 feet; thence
South 01° 17'32" East, 280.85 feet along the West line of said Southeast quarter of the Southwest quarter to the True Point of Beginning.

PARCEL II:

That portion of the East half of the East half of the Southwest quarter of the Southwest quarter of Section 17, Township 51 North, Range 5 W.B.M., Kootenai County, Idaho, more particularly described as follows:

COMMENCING at a 3/4 inch Iron pipe at the Southeast corner of said Southwest quarter of the Southwest quarter (West 1/16 corner) according to a Record of Survey by Meckel Engineering and Surveying filed in Book 4 of Surveys at page 56, records of Kootenai County, Idaho, from which the South quarter corner of Section 17 bears South 89° 43'00" East, 1327.72 feet; thence North 1° 17'32" West, 298.91 feet along the East line of the said Southwest quarter of the Southwest quarter to the centerline of an existing private road and the True Point of Beginning; thence continuing North 1° 17'32" West, 383.70 feet along the East line of said Southwest quarter of the Southwest quarter to the centerline of said road; thence Southerly along said centerline as follows:

South 76° 16'26" West, 24.45 feet; thence
South 60° 41'48" West, 27.97 feet; thence
South 23° 44'14" West, 26.37 feet; thence
South 06° 07'41" East, 29.12 feet; thence
South 13° 25'13" East, 69.73 feet; thence
South 15° 01'32" East, 36.58 feet; thence
South 16° 03'24" East, 42.79 feet; thence
South 09° 07'50" East, 168.88 feet to the Point of Beginning.