

J-U-B FAMILY OF COMPANIES

Exhibit "A"
Kuna East Urban Renewal District (URD)
Legal Description

Project No. 10-22-016 September 19, 2022

A tract of land situate in portions of Sections 6, 7, and 18 of Township 1 North, Range 2 East, Section 1 of Township 1 North, Range 1 East, and Section 31 of Township 2 North, Range 2 East, Boise Meridian, City of Kuna, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 1; thence from said Point of Commencement, South 89°47'51" East, coincident with the north line of said Section 1 a distance of 2,661.50 feet to the north quarter corner of said Section 1, said corner being the **Point of Beginning** of this description;

thence from said **Point of Beginning**, South 89°48'58" East, continuing coincident with the north line of said Section 1, a distance of 2,661.46 feet to the northeast corner of said Section 1; thence leaving said north line, coincident with the west line of said Section 31 the following two (2) consecutive courses and distances:

1. North 00°06'10" East, a distance of 2,656.49 feet to the west quarter corner of said Section 31, and
2. North 00°05'30" East, a distance of 1,320.06 feet to the northwest corner of Government Lot 2 of said Section 31;

thence leaving said west line, the following six (6) consecutive courses and distances:

1. South 89°28'06" East, coincident with the north line of said Government Lot 2, a distance of 1,397.85 feet to the northeast corner of said Government Lot 2,
2. South 00°14'00" West, coincident with the east line of said Government Lot 2, a distance of 1,323.60 feet to the southeast corner of said Government Lot 2,
3. South 89°21'12" East, a distance of 1,306.49 feet to the center quarter corner of said Section 31,
4. South 00°02'39" West, a distance of 1,326.22 feet to the center-south sixteenth corner of said Section 31,
5. South 89°09'59" East, a distance of 1,318.72 feet to the southeast sixteenth corner of said Section 31, and
6. South 00°14'40" East, a distance of 1,329.95 feet to the east sixteenth corner on the south line of said Section 31;

thence South $89^{\circ}00'46''$ East, coincident with the south line of said Section 31, a distance of 925.42 feet to the northeasterly corner of the tract of land described in the Special Warranty Deed recorded as Instrument No. 2021-178270, Official Records of Ada County, as said tract is shown on the Record of Survey No. 11796, Ada County Records; thence coincident with the northeasterly lines of said tract the following two (2) consecutive courses and distances:

1. South $00^{\circ}05'21''$ West, a distance of 545.00 feet, and
2. South $89^{\circ}00'46''$ East, a distance of 400.00 feet to a point on the east line of the aforesaid Section 6;

thence coincident with said east line, the following two (2) consecutive courses and distances:

1. South $00^{\circ}05'21''$ West, a distance of 2,107.72 feet to the east quarter corner of said Section 6, and
2. South $00^{\circ}04'01''$ West, a distance of 1,866.41 feet to an angle point in the easterly line of the tract of land described as Parcel 4 in the Special Warranty Deed recorded as Instrument No. 2022-013972, Official Records of Ada County, as said tract is shown on the Record of Survey No. 10795, Ada County Records;

thence coincident with the southeasterly lines of said tract the following two (2) consecutive courses and distances:

1. North $89^{\circ}19'01''$ West, a distance of 330.00 feet, and
2. South $00^{\circ}04'01''$ West, a distance of 792.05 feet to a point on the south line of said Section 6;

thence South $89^{\circ}19'01''$ East, coincident with said south line, a distance of 330.05 feet to the southeast corner of said Section 6; thence leaving said south line, coincident with the east line of the aforesaid Section 7, the following two (2) consecutive courses and distances:

1. South $00^{\circ}15'02''$ East, a distance of 2,674.00 feet to the east quarter corner of said Section 7, and
2. South $00^{\circ}16'00''$ East, a distance of 2,632.33 feet to the southeast corner of said Section 7;

thence leaving said east line, South $00^{\circ}50'11''$ West, coincident with the east line of the aforesaid Section 18, a distance of 364.70 feet to the intersection of said east line with the northerly right-of-way line of the Union Pacific Railroad as said right-of-way is shown on the Record of Survey No. 12419, Ada County Records; thence leaving said east line, North $68^{\circ}27'55''$ West, coincident with said right-of-way line, a distance of 5,752.78 feet to the intersection of said right-of-way with the west line of the aforesaid Section 7; thence North $00^{\circ}01'57''$ West, coincident with said west line, a distance of 3,622.89 feet to the northwest

corner of said Section 7; thence leaving said west line, South 89°19'01" East, coincident with the north line of said Section 7, a distance of 2,693.27 feet to the north quarter corner of said Section 7, said corner being hereinafter referred to as Point "A"; thence continuing South 89°19'01" East, coincident with said north line, a distance of 50.00 feet to an angle point in the northerly line of the tract of land described as Parcel 7 in the Warranty Deed recorded as Instrument No. 2021-171629, Official Records of Ada County, as said tract is shown on the Record of Survey No. 12419, Ada County Records; thence coincident with the northerly line of said tract, the following four (4) consecutive courses and distances:

1. South 00°07'52" East, a distance of 280.04 feet,
2. South 44°59'42" East, a distance of 575.09 feet,
3. South 89°18'09" East, a distance of 352.75 feet, and
4. North 00°07'54" West, a distance of 681.98 feet to a point on the north line of said Section 7;

thence South 89°19'01" East, coincident with said north line, a distance of 164.85 feet to the southwest corner of the tract of land described as Parcel 4 in the Special Warranty Deed recorded as Instrument No. 2022-013972, Official Records of Ada County, as said tract is shown on the Record of Survey No. 10795, Ada County Records, said corner being hereinafter referred to as Point "B"; thence leaving the north line of said Section 7, coincident with the westerly lines of said tract, the following three (3) consecutive courses and distances:

1. North 00°01'30" East, a distance of 495.06 feet,
2. South 89°19'01" East, a distance of 147.50 feet, and
3. North 00°01'30" East, a distance of 2,163.89 feet to a point on the north line of the southeast quarter of the aforesaid Section 6;

thence North 89°17'58" West, coincident with said north line, a distance of 1,122.83 feet to the center quarter corner of said Section 6; thence coincident with the north line of the southwest quarter of said Section 6, the following two (2) consecutive courses and distances:

1. North 89°17'57" West, a distance of 1,318.37 feet to the northeast corner of Government Lot 6 of said Section 6, and
2. North 89°17'21" West, a distance of 1,380.32 feet to the west quarter corner of said Section 6;

thence South 00°08'05" East, coincident with the west line of said Section 6, a distance of 2,365.37 feet to the northeast corner of the tract of land described as Parcel 4 in the Corrected Bargain and Sale Deed recorded as Instrument No. 2016-028450, Official Records of Ada County; thence coincident with the respective northerly and westerly lines of said tract, the following two (2) consecutive courses and distances:

1. South 89°54'25" West, a distance of 295.00 feet to the northwesterly corner thereof, and

2. South 00°07'21" East, a distance of 295.00 feet to a point on the south line of the aforesaid Section 1;

thence South 89°54'25" West, coincident with said south line, a distance of 1,029.33 feet to the east sixteenth corner on the south line of said Section 1; thence leaving said south line, North 00°12'01" West, coincident with the west line of the southeast quarter of the southeast quarter of said Section 1, a distance of 1,330.75 feet to the southeast sixteenth corner of said Section 1; thence South 89°55'56" West, coincident with the south line of the northwest quarter of the southeast quarter of said Section 1, a distance of 1,325.80 feet to the center-south sixteenth corner of said Section 1; thence South 89°58'42" West, coincident with the south line of the northeast quarter of the southwest quarter of said Section 1, a distance of 1,325.13 feet to the southwest sixteenth corner of said Section 1; thence North 00°14'32" West, coincident with the west line of northeast quarter of the southwest quarter of said Section 1, a distance of 1,330.83 feet to the center-west sixteenth corner of said Section 1; thence North 00°24'16" West, coincident with the west line of the southeast quarter of the northwest quarter of said Section 1, a distance of 1,328.34 feet to the southwest corner of Government Lot 3 of said Section 1; thence coincident with the respective south and east lines of said Government Lot 3, the following two (2) consecutive courses and distances:

1. North 89°55'56" East, a distance of 1,327.55 feet to the southeast corner of said Government Lot 3, and
2. North 00°16'15" West, a distance of 1,341.75 feet to the **Point of Beginning**.

EXCEPTING THEREFROM, a tract of land situate in the northwest quarter of the aforesaid Section 7, being more particularly described as follows:

Commencing at the aforesaid Point "A", thence South 00°07'37" East, coincident with the east line of the northwest quarter of said Section 7, a distance of 1,333.41 feet to the center-north sixteenth corner of said Section 7, said corner being the **Point of Beginning**, of this Exception;

thence from said **Point of Beginning**, South 00°07'49" East, coincident with the east line of the northwest quarter of said Section 7, a distance of 1,333.35 feet to the center quarter corner of said Section 7; thence North 89°09'47" West, coincident with the south line of the northwest quarter of said Section 7, a distance of 1,321.51 feet to the southeast corner of Government Lot 2 of said Section 7; thence North 00°06'58" West, coincident with the east line of said Government Lot 2, a distance of 1,331.59 feet to the northeast corner of said Government Lot 2; thence South 89°14'20" East, coincident with the north line of the southeast quarter of the northwest quarter of said Section 7, a distance of 1,321.15 feet to the **Point of Beginning**.

FURTHER EXCEPTING THEREFROM, a tract of land situate in the southeast quarter of the aforesaid Section 6, being more particularly described as follows:

Commencing at the aforesaid Point "B", thence South 89°19'01" East, coincident with the south line of said Section 6, a distance of 200.00 feet to the **Point of Beginning** of this Exception;

thence from said **Point of Beginning**, continuing South 89°19'01" East, coincident with said south line, a distance of 295.00 feet; thence leaving said south line, the following three (3) consecutive courses and distances:

1. North 00°01'30" East, a distance of 295.05 feet,
2. North 89°19'01" West, a distance of 295.00 feet, and
3. South 00°01'30" West, a distance of 295.05 feet to the **Point of Beginning**.

The above-described tract of land contains a net area of 1,538.50 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

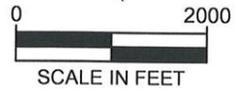
This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.


Timothy Harrigan, PLS 17665

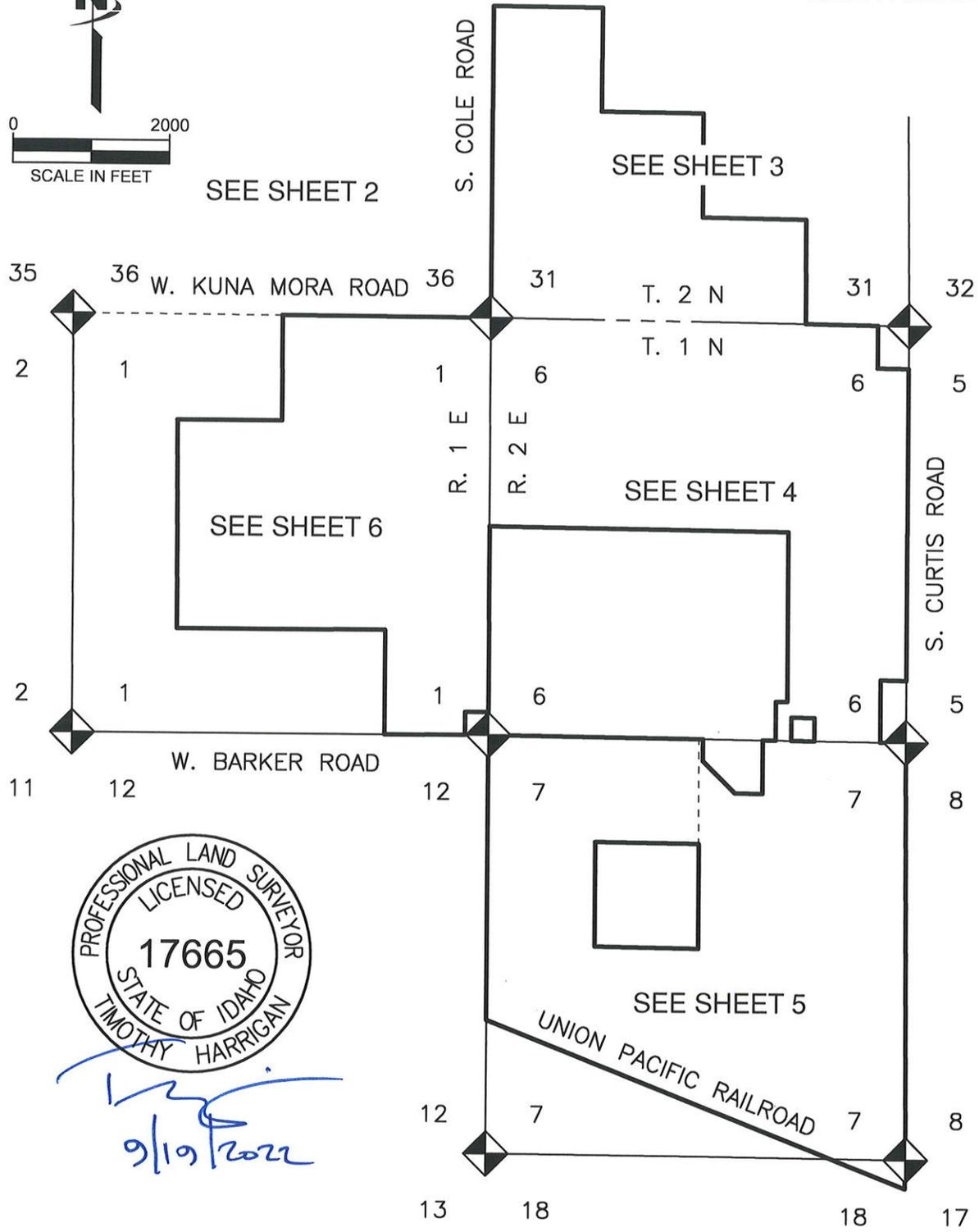
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SEE SHEET 7
FOR LEGEND AND
LINE TABLES



Timothy Harrigan
9/19/2022

EXHIBIT "B"

CITY OF KUNA

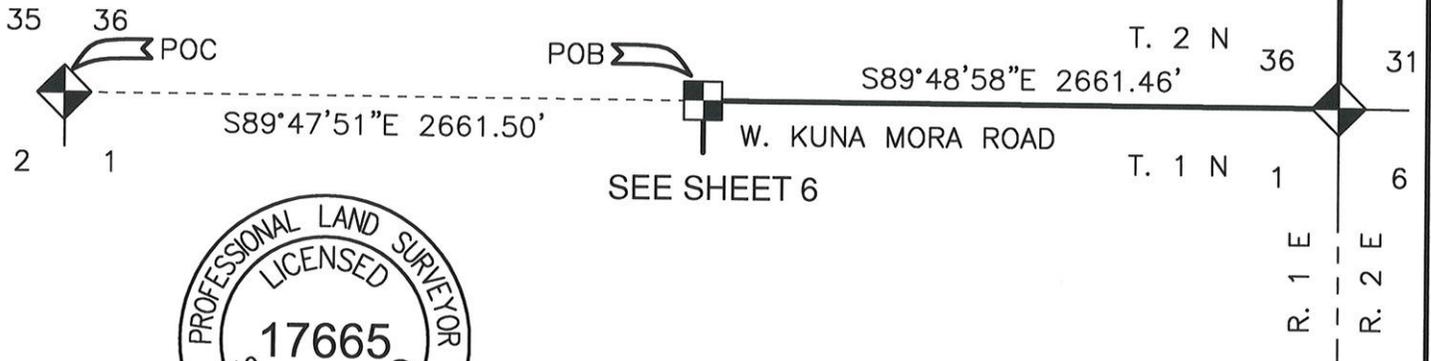
EAST - URBAN RENEWAL DISTRICT LEGAL DESCRIPTION

PORTIONS OF SECTIONS 6, 7, AND 18, T1N, R2E, SECT. 1, T1N, R1E, & SECT. 31, T2N, R2E, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

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1 OF 7



SEE SHEET 7
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Timothy Harrigan
9/19/2022

EXHIBIT "B"

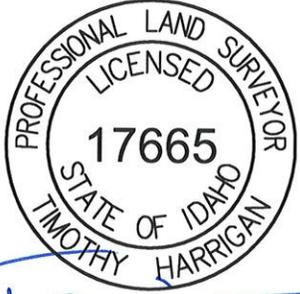
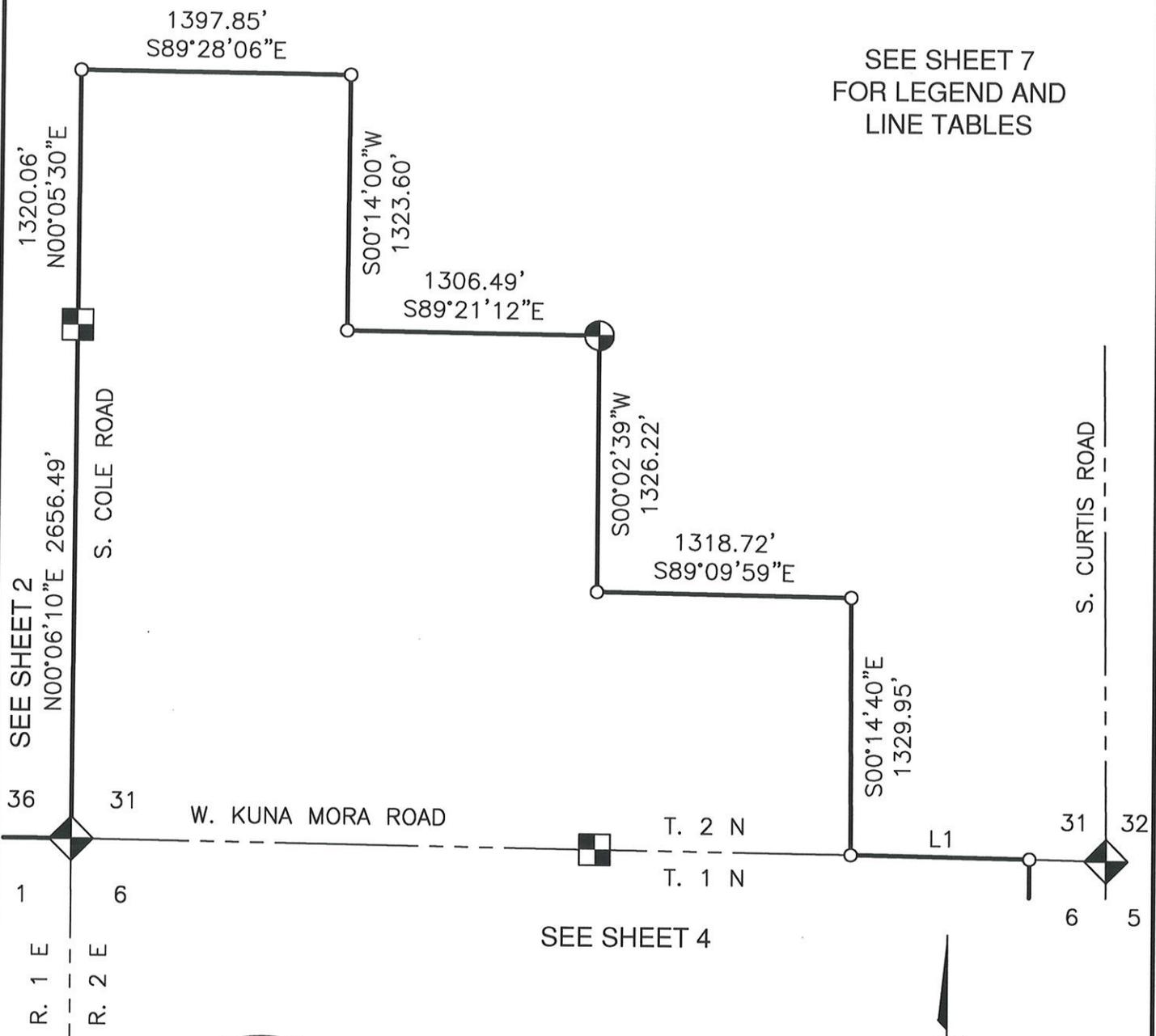
PRJ. NO. 10-22-016



CITY OF KUNA
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PORTIONS OF SECTIONS 6, 7, AND 18, T1N, R2E, SECT. 1, T1N, R1E, & SECT. 31,
T2N, R2E, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO

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2 OF 7

SEE SHEET 7
FOR LEGEND AND
LINE TABLES



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EXHIBIT "B"

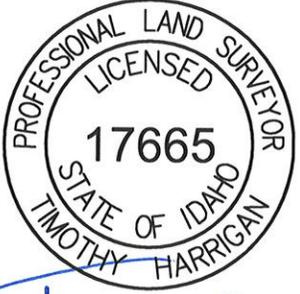
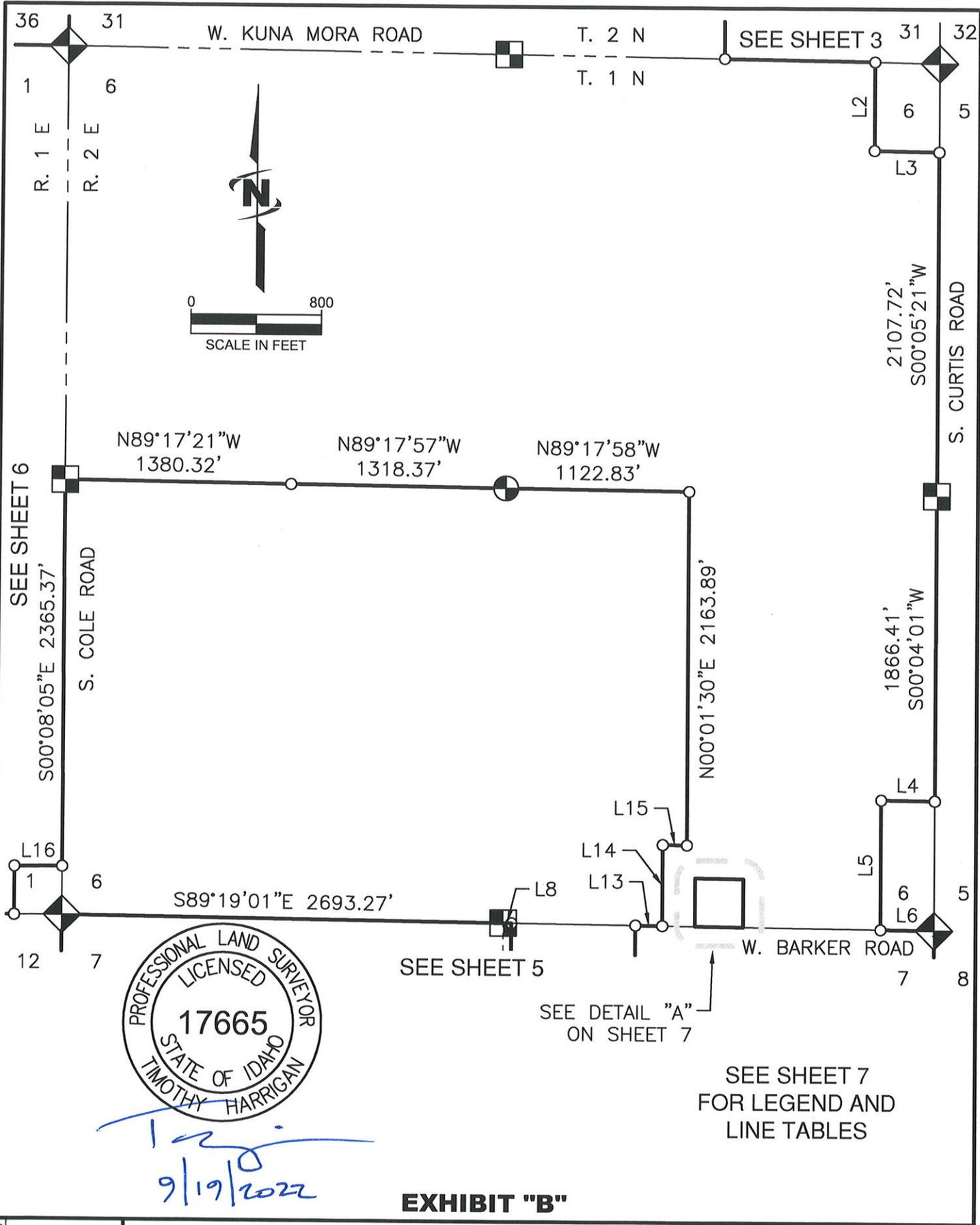
CITY OF KUNA

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J-U-B ENGINEERS, INC.

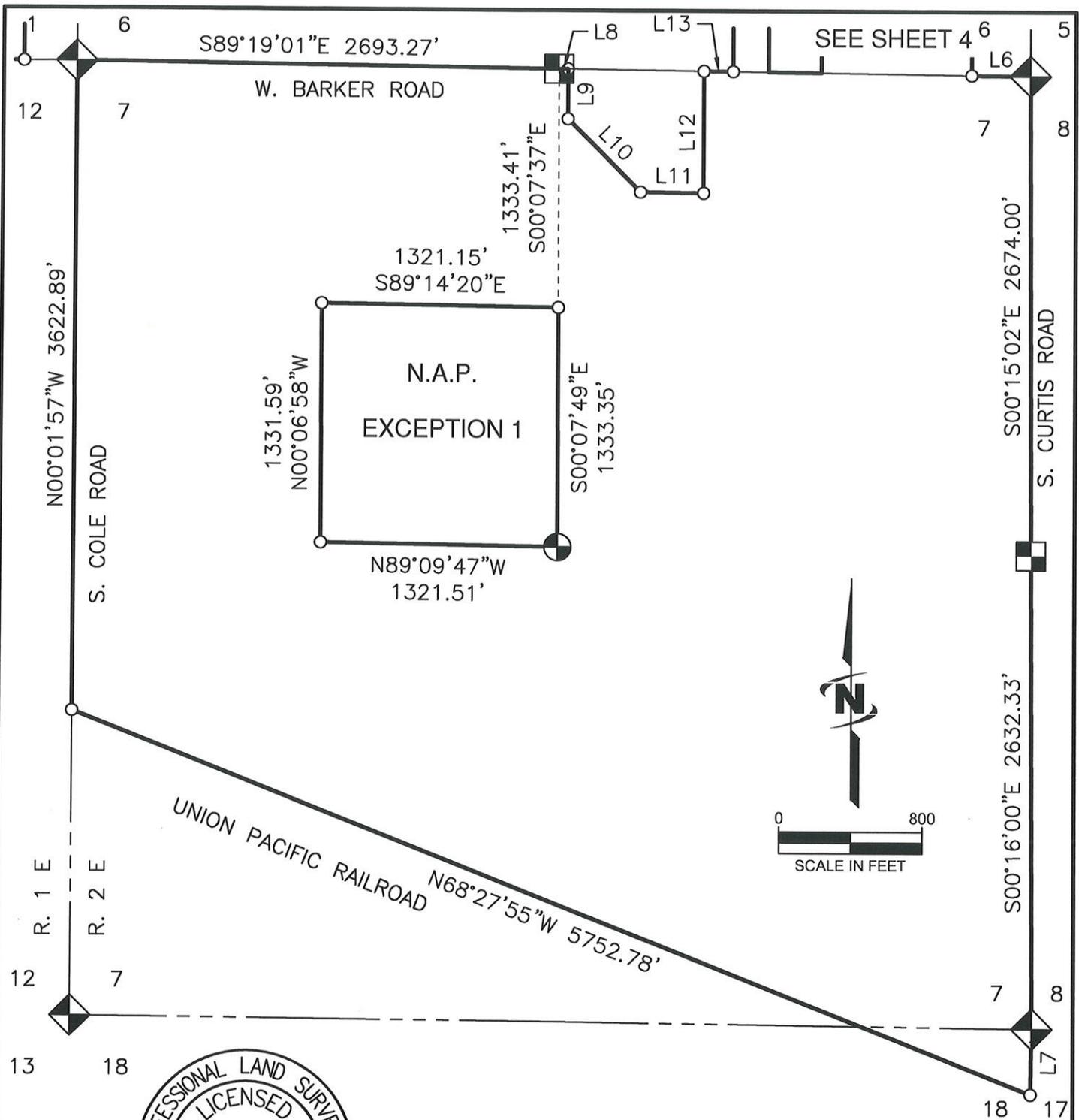


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EXHIBIT "B"

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| PRJ. NO. 10-22-016  J-U-B ENGINEERS, INC. | CITY OF KUNA EAST - URBAN RENEWAL DISTRICT LEGAL DESCRIPTION | SHEET 4 OF 7 |
| | PORTIONS OF SECTIONS 6, 7, AND 18, T1N, R2E, SECT. 1, T1N, R1E, & SECT. 31, T2N, R2E, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO | |

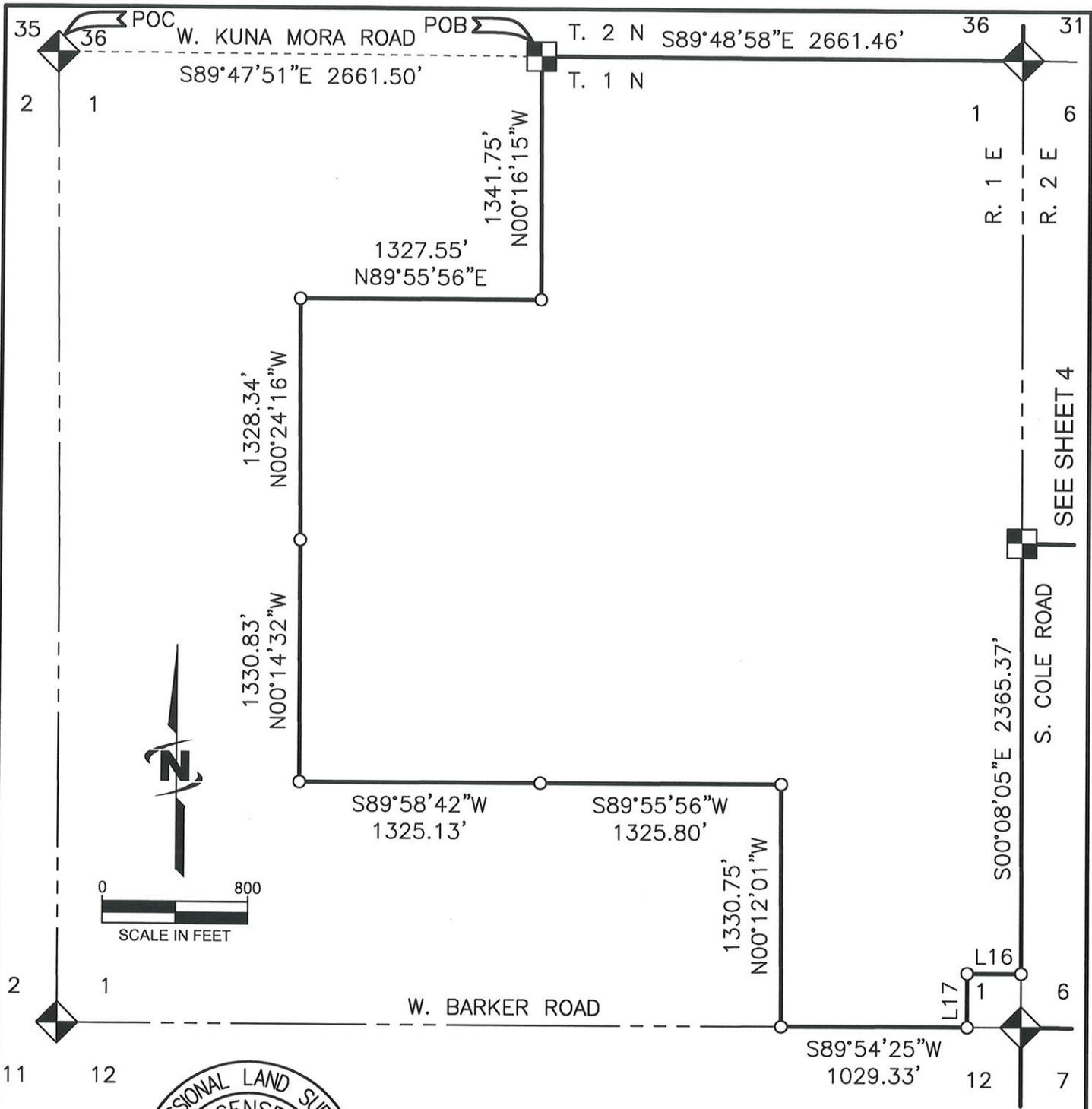


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SEE SHEET 7
 FOR LEGEND AND
 LINE TABLES

EXHIBIT "B"

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| PRJ. NO. 10-22-016 JUB J-U-B ENGINEERS, INC. | CITY OF KUNA EAST - URBAN RENEWAL DISTRICT LEGAL DESCRIPTION | SHEET 5 OF 7 |
| | PORTIONS OF SECTIONS 6, 7, AND 18, T1N, R2E, SECT. 1, T1N, R1E, & SECT. 31, T2N, R2E, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO | |



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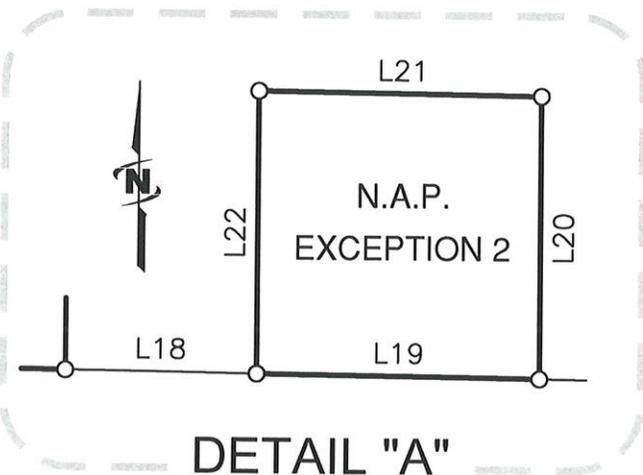
EXHIBIT "B"

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| PRJ. NO. 10-22-016  J-U-B ENGINEERS, INC. | CITY OF KUNA EAST - URBAN RENEWAL DISTRICT LEGAL DESCRIPTION | SHEET 6 OF 7 |
| | PORTIONS OF SECTIONS 6, 7, AND 18, T1N, R2E, SECT. 1, T1N, R1E, & SECT. 31, T2N, R2E, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO | |

LEGEND

- SECTION LINE
- TIE LINE
- URD BOUNDARY LINES
- ◆ SECTION CORNER
- ◻ QUARTER CORNER
- ⊙ CENTER QUARTER CORNER
- DIMENSION POINT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- N.A.P. NOT A PART

| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | DIST. |
| L1 | S89°00'46"E | 925.42' |
| L2 | S00°05'21"W | 545.00' |
| L3 | S89°00'46"E | 400.00' |
| L4 | N89°19'01"W | 330.00' |
| L5 | S00°04'01"W | 792.05' |
| L6 | S89°19'01"E | 330.05' |
| L7 | S00°50'11"W | 364.70' |
| L8 | S89°19'01"E | 50.00' |
| L9 | S00°07'52"E | 280.04' |
| L10 | S44°59'42"E | 575.09' |
| L11 | S89°18'09"E | 352.75' |
| L12 | N00°07'54"W | 681.98' |
| L13 | S89°19'01"E | 164.85' |
| L14 | N00°01'30"E | 495.06' |
| L15 | S89°19'01"E | 147.50' |
| L16 | S89°54'25"W | 295.00' |
| L17 | S00°07'21"E | 295.00' |
| L18 | S89°19'01"E | 200.00' |
| L19 | S89°19'01"E | 295.00' |
| L20 | N00°01'30"E | 295.05' |
| L21 | N89°19'01"W | 295.00' |
| L22 | S00°01'30"W | 295.05' |



SCALE: 1"=200'



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9/19/2022

EXHIBIT "B"