

EXHIBIT A

A. Annexation and Zoning Legal Descriptions and Exhibit Maps (Revised)

Legal Description

Modern Craftsman at Ten Mile Subdivision - Annexation

An annexation parcel located in the NE ¼ of the SE ¼ of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a Brass Cap monument marking the northeast corner of said NE ¼ of the SE ¼, from which a Brass Cap monument marking the southeast corner of the SE ¼ of said Section 10 bears S 0°51'58" W a distance of 2646.23 feet;

Thence along the easterly boundary of said SE ¼ S 0°51'58" W a distance of 899.42 feet to a point on the northerly right-of-way of the Oregon Short Line Railroad;

Thence N 88°29'39" W along said northerly right-of-way a distance of 528.42 feet to a 5/8 inch diameter rebar;

Thence N 42°27'06" W a distance of 659.08 feet to a 5/8 inch diameter rebar;

Thence N 6°32'24" E a distance of 415.20 feet to a 5/8 inch diameter rebar on the northerly boundary of said NE ¼ of the SE ¼;

Thence S 89°11'05" E along said northerly boundary a distance of 939.50 feet to the POINT OF BEGINNING.

This parcel contains 17.46 acres and is subject to any easements existing or in use.

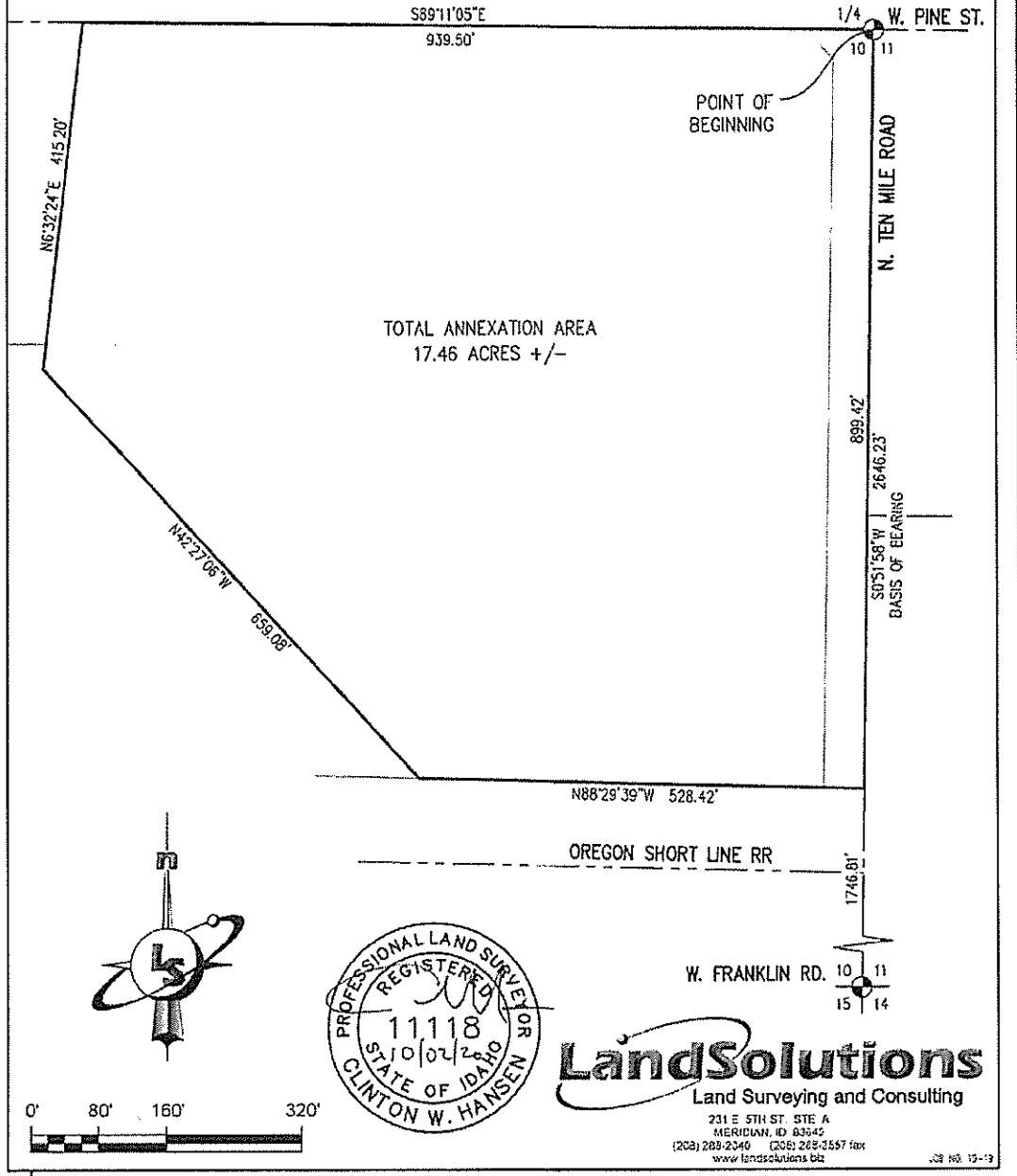
Clinton W. Hansen, PLS
Land Solutions, PC
October 2, 2020



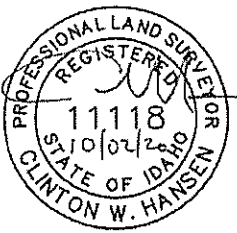
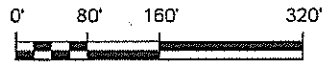
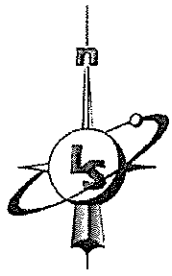
Pine Ave and Ten Mile Rd Property
Job No. 19-19

Mile High Pines H-2020-0099

ANNEXATION EXHIBIT
MODERN CRAFTSMAN AT TEN MILE SUBDIVISION
 LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T.3N., R.1W., B.M.
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



TOTAL ANNEXATION AREA
 17.46 ACRES +/-



LandSolutions
 Land Surveying and Consulting

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Legal Description
Proposed C-C Zone
Modern Craftsman at Ten Mile Subdivision

A parcel located in the NE ¼ of the SE ¼ of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a Brass Cap monument marking the northeast corner of said NE ¼ of the SE ¼, from which a Brass Cap monument marking the southeast corner of the SE ¼ of said Section 10 bears S 0°51'58" W a distance of 2646.23 feet;

Thence along the easterly boundary of said NE ¼ of the SE ¼ S 0°51'58" W a distance of 576.86 feet to a point;

Thence leaving said boundary N 88°29'39" W a distance of 129.67 feet to a point of curvature:

Thence a distance of 31.60 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 18°06'18" and a long chord bearing S 82°27'12" W a distance of 31.47 feet to a point;

Thence S 73°24'03" W a distance of 20.16 feet to a point;

Thence S 87°30'58" W a distance of 103.99 feet to a point;

Thence N 38°33'21" W a distance of 239.06 feet to a point;

Thence N 0°48'55" E a distance of 198.32 feet to a point;

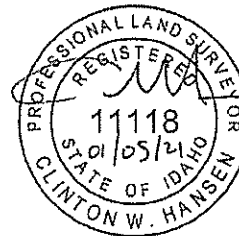
Thence N 89°11'05" W a distance of 101.84 feet to a point;

Thence N 0°48'55" E a distance of 208.77 feet to a point on the northerly boundary of said NE ¼ of the SE ¼;

Thence S 89°11'05" E along said northerly boundary a distance of 537.85 feet to the **POINT OF BEGINNING**.

This parcel contains 6.02 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
January 5, 2021



Legal Description
Proposed R-15 Zone
Modern Craftsman at Ten Mile Subdivision

A parcel located in the NE ¼ of the SE ¼ of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northeast corner of said NE ¼ of the SE ¼, from which a Brass Cap monument marking the southeast corner of the SE ¼ of said Section 10 bears S 0°51'58" W a distance of 2646.23 feet;

Thence along the easterly boundary of said NE ¼ of the SE ¼ S 0°51'58" W a distance of 576.86 feet to the POINT OF BEGINNING;

Thence continuing along said easterly boundary S 0°51'58" W a distance of 322.56 feet to a point on the northerly right-of-way of the Oregon Short Line Railroad;

Thence leaving said boundary and along said northerly right-of-way N 88°29'39" W a distance of 528.42 feet to a point;

Thence leaving said right-of-way N 42°27'06" W a distance of 659.08 feet to a point;

Thence N 6°32'24" E a distance of 415.20 feet to a point on the northerly boundary of said NE ¼ of the SE ¼;

Thence S 89°11'05" E along said northerly boundary a distance of 401.65 feet to a point;

Thence leaving said boundary S 0°48'55" W a distance of 208.77 feet to a point;

Thence S 89°11'05" E a distance of 101.84 feet to a point;

Thence S 0°48'55" W a distance of 198.32 feet to a point;

Thence S 38°33'21" E a distance of 239.06 feet to a point;

Thence N 87°30'58" E a distance of 103.99 feet to a point;

Thence N 73°24'03" E a distance of 20.16 feet to a point on a curve;

Thence a distance of 31.60 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 18°06'18" and a long chord bearing N 82°27'12" E a distance of 31.47 feet to a point of tangency;

Thence S 88°29'39" E a distance of 129.67 feet to the POINT OF BEGINNING.

This parcel contains 11.44 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
January 5, 2021

