

Exhibit A

H James Magnuson -
President

06/01/2022

Kootenai County Parcel Information



Property Address: 85 S Millview Ln
Coeur D Alene ID 83814

Owner Information

Name: Coeur D Alene Land Company

Address: PO Box 469
City State ZIP: Wallace ID 83873

Assessor Information

Property ID #: 50N04W105000
Tax ID #: 194468
Section: 50N04W10
Instrument: 1569537
TCA Code: 070000
Legal Description: LT 5 EX TAX #S IN NE4, LT 6, N2-SW
1050N04W

Property Class: 512 - Rural residential tract
Neighborhood Code: 5762 KAR-LES-SUE
Acres: 134.66
Taxes: \$601.70 - 2020

Assessments

Description	Value
Total Market Value	\$3,820,239.00
Assessed Land Value	\$62,219.00
Assessed Improvement Value	
Total Assessed Value	\$62,219.00
Exemption:	
Net Taxable Value (2021)	\$62,219.00

Land Information

Land Use / Land Use Standard: 512 - Rural residential tract / 100 - Residential (nec)
Zoning: County-AGSUB - Ag-Suburban
Sewer Available:
Waterfront: 3166 - Spokane River
Watershed: 1701030502 - Cedar Creek-Spokane River

Recreation:

Property Picture



Improvement Information

Improvement Type:
Year Built:
Stories:
Heat:
Central Air:
Foundation:
Construction Type:
Finished Sq. Ft.
Commercial Sq. Ft.

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

72944

M981231

1569537

QUITCLAIM DEED

FOR VALUE RECEIVED, H. F. Magnuson and Colleen B. Magnuson, husband and wife, do hereby convey, release, remise and forever quit claim unto Coeur d'Alene Land Company, an Idaho corporation of PO Box 469, Wallace, Idaho 83873, the following described premises, to-wit:

PARCEL 1:

Government Lots 5 and 6 and the North half of the Southwest quarter, in Section 10, Township 50 North, Range 4 West Boise Meridian, Kootenai County, Idaho, excepting therefrom any of that portion of government Lot 5 lying in the Southwest quarter of the Northeast quarter in said Section 10.

PARCEL 2:

The Northwest quarter of the Southeast quarter, Government Lot 6, the East 34 acres of the Northeast quarter of the Southwest quarter, all in Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

together with their appurtenances.

DATED this ____ day of December, 1998.

ACCOMMODATION RECORDING
Pioneer Title Company has
not examined this document
and assumes no liability as
to its validity and its effects
upon the title.

NOTARY PUBLIC
COURTYN KOOTENAI } SS
AT THE REQUEST OF
for new title Co.
DEC 30 3 35 PM '98

DAVID J. ENGLISH
DEPUTY
FEES 3.00

H. F. Magnuson
H. F. Magnuson
Colleen B. Magnuson
Colleen B. Magnuson

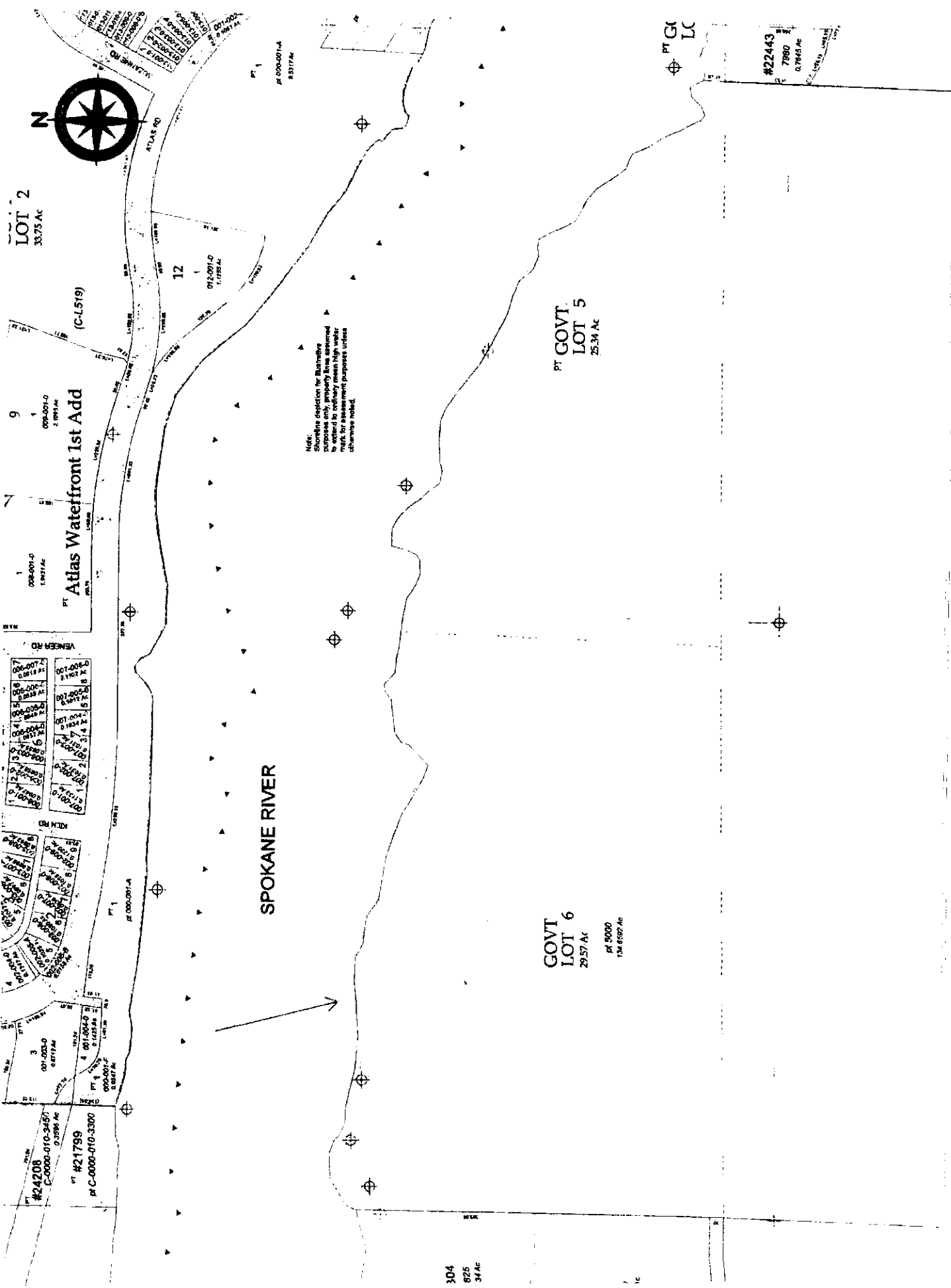
STATE OF IDAHO)
County of Kootenai) ss.

On this 30th day of December, 1998, before me, a notary public in and for the State of Idaho, personally appeared H. F. Magnuson and Colleen B. Magnuson, known to me to be the persons whose names are subscribed to the within instrument, and acknowledge to me that they executed the same.



Breida Dawson
Notary Public for Idaho
Residing at: Coeur d'Alene
Commission Expires: 12-16-99

Electronically Signed using eSignOnline™ | Session ID : f9fc15e-c0d8-414f-9203-215224a25ca



NW Sec. 10 Twp 50 N. R. 4 W. B.

304
825
344c



#22443
7960
67865 Ac
79°
0.8281

#16494

pt 5000

pt 4000

pt 6150
27,873 Ac

6800
48,888 Ac

Kootenai County Parcel Information



Pioneer Title Co.
GOING BEYOND

Property Address:

ID 83814

Owner Information

Name: Coeur D Alene Land Company

Address: PO Box 469

City State ZIP: Wallace ID 83873

Assessor Information

Property ID #: 50N04W104000

Tax ID #: 118652

Section: 50N04W10

Instrument: 1369786

TCA Code: 070000

Legal Description: N 125 FT-S2-SW; FORT SHERMAN
ABAND MIL RES, N2-LT 8 EX S 250 FT &
EX TX#25087 1050N04W

Property Class: 512 - Rural residential tract

Neighborhood Code: 5700 50-4W 7-18 S OF RIVER

Acres: 16.57

Taxes: \$155.17 - 2020

Assessments

Description	Value
Total Market Value	\$213,457.00
Assessed Land Value	\$8,981.00
Assessed Improvement Value	
Total Assessed Value	\$8,981.00
Exemption:	
Net Taxable Value (2021)	\$8,981.00

Land Information

Land Use / Land Use Standard: 512 - Rural residential tract / 100 - Residential (nec)

Zoning: County-AGSUB - Ag-Suburban

Sewer Available:

Waterfront: 0 - Spokane River

Watershed: 1701030502 - Cedar Creek-Spokane River

Recreation:

Property Picture



Improvement Information

Improvement Type:

Year Built:

Stories:

Heat:

Central Air:

Foundation:

Construction Type:

Finished Sq. Ft.

Commercial Sq. Ft.

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le No: 0148324

WARRANTY DEED

For Value Received JACOB B. DODGE AND BARBARA J. DODGE, husband and wife

the grantors, do hereby grant, bargain, sell and convey unto COEUR D'ALENE LAND COMPANY, an Idaho Corporation

1369786

Address: PO Box 469 , Wallace, ID 83873-0469

the grantee , the following described premises, in Kootenai County, Idaho to wit:

The North 125 feet of the South half of the Southwest Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

This deed is to adjust lot lines between the contiguous owners. Grantor reserves a non-exclusive right of ingress and egress over and across the East 100 feet thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee , its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee that they is the owner in fee simple of said premises; that they are free from all incumbrances EXCEPT current taxes and easements of record or in view, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: 8-6-94
[Signature of Jacob B. Dodge]
Jacob B. Dodge

[Signature of Barbara J. Dodge]
Barbara J. Dodge

STATE OF Idaho)
COUNTY OF Kootenai)

ON THIS 6th day of September, 1994, before me, the undersigned a Notary Public in and for said State, personally appeared JACOB B. DODGE AND BARBARA J. DODGE, husband and wife

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

[Signature of Notary]
Notary Public for: Idaho
Residing at: Post Falls
Commission Expires: 7/19/99

STATE OF IDAHO }
COUNTY OF KOOTENAI } SS
KOOTENAI COUNTY TITLE CO.
SEP 13 3 58 PM '94
[Signature of Notary]
DEPUTY
FEES 3

#22443
7980
0.745 AC
0.1281



pt 5000



pt 4000

pt 6150
27.622 AC

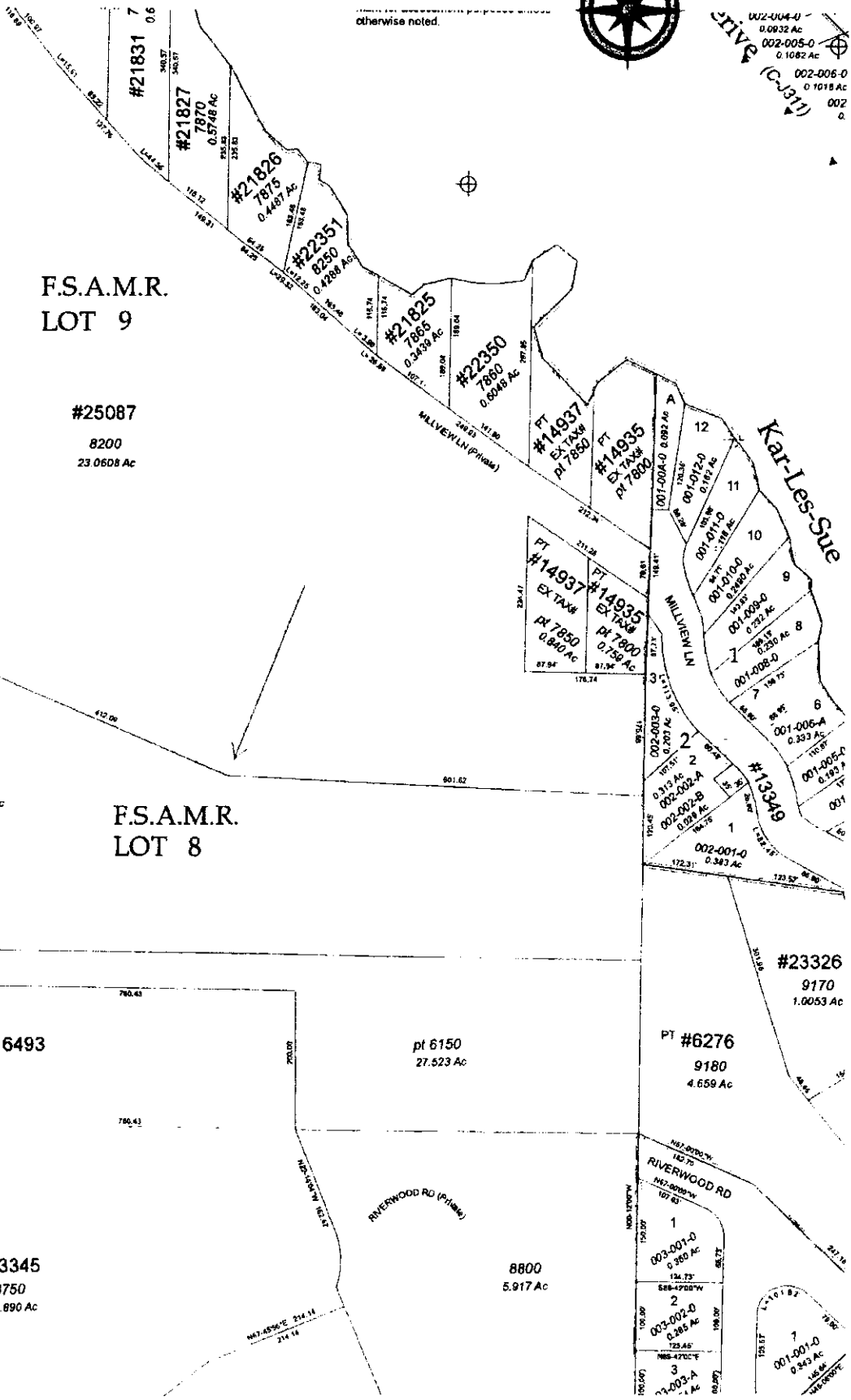
6800
99.851 AC

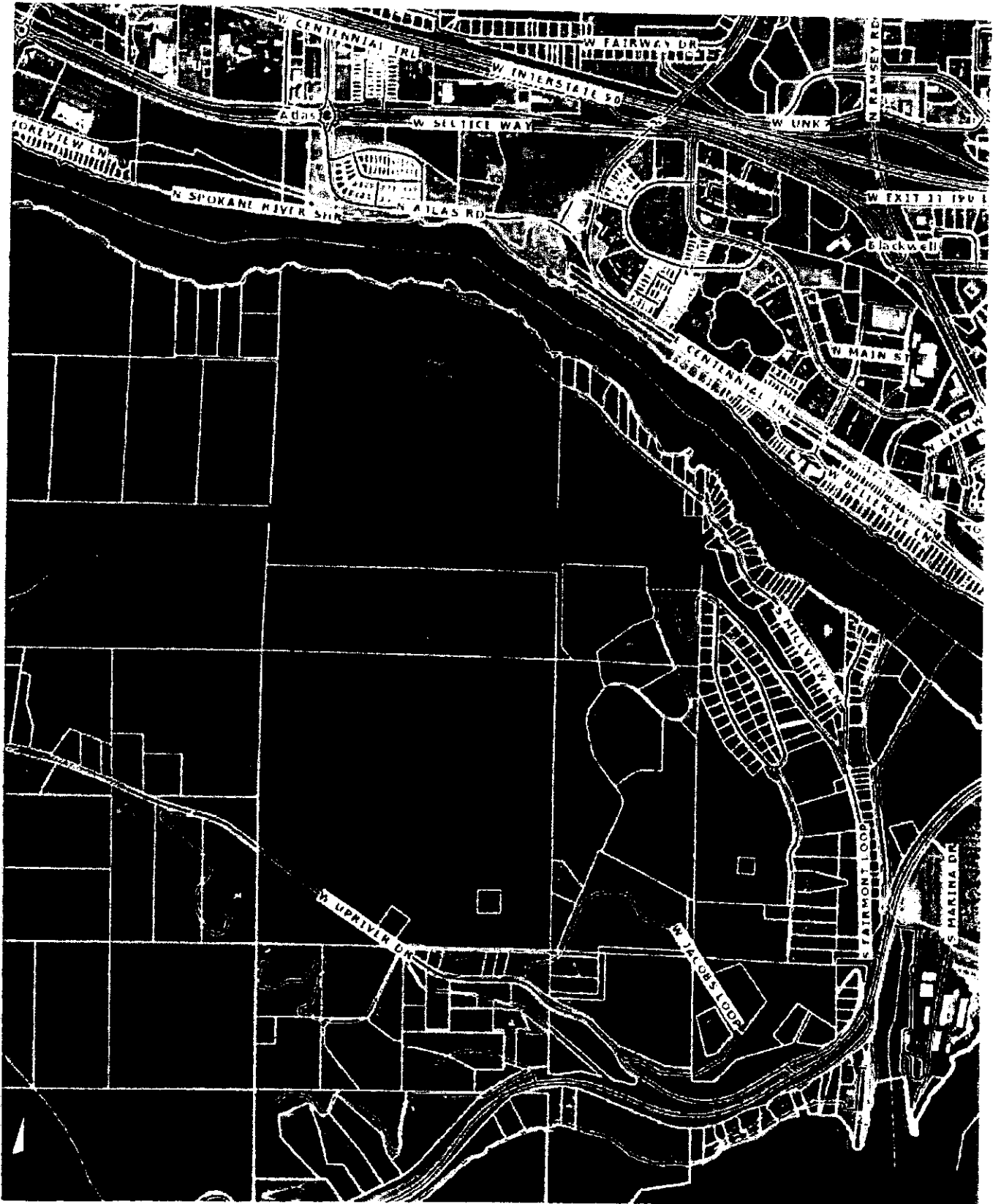
#15494



002-004-0
0.0032 Ac
002-005-0
0.1082 Ac
002-006-0
0.1018 Ac
002
0

otherwise noted.





This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Kootenai County Parcel Information



PioneerTitleCo.
GOING BEYOND

Property Picture

Property Address:

ID 83814

Owner Information

Name:

Cda Land Co Inc

Address:

PO Box 469

City State ZIP:

Wallace ID 83873

Assessor Information

Property ID #:

50N04W091825

Tax ID #:

124697

Section:

50N04W09

Instrument:

1874136

TCA Code:

070000

Legal Description:

TAX #304 0950N04W

Property Class:

512 - Rural residential tract

Neighborhood Code:

5759 RIVERS INLET

Acres:

3.13

Taxes:

\$35.08 - 2021

Assessments

Description	Value
Total Market Value	\$416,845.00
Assessed Land Value	\$1,698.00
Assessed Improvement Value	
Total Assessed Value	\$1,698.00
Exemption:	
Net Taxable Value (2021)	\$1,698.00

Land Information

Land Use / Land Use

512 - Rural residential tract / 100 -

Standard:

Residential (nec)

Zoning:

County-AGSLUB - Ag-Suburban

Sewer Available:

Waterfront:

350 - Spokane River

Watershed:

1701030502 - Cedar Creek-Spokane River

Recreation:



Improvement Information

Improvement Type:

Year Built:

Stories:

Heat:

Central Air:

Foundation:

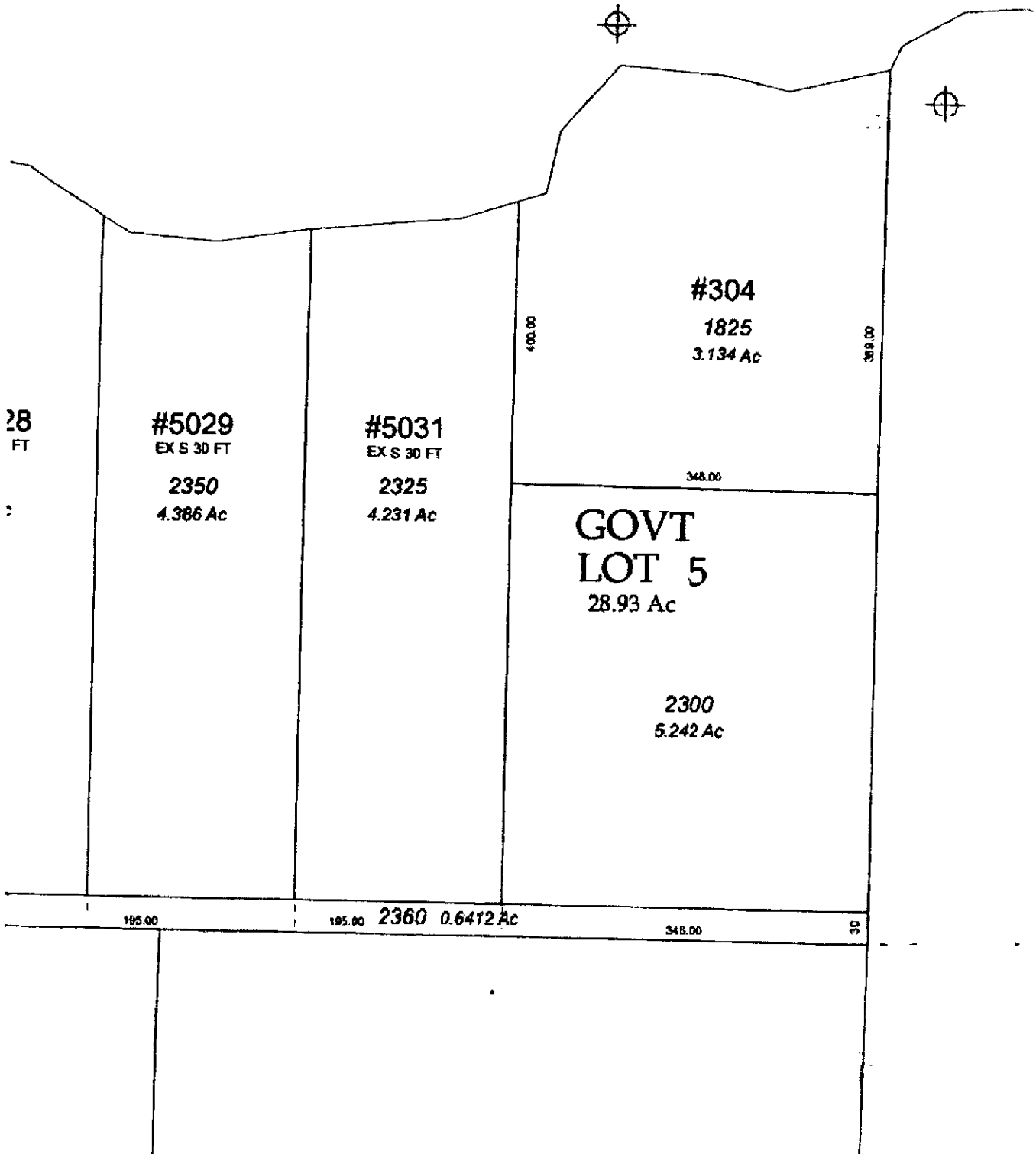
Construction Type:

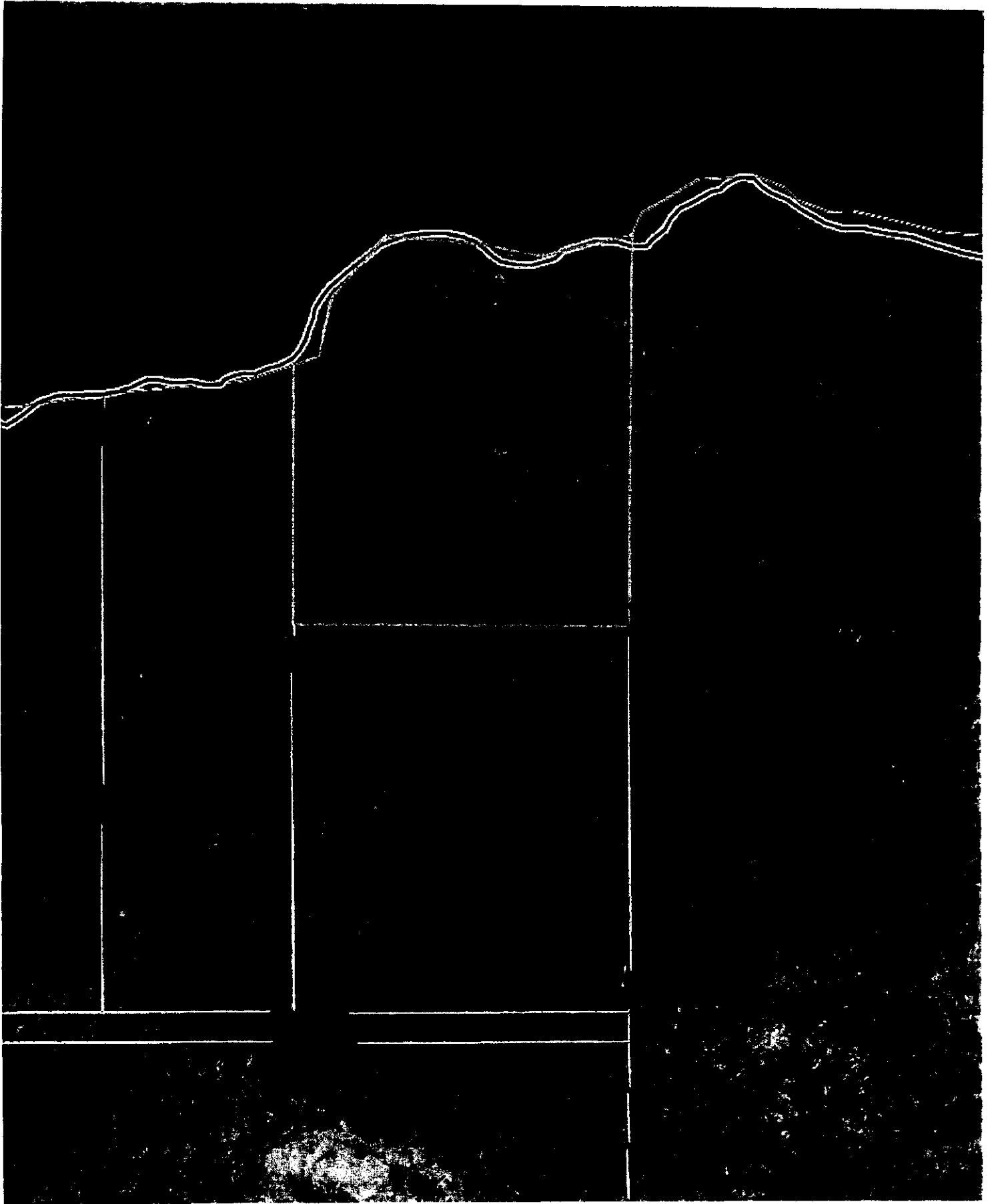
Finished Sq. Ft.

Commercial Sq. Ft.

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purposes only, property lines assumed to extend to ordinary mean high water mark for assessment purposes unless otherwise noted.





Kootenai County Parcel Information



PioneerTitleCo.
GOING BEYOND

Property Address:

ID 83814

Property Picture

Owner Information

Name: Coeur D Alene Land Company

Address: PO Box 469

City State ZIP: Wallace ID 83873

Assessor Information

Property ID #: 50N04W097300

Tax ID #: 103809

Section: 50N04W09

Instrument: 1380677

TCA Code: 070000

Legal Description: TAX#5052, TAX#5078 [IN LT 5] 0950N04W

Property Class: 512 - Rural residential tract

Neighborhood Code: 5759 RIVERS INLET

Acres: 9.40

Taxes: \$53.35 - 2020

Assessments

Description	Value
Total Market Value	\$474,974.00
Assessed Land Value	\$5,094.00
Assessed Improvement Value	
Total Assessed Value	\$5,094.00
Exemption:	
Net Taxable Value (2021)	\$5,094.00

Land Information

Land Use / Land Use Standard: 512 - Rural residential tract / 100 - Residential (nec)

Zoning: County-AGSUB - Ag-Suburban

Sewer Available:

Waterfront: 390 - Spokane River

Watershed: 1701030502 - Cedar Creek-Spokane River

Recreation:



Improvement Information

Improvement Type:

Year Built:

Stories:

Heat:

Central Air:

Foundation:

Construction Type:

Finished Sq. Ft.

Commercial Sq. Ft.

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1380677

WARRANTY DEED

FOR VALUE RECEIVED, H. F. MAGNUSON and COLLEEN B. MAGNUSON, husband and wife, of PO Box 469, Wallace, Idaho 83873, the Grantors, do hereby grant, bargain, sell and convey unto COEUR D'ALENE LAND COMPANY, an Idaho corporation, Grantee of PO Box 469, Wallace, Idaho 83873, the following described premises, in Kootenai County, Idaho, to wit:

NE 1/4 SE 1/4 Section 9, Township 50 North, Range 4 W.B.M., Kootenai County, State of Idaho; also

A tract of land in Government Lot 5, Section 9, Township 50 North, Range 4 W.B.M., Kootenai County, Idaho, described as Government Lot 5, less the East 1126 feet of said Government Lot 5; also

A tract of land in Government Lot 5, Section 9, Township 50 North, Range 4 W.B.M., Kootenai County, Idaho, described as the East 1126 feet of said Government Lot 5, less the east 931 feet of said Government Lot 5.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and its assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 22 day of November, 1994.

H. F. Magnuson

H. F. MAGNUSON

Colleen B. Magnuson

COLLEEN B. MAGNUSON

STATE OF IDAHO)
)ss.
County of Shoshone)

On this 22nd day of November, 1994, before me, a Notary Public in and for the State of Idaho, personally appeared H. F. Magnuson and Colleen B. Magnuson, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

SUBSCRIBED and SWORN to before me as of the day and year in this certificate first above written.

STATE OF IDAHO)
COUNTY OF KOOTENAI) SS
I, THE NOTARY OF

Jim Magnuson

DEC 7 12 39 PM '94

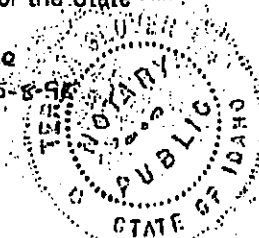
Jim Magnuson
DEPUTY

Meresa L. Love
Notary Public in and for the State

of Idaho.

Residing at: Wallace

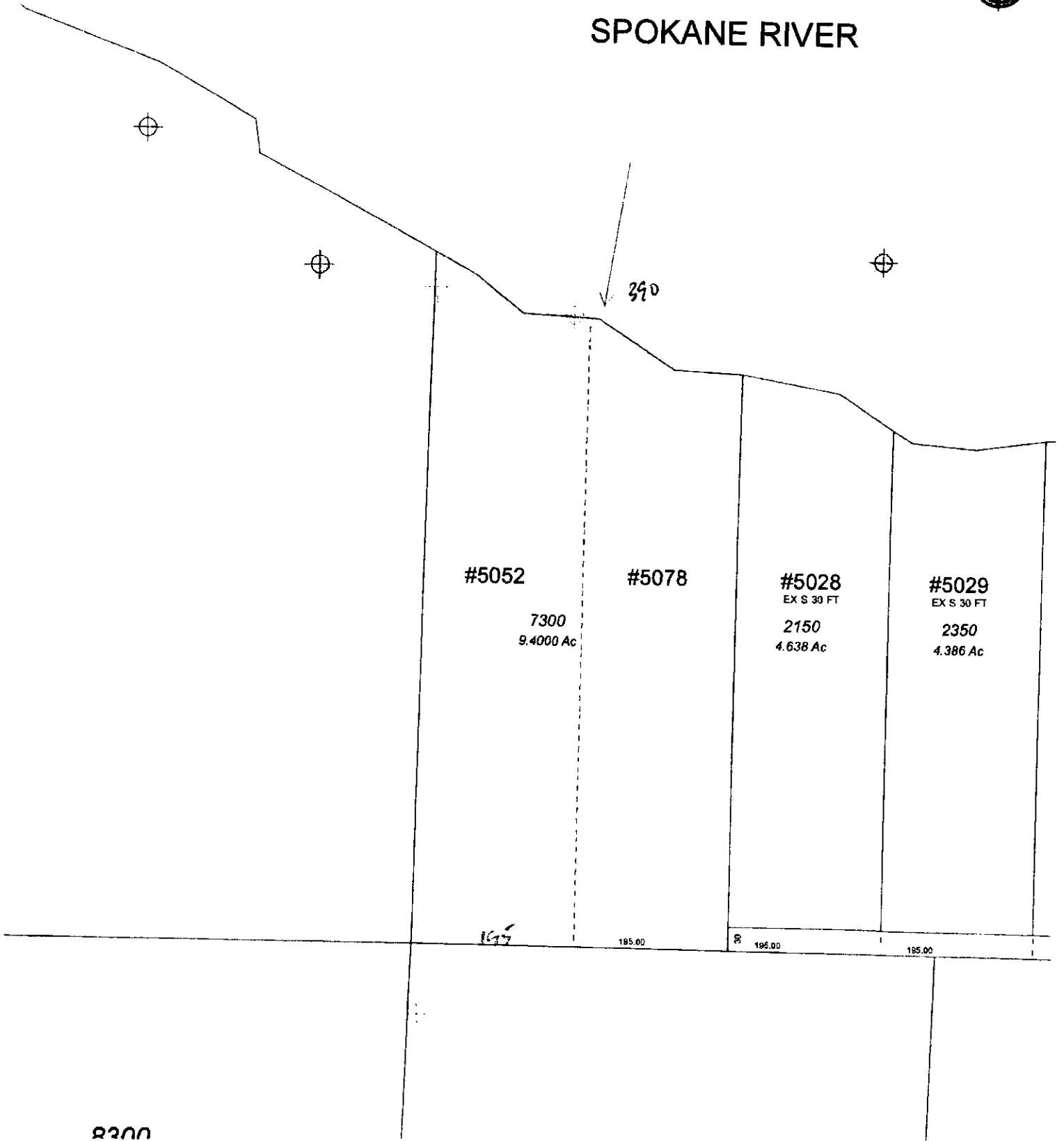
Commission Expires: 5-8-96

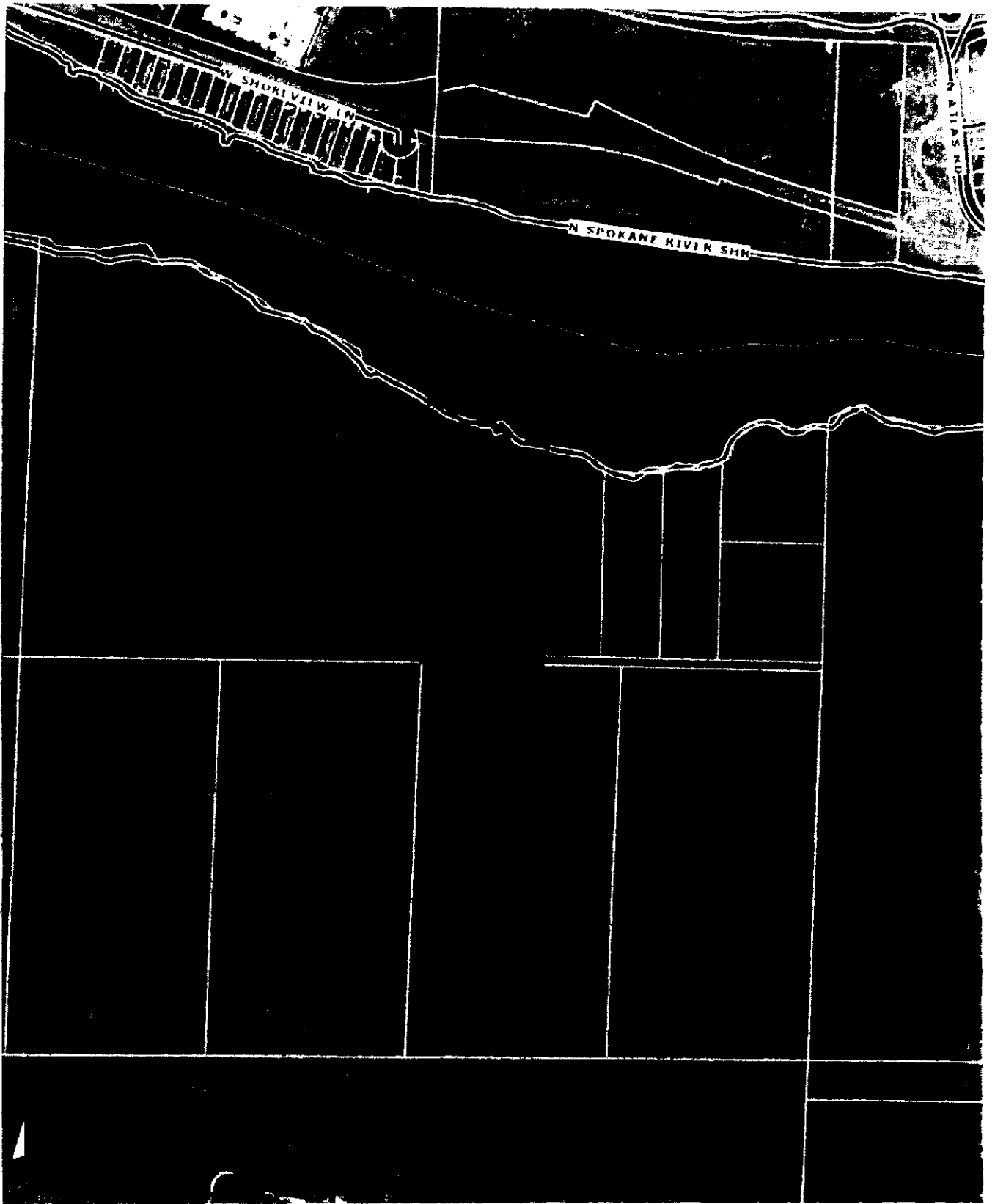


WARRANTY DEED -- PAGE 1 3



SPOKANE RIVER





Pioneer Title Co.
GOING BEYOND

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Kootenai County Parcel Information



Property Address:

ID 83814

Property Picture

Owner Information

Name: Coeur D Alene Land Company

Address: PO Box 469

City State ZIP: Wallace ID 83873

Assessor Information

Property ID #: 50N04W091400

Tax ID #: 145547

Section: 50N04W09

Instrument: 1569537

TCA Code: 070000

Legal Description: LT 6 0950N04W

Property Class: 512 - Rural residential tract

Neighborhood Code: 5759 RIVERS INLET

Acres: 35.95

Taxes: \$187.79 - 2020

Assessments

Description	Value
Total Market Value	\$1,027,980.00
Assessed Land Value	\$19,484.00
Assessed Improvement Value	
Total Assessed Value	\$19,484.00
Exemption:	
Net Taxable Value (2021)	\$19,484.00

Land Information

Land Use / Land Use Standard: 512 - Rural residential tract / 100 - Residential (nec)

Zoning: County-AGSUB - Ag-Suburban

Sewer Available:

Waterfront: 1494 - Spokane River

Watershed: 1701030502 - Cedar Creek-Spokane River

Recreation:



Improvement Information

Improvement Type:

Year Built:

Stories:

Heat:

Central Air:

Foundation:

Construction Type:

Finished Sq. Ft.

Commercial Sq. Ft.

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72944

M981231

1569537

QUITCLAIM DEED

FOR VALUE RECEIVED, H. F. Magnuson and Colleen B. Magnuson, husband and wife, do hereby convey, release, remise and forever quit claim unto Coeur d'Alene Land Company, an Idaho corporation of PO Box 469, Wallace, Idaho 83873, the following described premises, to-wit:

PARCEL 1:

Government Lots 5 and 6 and the North half of the Southwest quarter, in Section 10, Township 50 North, Range 4 West Boise Meridian, Kootenai County, Idaho, excepting therefrom any of that portion of government Lot 5 lying in the Southwest quarter of the Northeast quarter in said Section 10.

PARCEL 2:

The Northwest quarter of the Southeast quarter, Government Lot 6, the East 34 acres of the Northeast quarter of the Southwest quarter, all in Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

together with their appurtenances.

DATED this ___ day of December, 1998.

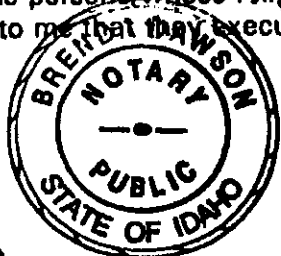
Notary Public for Idaho
Court of Kootenai } 6S
AT THE REQUEST OF
H. F. Magnuson & Colleen B. Magnuson
DEC 30 3 35 PM '98
DAIENE ENGLISH
DEPUTY
FEE \$3.00

ACCOMMODATION RECORDING
Pioneer Title Company has
not examined this document
and assumes no liability as
to its validity and its effects
upon the title.

H. F. Magnuson
H. F. Magnuson
Colleen B. Magnuson
Colleen B. Magnuson

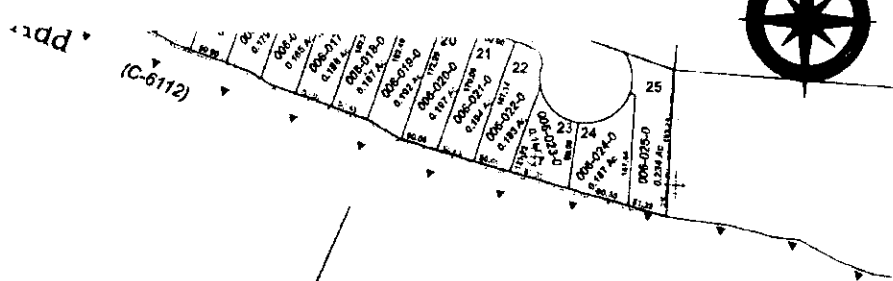
STATE OF IDAHO)
) ss.
County of Kootenai)

On this 29th day of December, 1998, before me, a notary public in and for the State of Idaho, personally appeared H. F. Magnuson and Colleen B. Magnuson, known to me to be the persons whose names are subscribed to the within instrument, and acknowledge to me that they executed the same.



Brenda Dawson
Notary Public for Idaho
Residing at: Coeur d'Alene
Commission Expires: 12-16-99

QUITCLAIM DEED -- PAGE 1



SPOK

**GOVT
LOT 6**
35.95 Ac

1400
35.9500 Ac

1391.23

#5052 #507
7300
9.4000 Ac

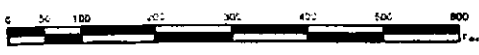
IC

brs

8100
20.0000 Ac

8300
20.0000 Ac

750
20.0000 Ac



NI