

# EXHIBIT A



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JOB NO. 2399.00-13R  
JANUARY 2, 2014  
REV. FEBRUARY 6, 2014  
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## LEGAL DESCRIPTION: REZONE

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTION 17 AND SECTION 20 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** A PORTION OF THE WESTERLY BOUNDARY OF TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201027215 RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370, BEING A PORTION OF THE NORTH/SOUTH CENTERLINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "RLS 32820" AND AT THE SOUTHERLY END (CENTER QUARTER OF SECTION 17) BY 3 ¼ INCH ALUMINUM CAP STAMPED "PLS 22573" IS ASSUMED TO BEAR S00°19'12"E A DISTANCE OF 803.70 FEET.

### PARCEL 1 (PUD-PUD)

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370, RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S00°33'51"E, ON THE NORTH/SOUTH CENTER LINE OF SAID SECTION 17, THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 20108537, THE WESTERLY BOUNDARY OF NORTHGATE FILING NO. 9, RECORDED UNDER RECEPTION NO. 201155466 AND THE WESTERLY BOUNDARY OF PROMONTORY AT NORTHGATE RECORDED UNDER RECEPTION NO. 207712533, A DISTANCE OF 1322.28 FEET TO THE SOUTHWESTERLY CORNER OF SAID PROMONTORY AT NORTHGATE;  
THENCE S00°28'19"E, A DISTANCE OF 87.49 FEET TO A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S20°49'45"E, HAVING A DELTA OF 08°25'09", A RADIUS OF 420.00 FEET AND A DISTANCE OF 61.71 FEET TO A POINT OF TANGENT;  
THENCE S60°45'06"W, A DISTANCE OF 132.98 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°26'10", A RADIUS OF 770.00 FEET AND A DISTANCE OF 435.91 FEET TO A POINT ON CURVE;  
THENCE N61°41'03"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S61°41'03"E, HAVING A DELTA OF 03°27'06", A RADIUS OF 830.00 FEET AND A DISTANCE OF 50.00 FEET TO A POINT ON CURVE;  
THENCE N57°15'11"W, A DISTANCE OF 291.86 FEET;  
THENCE N89°31'41"E, A DISTANCE OF 356.16 FEET;  
THENCE N00°28'19"W, A DISTANCE OF 214.39 FEET;  
THENCE N89°31'41"E, A DISTANCE OF 392.00 FEET;  
THENCE S00°28'19"E, A DISTANCE OF 52.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2.417 ACRES

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## PARCEL 2 (AG-PUD)

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370, RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S00°33'51"E, ON THE NORTH/SOUTH CENTER LINE OF SAID SECTION 17, THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 20108537, THE WESTERLY BOUNDARY OF NORTHGATE FILING NO. 9, RECORDED UNDER RECEPTION NO. 201155466 AND THE WESTERLY BOUNDARY OF PROMONTORY AT NORTHGATE RECORDED UNDER RECEPTION NO. 207712533, A DISTANCE OF 1322.28 FEET TO THE SOUTHWESTERLY CORNER OF SAID PROMONTORY AT NORTHGATE;  
THENCE S00°28'19"E, A DISTANCE OF 87.49 FEET TO THE POINT OF BEGINNING;

THENCE S00°28'19"E, A DISTANCE OF 562.69 FEET  
THENCE N90°00'00"E, A DISTANCE OF 397.75 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°32'30", A RADIUS OF 363.50 FEET AND A DISTANCE OF 130.32 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 116°21'35", A RADIUS OF 396.50 FEET AND A DISTANCE OF 805.24 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°55'56", A RADIUS OF 263.50 FEET AND A DISTANCE OF 110.06 FEET TO A POINT ON CURVE;  
THENCE N65°20'54"W, A DISTANCE OF 156.22 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°38'15", A RADIUS OF 305.00 FEET AND A DISTANCE OF 131.15 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE RIDGELINE DRIVE AS PLATTED IN NORTHGATE RETAIL FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712826;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING (6) SIX COURSES;

1. S89°59'09"E, A DISTANCE OF 44.83 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°54'37", A RADIUS OF 480.00 FEET AND A DISTANCE OF 108.16 FEET TO A POINT OF TANGENT;
3. N77°06'14"E, A DISTANCE OF 31.99 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°57'35", A RADIUS OF 420.00 FEET AND A DISTANCE OF 95.00 FEET TO A POINT OF TANGENT;
5. S89°59'09"E, A DISTANCE OF 242.01 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°37'30", A RADIUS OF 205.00 FEET AND A DISTANCE OF 88.11 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE VOYAGER PARKWAY AS PLATTED IN NORTHGATE FILING NO. 1, RECORDED IN PLAT BOOK C-4 AT PAGE 3;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. S21°11'32"W, A DISTANCE OF 16.29 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°14'50", A RADIUS OF 879.00 FEET AND A DISTANCE OF 325.96 FEET TO A POINT OF TANGENT;
3. S00°03'18"E, A DISTANCE OF 255.64;

THENCE S89°56'42"W, A DISTANCE OF 22.55 FEET;  
THENCE S83°56'52"W, A DISTANCE OF 70.28 FEET;  
THENCE S87°10'33"W, A DISTANCE OF 71.13 FEET;  
THENCE S85°19'34"W, A DISTANCE OF 72.17 FEET  
THENCE S74°19'11"W, A DISTANCE OF 69.48 FEET;  
THENCE S68°28'18"W, A DISTANCE OF 133.29 FEET;  
THENCE S74°25'02"W, A DISTANCE OF 66.83 FEET;  
THENCE S71°56'05"W, A DISTANCE OF 32.62 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 41.81 FEET;  
THENCE S68°03'53"W, A DISTANCE OF 93.14 FEET;  
THENCE N84°16'48"W, A DISTANCE OF 105.57 FEET;  
THENCE S41°09'10"W, A DISTANCE OF 138.02 FEET;  
THENCE S32°56'49"W, A DISTANCE OF 151.10 FEET;

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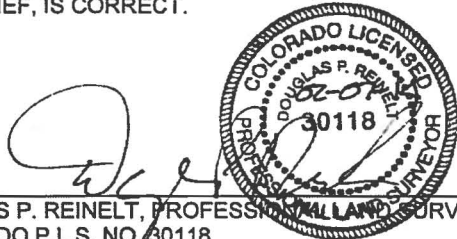
THENCE N90°00'00"W, A DISTANCE OF 287.92 FEET;  
THENCE S86°45'41"W, A DISTANCE OF 151.45 FEET;  
THENCE S69°41'24"W, A DISTANCE OF 265.99 FEET;  
THENCE S33°35'02"W, A DISTANCE OF 76.43 FEET  
THENCE S78°16'19"W, A DISTANCE OF 67.63 FEET;  
THENCE N84°59'06"W, A DISTANCE OF 122.64 FEET;  
THENCE N30°07'29"W, A DISTANCE OF 33.01 FEET;  
THENCE N53°45'25"W, A DISTANCE OF 122.63 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 179.30 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N16°24'37"E,  
HAVING A DELTA OF 147°10'46", A RADIUS OF 50.00 FEET AND A DISTANCE OF 128.44 FEET TO  
A POINT ON CURVE;  
THENCE N00°00'00"E, A DISTANCE OF 199.83 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N35°33'35"E,  
HAVING A DELTA OF 49°14'02", A RADIUS OF 363.50 FEET AND A DISTANCE OF 312.35 FEET TO  
A POINT OF TANGENT;  
THENCE N05°12'23"W, A DISTANCE OF 87.39 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°23'06", RADIUS OF  
471.50 FEET AND A DISTANCE OF 27.86 FEET TO A POINT ON CURVE;  
THENCE S57°15'11"E, A DISTANCE OF 279.99 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°13'58"E, HAVING  
A DELTA OF 03°27'06", A RADIUS OF 830.00 FEET AND A DISTANCE OF 50.00 FEET TO A POINT  
ON CURVE;  
THENCE S61°41'03"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S61°41'03"E,  
HAVING A DELTA OF 32°26'10", A RADIUS OF 770.00 FEET AND A DISTANCE OF 435.91 FEET TO  
A POINT OF TANGENT;  
THENCE N60°45'06"E, A DISTANCE OF 132.98 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 08°25'09", A RADIUS OF  
420.00 FEET AND A DISTANCE OF 61.71 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 23.616 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 26.033 ACRES

## LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

FEB 07, 2014  
DATE