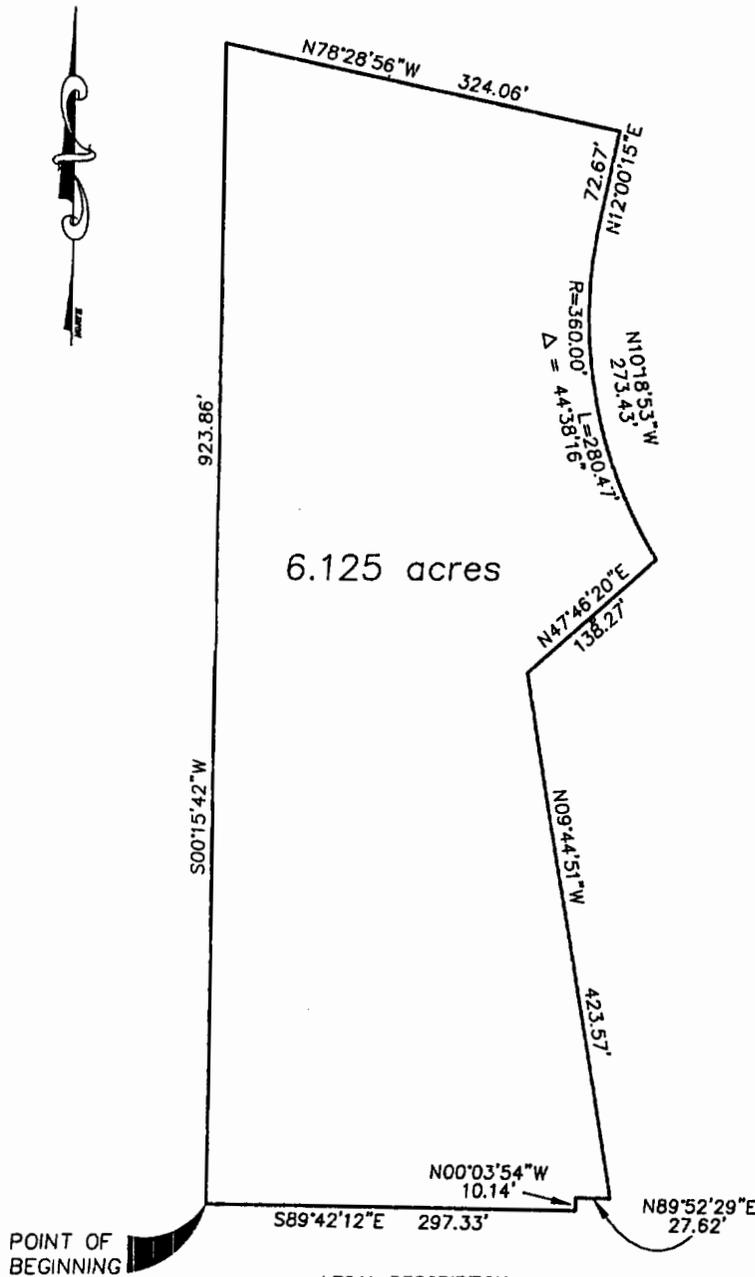


EXHIBIT A



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH, RANGE 78 WEST, 6th P.M., SUMMIT COUNTY, COLORADO, BEING A PORTION OF GOVERNMENT LOT 22 OF SAID SECTION 35 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 22, MONUMENTED WITH A 3-1/4" BRASS CAP (SURFACE MARKINGS OBLITERATED);

THENCE S 0°15'42" W, 1004.85 FEET ALONG THE WESTERLY BOUNDARY OF LOT 22 TO A 3-1/4" BRASS CAP MARKING AN ANGLE POINT IN THE WESTERLY LINE OF LOT 22 AND BEING COMMON WITH THE SOUTHEAST CORNER OF GOVERNMENT LOT 8 AND ALSO BEING COMMON WITH THE NORTHEAST CORNER OF GOVERNMENT LOT 14 AND ALSO BEING COMMON WITH THE NORTHWEST CORNER OF GOVERNMENT LOT 13, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 89°42'12" E, 297.33 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 22, WHICH IS COMMON WITH THE NORTH LINE OF GOVERNMENT LOT 13, TO THE NORTHEAST CORNER OF GOVERNMENT LOT 13;

THENCE N 0°03'54" W, 10.14 FEET;

THENCE N 89°52'29" E, 27.62 FEET;

THENCE N 09°44'51" W, 423.57 FEET;

THENCE N 47°46'20" W, 138.27 FEET;

THENCE N 47°46'20" W, 138.27 FEET TO A POINT ON THE SOUTHERLY LINE OF AN EIGHTY (80) FOOT ROAD RIGHT OF WAY;

THENCE ALONG THE SOUTHERLY LINE OF SAID 80 FOOT RIGHT OF WAY 280.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 44°38'16" AND A CHORD BEARING N 10°18'53"W, 273.43 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY FIGHT OF WAY N 12°00'15" E, 72.67 FEET;

THENCE N 78°28'56" E, 138.27 FEET TO A POINT ON THE WESTERLY BOUNDARY OF GOVERNMENT LOT 22 FROM WHICH POINT THE NORTHWEST CORNER OF LOT 22 BEARS N 0°01'54" E, 80.99 FEET;

THENCE S 0°15'42" W, 923.86 FEET ALONG THE WESTERLY BOUNDARY OF LOT 22 TO THE POINT OF BEGINNING.

CONTAINING 266,824 sq. ft or 6.125 acres

NOTE: THIS LEGAL DESCRIPTION AND DRAWING DO NOT REPRESENT A MONUMENTED LAND SURVEY.

NOTICE UNDER 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 THE CERTIFICATION ATTACHED HEREON.



ROB ANDREWS LAND SURVEYING
P. O. BOX 1351, BRECKENRIDGE, CO 80424
(970) 453-1890

LEGAL DESCRIPTION
SUMMIT COUNTY, COLORADO

DRAWN BY REA DATE 4-14-11
SCALE 1"=100'