

# EXHIBIT A

## Annexation and Rezone Legal Descriptions and Exhibit Maps



IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

Phone: (208) 846-8570  
Fax: (208) 884-5399

*Boundary Description for*  
**Pera Place - City of Meridian Annexation**  
*August 5, 2021*

A parcel of land situated in the southwest quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, including Lots 2 and 3, Block 2 of Black Cat Estates Subdivision No. 2, (instrument number 870382, records of Ada County, Idaho); and being more particularly described as follows:

Commencing at the southwest corner of Section 27, Township 4 North, Range 1 West, Boise Meridian, which bears  $S00^{\circ}31'09''W$ , 2637.37 feet from the west quarter-section corner of Section 27;  
Thence  $N00^{\circ}31'09''E$ , 1318.65 feet along the west line of Section 27 to the south sixteenth-section corner of Section 27;  
Thence  $S89^{\circ}17'46''E$ , 660.80 feet along the north line of the southwest quarter of the southwest quarter of Section 27 (City of Meridian annexation instrument number 2020-138111, records of Ada County, Idaho) and the south line of the north half of the southwest quarter of Section 27 (City of Meridian annexation instrument number 108057325, records of Ada County, Idaho) to the POINT OF BEGINNING;

Thence continuing  $S89^{\circ}17'46''E$ , 728.47 feet along the south line of the north half of the southwest quarter of Section 27, and the current boundary of the City of Meridian (City of Meridian annexation instrument number 108057325, records of Ada County, Idaho), to the corner of Vicenza Commons Subdivision (instrument number 2018-085335, records of Ada County, Idaho) on the north boundary of Lot 4, Block 2 of Black Cat Estates Subdivision No. 2 (Record of Survey instrument number 112020950, records of Ada County, Idaho);

Thence  $N89^{\circ}25'46''W$ , 67.40 feet along the north boundary of Lot 4 to the northeast corner of Lot 3, Block 2 of Black Cat Estates Subdivision No. 2;

Thence  $S00^{\circ}32'04''W$ , 659.59 feet along the boundary of Lots 3 & 4 and the southerly extension thereof to the center line of W. Daphne St.;

Thence  $N89^{\circ}16'00''W$ , 660.89 feet along the center line of W. Daphne St. to the southerly extension of the boundary of Lots 1 & 2, Block 2 of Black Cat Estates Subdivision No. 2, and the current boundary of the City of





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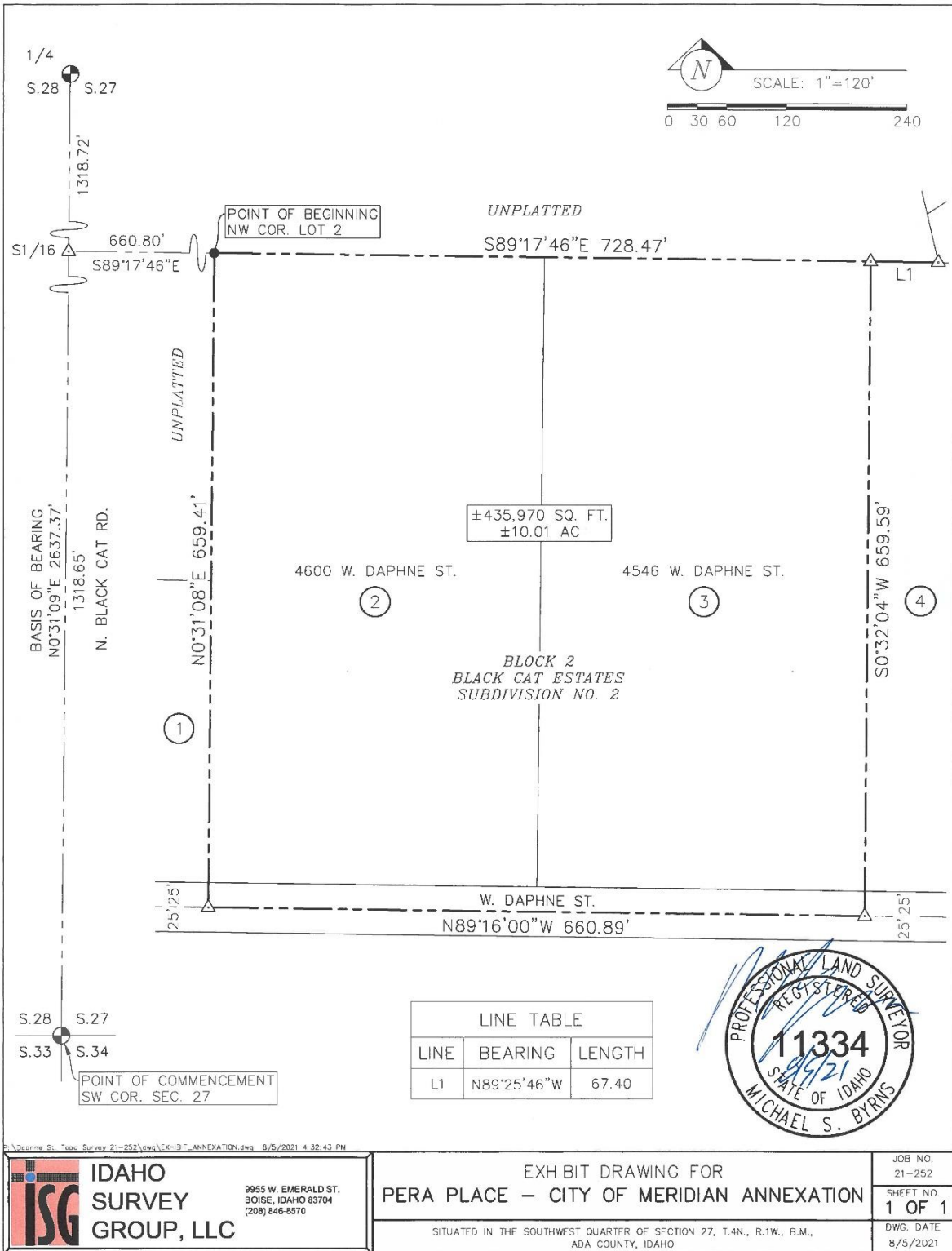
Fax: (208) 884-5399

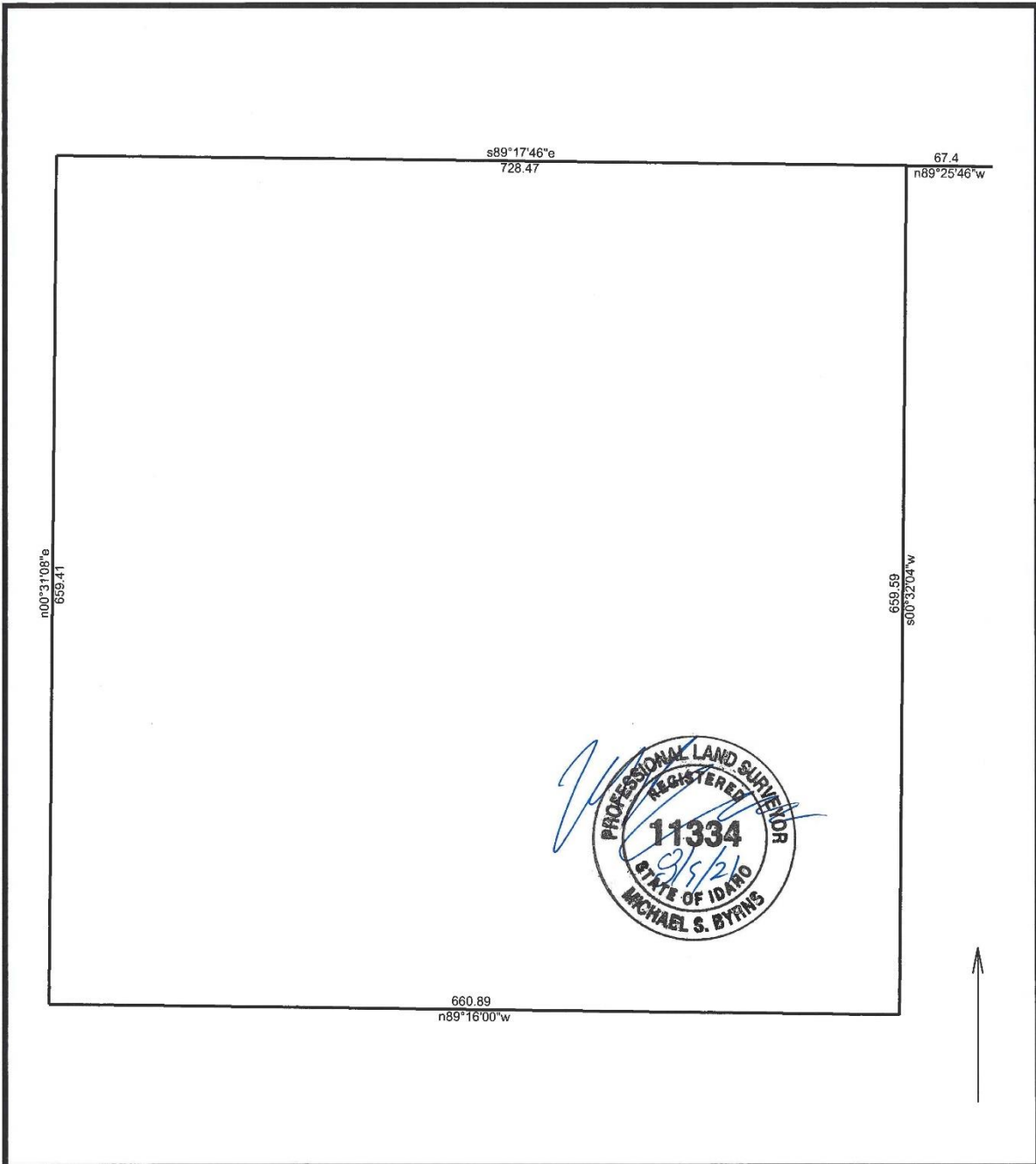
Meridian (City of Meridian annexation instrument number 2020-13811,  
records of Ada County, Idaho);

Thence N00°31'08"E, 659.41 feet along the boundary of Lots 1 & 2, the  
southerly extension thereof, and the current boundary of the City of  
Meridian to the POINT OF BEGINNING.

The above-described parcel contains 10.01 acres, more or less.







<b>Pera Place - Meridian Annexation Closure Worksheet</b>	8/5/2021
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Scale: 1 inch= 100 feet	File:
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Tract 1: 10.0085 Acres, Closure: n00.0000e 0.00 ft. (1/972464), Perimeter=2776 ft.

01 s89.1746e 728.47  
 02 n89.2546w 67.4  
 03 s00.3204w 659.59  
 04 n89.1600w 660.89  
 05 n00.3108e 659.41



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*Boundary Description for*  
**Pera Place - City of Meridian Rezone R4 to R8**  
*Project No. 21-252 December 6, 2021*

A parcel of land situated in the north half of the southwest quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of Section 27, Township 4 North, Range 1 West, Boise Meridian, which bears  $S00^{\circ}31'09''W$ , 2637.37 feet from the west quarter-section corner of Section 27;  
Thence  $N00^{\circ}31'09''E$ , 1505.03 feet along the west line of Section 27 to the southwest corner of Parcel B (Record of Survey 7768, records of Ada County, Idaho), the POINT OF BEGINNING:

Thence continuing  $N00^{\circ}31'09''E$ , 255.13 feet along the west line of Section 27 and Parcel B to the corner with Vicenza Subdivision No. 2 (Book 110 of Plats at Pages 15670 thru 15673, records of Ada County, Idaho);

Thence  $S89^{\circ}38'12''E$ , 291.82 feet along the boundary of Parcel B, Vicenza Subdivision No. 2, and Vicenza Subdivision No. 4 (Book 117 of Plats at Pages 17790 thru 17793, records of Ada County, Idaho);

Thence  $S19^{\circ}35'11''E$ , 111.85 feet along the boundary of Parcel B and Vicenza Subdivision No. 4 to the corner with Vicenza Commons Subdivision No. 2 (Book 117 of Plats at Pages 17794 thru 17797, records of Ada County, Idaho);

Thence  $S34^{\circ}24'46''E$ , 79.39 feet along the boundary of Parcel B and Vicenza Commons Subdivision No. 2;

Thence  $S50^{\circ}46'23''E$ , 89.27 feet along the boundary of Parcel B and Vicenza Commons Subdivision No. 2;

Thence  $S88^{\circ}11'48''E$ , 896.60 feet along the boundary of Parcel B and Vicenza Commons Subdivision No. 2 to the corner with Vicenza Commons Subdivision (Book 114 of Plats at Pages 17014 thru 17016, records of Ada County, Idaho);





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Thence S12°47'30"E, 206.28 feet along the boundary of Parcel B and Vicenza Commons Subdivision to the south line of the north half of the southwest quarter of Section 27;

Thence N89°17'46"W, 728.47 feet along the south line of the north half of the southwest quarter and the boundary of Parcel B to the corner with the 5120 N. Black Cat Rd. Parcel (Record of Survey 12801, records of Ada County, Idaho);

Thence N89°17'41"W, 319.20 feet along the boundary of Parcel B and the 5120 N. Black Cat Rd. Parcel to the corner with Parcel A (Record of Survey 7768, records of Ada County, Idaho);

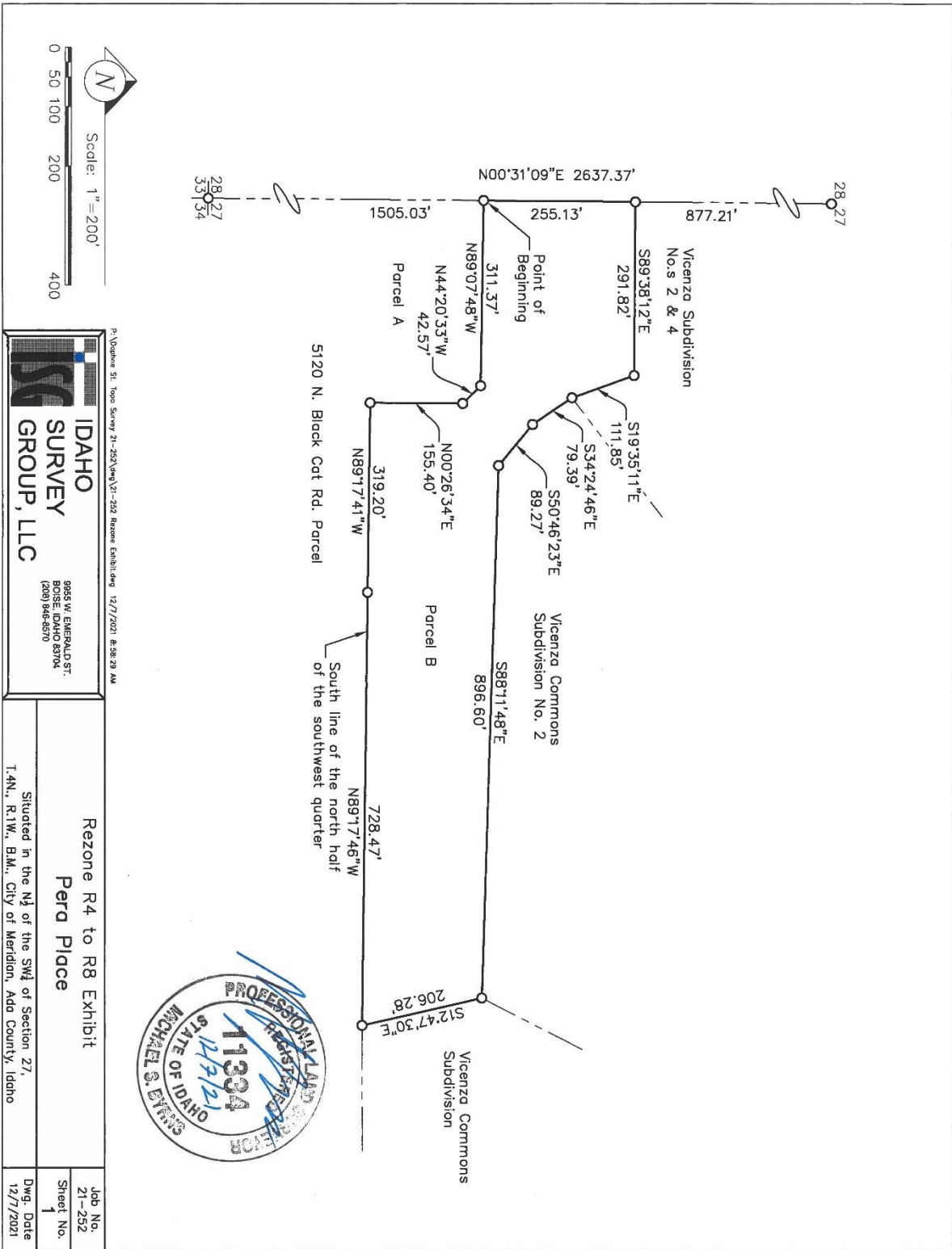
Thence N00°26'34"E, 155.40 feet along the boundary of Parcel B and Parcel A;

Thence N44°20'33"W, 42.57 feet along the boundary of Parcel B and Parcel A;

Thence N89°07'48"W, 311.37 feet along the boundary of Parcel B and Parcel A to the POINT OF BEGINNING.

The above-described parcel contains 6.99 acres, more or less.





Pera Place Subdivision – H-2021-0056 and H-2021-0091 – Exhibit A to Development Agreement