

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Parcel 1:**  
**EAGLE RIVER STATION**  
**ANNEXATION 1**

A parcel of land located within Tracts 59, 60, 61 and 62, Sections 27, 28, 33 and 34, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado, with the bearings described hereon based on a bearing of N00°37'32"W for the West line of said Tract 59 between Corner No. 4 being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PE\PLS No. 23089, found in place and Corner No. 5 being a 2 1/2" GLO brass cap on 1" iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at said Corner No. 4 of Tract 59 also being Corner No. 3 of said Tract 60, Corner No. 4 of said Tract 61 and the northeast corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded in Book 702 at Page 365 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado; thence along the south line of said Tract 61 also being the northeasterly line of said Eagle Valley Commercial Park, Filing No. 2, S89°05'16"W, 390.68 feet to a point on the southerly right-of-way line of Interstate Highway No. 70; thence along said southerly right-of-way line the following two (2) courses:

- 1) N60°24'00"E, 2611.72 feet;
- 2) N69°50'12"E, 143.40 feet;

thence departing said southerly right-of-way line S24°14'54"W, 1628.00 feet to the northerly right-of-way line of the Union Pacific Railroad, being 50.00 feet from the center of the existing tracks; thence along said northerly right-of-way S59°13'37"W, 1554.84 feet to the southeasterly corner of said Eagle Valley Commercial Park, Filing No. 2 also being a point on the 4 - 5 line of said Tract 59; thence along said 4 - 5 line also being the easterly line of said Eagle Valley Commercial Park, Filing No. 2 N00°37'32"W, 946.69 feet to the Point of Beginning.

**AND**

**Parcel 2:**  
**EAGLE RIVER STATION**  
**ANNEXATION 2**

A parcel of land located within Tracts 58, 59, 60, and 62, Sections 27 and 34, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado, with the bearings described hereon based on a bearing of N00°37'32"W for the West line of said Tract 59 between Corner No. 4 being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PE\PLS No. 23089, found in place and Corner No. 5 being a 2

1/2" GLO brass cap on 1" iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Interstate Highway No. 70 from which said Corner No. 4 of Tract 59 also being Corner No. 3 of said Tract 60, Corner No. 4 of said Tract 61 and the northeast corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded in Book 702 at Page 365 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado, bears S56°30'26"W, 2416.03 feet; thence along said southerly right-of-way line of Interstate Highway No. 70 the following five (5) courses:

- (1) N69°50'12"E, 143.40 feet;
- (2) along a non-tangent curve to the right having a length of 1013.48 feet, a radius of 5579.60 feet, a tangent of 508.14 feet, a delta of 10°24'26" and a chord of 1012.09 feet that bears N68°28'52"E;
- (3) N75°42'18"E, 333.13 feet;
- (4) N69°59'51"E, 319.78 feet;
- (5) N76°25'05"E, 926.49 feet;

thence departing said southerly right-of-way S67°31'26"W, 1092.56 feet to a point on the East line of Lot 2 of the Red Mountain Ranch Exemption as described on the plat thereof recorded in Book 372 at Page 753 at said Clerk and Recorder's Office; thence along said East line S26°52'08"E, 501.89 feet; thence departing said East line S69°57'11"E, 190.49 feet to the northerly right-of-way line of the Union Pacific Railroad, being 50.00 feet from the center of the existing tracks; thence along said northerly right-of-way the following two (2) courses:

- 1) S63°04'44"W, 2197.11 feet;
- 2) along a curve to the left having a length of 806.00 feet, a radius of 11988.63 feet a tangent of 403.15 feet, a delta of 3°51'07" and a chord of 805.85 feet that bears S61°09'11"W; thence departing said northerly right-of-way N24°14'54"E, 1628.00 feet to the Point of Beginning.

The foregoing parcel 2 includes Lots 1 and 2, Red Mountain Ranch Exemption, according to the plat recorded November 14, 1983 in Book 372 at Page 753, County of Eagle, State of Colorado and the foregoing conveyance includes Lots 1 and 2, Red Mountain Ranch Exemption, according to the plat recorded November 14, 1983 in Book 372 at Page 753, County of Eagle, State of Colorado.

Parcel 1 and Parcel 2 above are also collectively described as follows, with the understanding that it is not the intent of Grantor to create a legal parcel of real estate by virtue of including such description, and no such parcel is hereby created:

A parcel of land located within Tracts 58, 59, 60, 61 and 62, Sections 27, 28, 33 and 34, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado, with the bearings described hereon based on a bearing of N00°37'32"W for the West line of said Tract 59 between Corner No. 4 being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PEPLS No. 23089, found in place and Corner No. 5 being a 2 1/2" GLO brass cap on 1" iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at said Corner No. 4 of Tract 59 also being Corner No. 3 of said Tract 60, Corner No. 4 of said Tract 61 and the northeast corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded in Book 702 at Page 365 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado; thence along the south line of said Tract 61 also being the northeasterly line of said Eagle Valley Commercial Park, Filing No. 2, S89°05'16"W, 390.68

feet to a point on the southerly right-of-way line of Interstate Highway No. 70; thence along said southerly right-of-way line the following six (6) courses:

- 1) 60°24'00"E, 2611.72 feet;
- 2) N69°50'12"E, 286.80 feet;
- 3) along a non-tangent curve to the right having a length of 1013.48 feet, a radius of 5579.60 feet, a tangent of 508.14 feet, a delta of 10°24'26" and a chord of 1012.09 feet that bears N68°28'52"E;
- 4) N75°42'18"E, 333.13 feet;
- 5) N69°59'51"E, 319.78 feet;
- 6) N76°25'05"E, 926.49 feet;

thence departing said southerly right-of-way S67°31'26"W, 1092.56 feet to a point on the East line of Lot 2 of the Red Mountain Ranch Exemption as described on the plat thereof recorded in Book 372 at Page 753 at said Clerk and Recorder's Office; thence along said East line S26°52'08"E, 501.89 feet; thence departing said East line S69°57'11"E, 190.49 feet to the northerly right-of-way line of the Union Pacific Railroad, being 50.00 feet from the center of the existing tracks; thence along said northerly right-of-way the following three (3) courses:

- 1) S63°04'44"W, 2197.11 feet;
- 2) along a curve to the left having a length of 806.00 feet, a radius of 11988.63 feet, a tangent of 403.15 feet, a delta of 3°51'07" and a chord of 805.85 feet that bears S61°09'11"W;
- 3) S59°13'37"W, 1554.84 feet to the southeasterly corner of said Eagle Valley Commercial Park, Filing No. 2 also being a point on the 4 - 5 line of said Tract 59; thence along said 4 - 5 line also being the easterly line of said Eagle Valley Commercial Park, Filing No. 2 N00°37'32"W, 946.69 feet to the Point of Beginning.

#### EAGLE RIVER STATION ANNEXATION PARCEL #3

A parcel of land located within Tracts 58 and 52, Section 27, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado, with the bearings described hereon based on a bearing of N00°37'32"W for the West line of said Tract 59 between Corner No. 4 being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PE\PLS No. 23089, found in place and Corner No. 5 being a 2 1/2" GLO brass cap on 1 • iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Interstate Highway No. 70 from which said Corner No. 4 of Tract 59 also being Corner No. 3 of said Tract 60, Corner No. 4 of said Tract 61 and the northeast corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded in Book 702 at Page 365 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado, bears S51°41'52"W, 2803.44 feet; thence departing said northerly right-of-way N59°53'53"E, 1106.23 feet; thence N87°19'59"E, 1148.65 feet to a point on said northerly right-of-way; thence along said northerly right-of-way line the following two (2) courses:

- 1) S77°08'41"W, 981.93 feet;
- 2) along a non-tangent curve to the left having a length of 1213.70 feet, a radius of 5879.57 feet, a tangent of 609.02 feet, a delta of 11•49'39• and a chord of 1211.55 feet that bears S71°13'56"W;

to the Point of Beginning, said parcel containing 4.733 acres, more or less.

## LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, Red Mountain Ranch Partnership, LLLP, the owners of \_\_\_\_\_ percent of the following described property, and Tony G. & Lauri D. Van Campen excluding any public streets and alleys, to-wit:

## EAGLE RIVER STATION ANNEXATION PARCEL #1

A parcel of land located within Tracts 59, 60, 61 and 62, Sections 27, 28, 33 and 34, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado, with the bearings described hereon based on a bearing of N00°37'32"W for the West line of said Tract 59 between Corner No. 4 being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PE\PLS No. 23089, found in place and Corner No. 5 being a 2 1/2" GLO brass cap on 1" iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at said Corner No. 4 of Tract 59 also being Corner No. 3 of said Tract 60, Corner No. 4 of said Tract 61 and the northeast corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded in Book 702 at Page 365 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado; thence along the south line of said Tract 61 also being the northeasterly line of said Eagle Valley Commercial Park, Filing No. 2, S89°05'16"W, 390.68 feet to a point on the southerly right-of-way line of Interstate Highway No. 70; thence along said southerly right-of-way line the following two (2) courses:

- 1) N60°24'00"E, 2611.72 feet;
- 2) N69°50'12"E, 143.40 feet;

thence departing said southerly right-of-way line S24°14'54"W, 1628.00 feet to the northerly right-of-way line of the Union Pacific Railroad, being 50.00 feet from the center of the existing tracks; thence along said northerly right-of-way S59°13'37"W, 1554.84 feet to the southeasterly corner of said Eagle Valley Commercial Park, Filing No. 2 also being a point on the 4 - 5 line of said Tract 59; thence along said 4 - 5 line also being the easterly line of said Eagle Valley Commercial Park, Filing No. 2 N00°37'32"W, 946.69 feet to the Point of Beginning, said parcel containing 45.247 acres, more or less.

## EAGLE RIVER STATION ANNEXATION PARCEL #2

A parcel of land located within Tracts 58, 59, 60, and 62, Sections 27 and 34, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado, with the bearings described hereon based on a bearing of N00°37'32"W for the West line of said Tract 59 between Corner No. 4 being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PE\PLS No. 23089, found in place and Corner No. 5 being a 2 1/2" GLO brass cap on 1" iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Interstate Highway No. 70 from which said Corner No. 4 of Tract 59 also being Corner No. 3 of said Tract 60, Corner No. 4 of said Tract 61 and the northeast corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded in Book 702 at Page 365 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado, bears S56°50'26"W, 2416.03 feet, thence along said southerly right-of-way line of Interstate Highway No. 70 the following five (5) courses:

- 1) N69°50'12"E, 143.40 feet;
- 2) along a non-tangent curve to the right having a length of 1013.48 feet, a radius of 5579.60 feet, a tangent of 508.14 feet, a delta of 10°24'26" and a chord of 1012.09 feet that bears N68°28'52"E;
- 3) N75°42'18"E, 333.13 feet;
- 4) N69°59'51"E, 319.78 feet;
- 5) N76°25'05"E, 926.49 feet;

thence departing said southerly right-of-way S67°31'26"W, 1092.56 feet to a point on the East line of Lot 2 of the Red Mountain Ranch Exemption as described on the plat thereof recorded in Book 372 at Page 753 at said Clerk and Recorder's Office; thence along said East line S26°52'08"E, 501.89 feet; thence departing said East line S69°57'11"E, 190.49 feet to the northerly right-of-way line of the Union Pacific Railroad, being 50.00 feet from the center of the existing tracks; thence along said northerly right-of-way the following two (2) courses:

- 1) S63°04'44"W, 2197.11 feet;
- 2) along a curve to the left having a length of 806.00 feet, a radius of 11988.63 feet a tangent of 403.15 feet, a delta of 3°51'07" and a chord of 805.85 feet that bears S61°09'11"W;

thence departing said northerly right-of-way N24°14'54"E, 1628.00 feet to the Point of Beginning, said parcel containing 50.327 acres, more or less.

## EAGLE RIVER STATION ANNEXATION PARCEL #3

A parcel of land located within Tracts 58 and 62, Section 27, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado, with the bearings described hereon based on a bearing of N00°37'32"W for the West line of said Tract 59 between Corner No. 4 being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PE\PLS No. 23089, found in place and Corner No. 5 being a 2 1/2" GLO brass cap on 1" iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Interstate Highway No. 70 from which said Corner No. 4 of Tract 59 also being Corner No. 3 of said Tract 60, Corner No. 4 of said Tract 61 and the northeast corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded in Book 702 at Page 365 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado, bears S51°41'52"W, 2803.44 feet; thence departing said northerly right-of-way N59°53'53"E, 1106.23 feet; thence N87°19'59"E, 1148.65 feet to a point on said northerly right-of-way; thence along said northerly right-of-way line the following two (2) courses:

- 1) S77°08'41"W, 981.93 feet;
- 2) along a non-tangent curve to the left having a length of 1213.70 feet, a radius of 5879.57 feet, a tangent of 609.02 feet, a delta of 11°49'39" and a chord of 1211.55 feet that bears S71°13'56"W;

to the Point of Beginning, said parcel containing 4.733 acres, more or less.

have by these presents laid out and platted the same as shown hereon and designate the same as Eagle River Station Annexation to the Town of Eagle, County of Eagle, State of Colorado.

EXECUTED this 30<sup>th</sup> day of August, 2006.

ANNEXATION PLAT  
EAGLE RIVER STATION,  
TO THE TOWN OF EAGLE, COLORADO,  
LOCATED IN SECTIONS 27, 28, 33 & 34,  
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE,  
STATE OF COLORADO

Owner: Red Mountain Ranch Partnership, LLLP  
232 West Meadow Drive  
Vail, CO 81657

By: Mervyn Lapin

Title: Manager

STATE OF COLORADO )  
COUNTY OF Eagle )SS

The foregoing certification was acknowledged before me this 30<sup>th</sup> day of August, 2006, by Mervyn Lapin as Manager of Red Mountain Ranch Partnership, LLLP.

Witness my hand and official seal. 10-15-09

My commission expires: \_\_\_\_\_

Owner: Tony G. Van Campen  
PO Box 953  
Eagle, CO 81631

By: Tony G. Van Campen

Title: Owner

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ )SS

The foregoing certification was acknowledged before me this 31 day of August, 2006, by Tony G. Van Campen as Owner of Lot 1, Red Mountain Ranch Exemption.

Witness my hand and official seal.

My commission expires: 5-19-2010

Owner: Lauri D. Van Campen  
PO Box 953  
Eagle, CO 81631

By: Lauri D. Van Campen

Title: Owner

STATE OF KANSAS )  
COUNTY OF WASHINGTON )SS

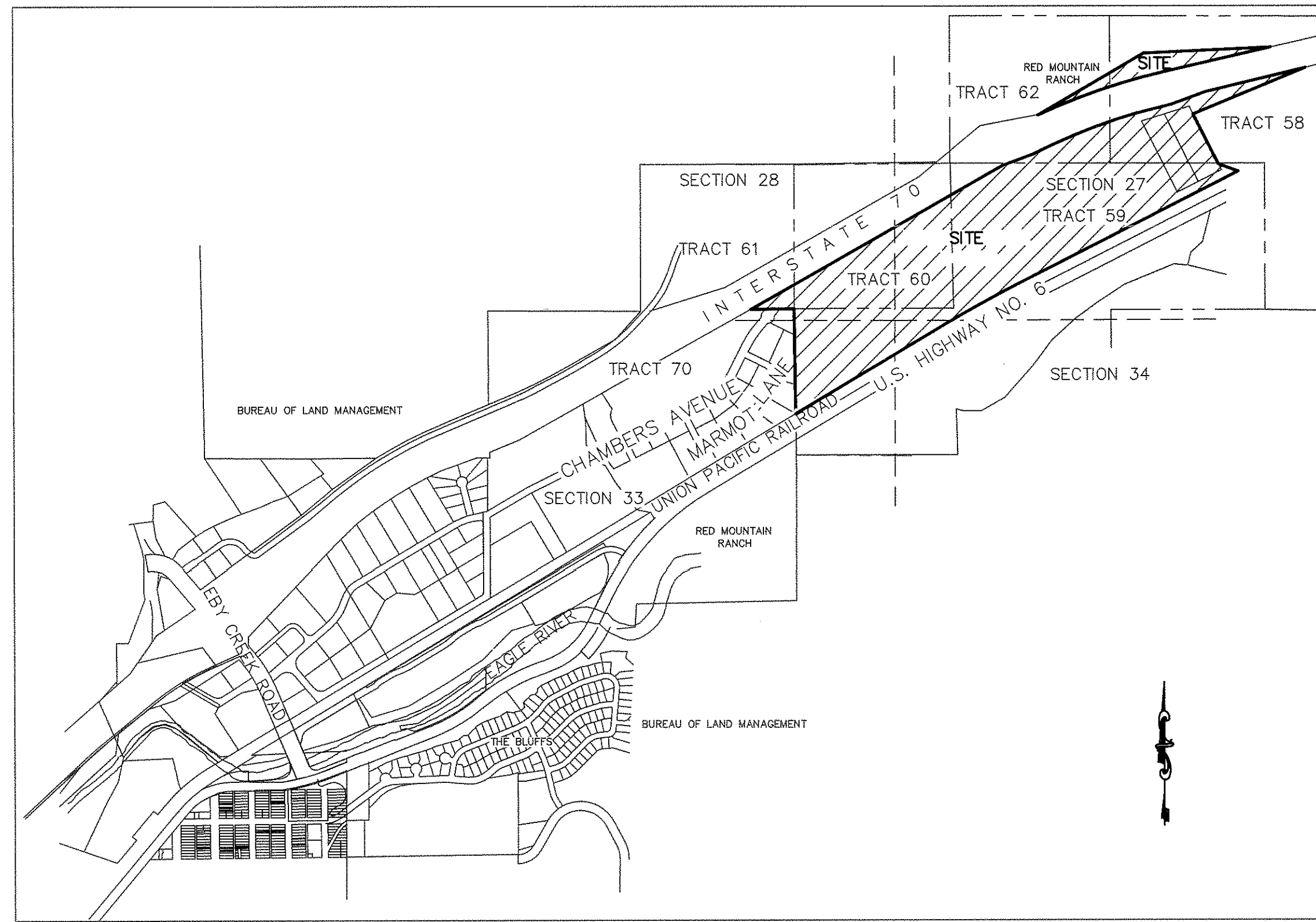
The foregoing certification was acknowledged before me this 7<sup>th</sup> day of September, 2006, by Lauri D. Van Campen as Owner of Lot 1, Red Mountain Ranch Exemption.

Witness my hand and official seal.

My commission expires: 10-02-09



Notary Public



## SURVEYOR'S CERTIFICATE

I, James S. Kunkel, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon I correct to the best of my knowledge and belief,

and that no less than one-sixth (1/6) of the perimeter of Eagle River Station Annexation Parcel #1, to the Town of Eagle, Colorado, as shown hereon, is contiguous with the existing boundaries of the Town of Eagle, Colorado;

and that no less than one-sixth (1/6) of the perimeter of Eagle River Station Annexation Parcel #2, to the Town of Eagle, Colorado, as shown hereon, is contiguous with Eagle River Station Annexation Parcel #1, to the Town of Eagle, Colorado;

and that no less than one-sixth (1/6) of the perimeter of Eagle River Station Annexation Parcel #3, to the Town of Eagle, Colorado, as shown hereon, is contiguous with Eagle River Station Annexation Parcel #2, to the Town of Eagle, Colorado;

I further certify that the external boundaries of the property shown on this plat have been monumented on the ground in accordance with Section 3.13.010(g) of the Eagle Municipal Code.

EXECUTED this 25<sup>th</sup> day of August, 2006.

James S. Kunkel  
James S. Kunkel PE\PLS #23089  
Colorado Licensed Professional Land Surveyor  
Johnson, Kunkel & Associates, Inc.

## BOARD OF TRUSTEES CERTIFICATE

The Board of Trustees of the Town of Eagle, Colorado, by Resolution Number \_\_\_\_\_ duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Eagle.

The Board of Trustees of the Town of Eagle, Colorado, by Ordinance Number \_\_\_\_\_ duly adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, did annex the property herein described to the Town of Eagle.

Mayor

ATTEST:

Mailew M. Miller  
Town Clerk



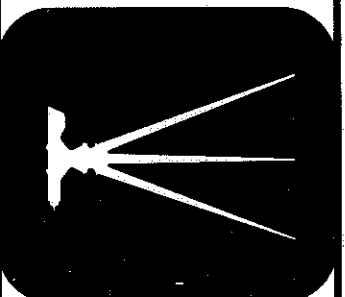
## CLERK AND RECORDER'S CERTIFICATE

This was filed for record in the Office of the Clerk and Recorder at 12:34 p.m. on this 15<sup>th</sup> day of September, 2006 and is duly recorded at Reception No. 200625190

Clark J. Smith Clerk and Recorder  
By M. Spears Deputy



Johnson, Kunkel & Associates, Inc.  
LAND SURVEYING MAPPING  
STRUCTURAL & CIVIL ENGINEERING

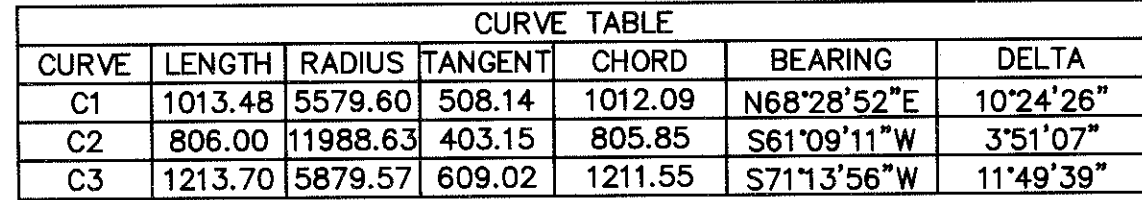


NO SCALE

BY	DATE	REVISION	NO.
GDH			
CHECKED BY:	EA06142		
JOB NO.:	5/8/06		
DATE:			
DRAWING NO.:	EA06142ANN1		
SHEET	1		
OF	2		



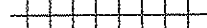
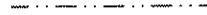
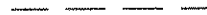















**NOTICE:** According to Colorado law you **MUST** commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



LINE TABLE		
LINE	LENGTH	BEARING
L1	143.40	N69°50'12"E
L2	143.40	N69°50'12"E
L3	333.13	N75°42'18"E
L4	319.78	N69°59'51"E
L5	190.49	S69°57'11"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	1013.48	5579.60	508.14	1012.09	N68°28'52"E	10°24'26"
C2	806.00	11988.63	403.15	805.85	S61°09'11"W	3°51'07"
C3	1213.70	5879.57	609.02	1211.55	S71°13'56"W	11°49'39"

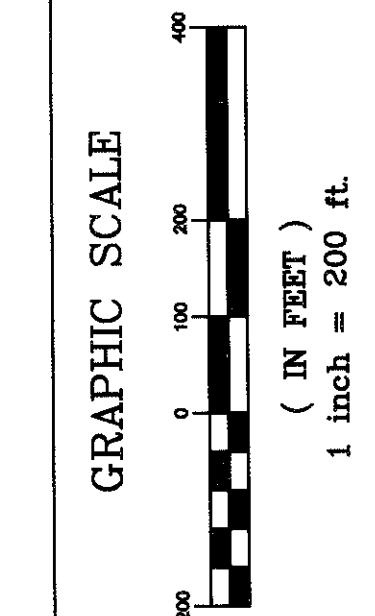
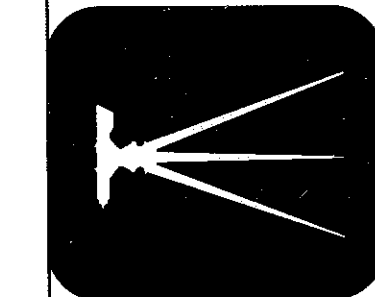
	Boundary Line
	Easement
	Railroad
	Ditch Centerline
	Section Line
	Tract Line
	Fence
	Edge of Asphalt
	Adjacent
	1 1/2" Aluminum Cap on #5 Rebar, PLS #20695, Found
	1 1/2" Aluminum Cap on #5 Rebar, PE\PLS #23089, Found
	2 1/2" GLO Brass Cap on 1" Iron Pipe, Found
	2 1/2" Aluminum Cap on 2 1/4" Aluminum Pipe, PE\PLS #23089, Found
	1 1/2" Aluminum Cap on #5 Rebar, PLS #26598, Found
	1 1/2" Aluminum Cap on #5 Rebar, PE\PLS #23089, Set
	1 1/2" Aluminum Cap on #5 Rebar, 'Colo Div Hwy'
	Contiguous Boundary

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 WWW.JKANADA.COM

**Johnson, Kunkel  
& Associates, Inc.**

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**LAND SURVEYING    MAPPING  
STRUCTURAL & CIVIL ENGINEERING**



OF	2	SHEET	DRAWN BY: GDH			
			CHECKED BY:			
			JOB NO.: EA06142			
			DATE: 5/8/06			
			DESIGNER: JC	NO.	REVISION	DATE
			EA06142ANNNX2			