

EXHIBIT A

LEGAL DESCRIPTION

COTTAGE ROCK RANCH

A parcel of land lying within Sections 21, 22, 27, and 28 in Township 17 South, Range 70 West of the 6th Principal Meridian, Fremont County, Colorado, being more particularly described by metes and bounds as follows:

Beginning at a BLM iron post with brass cap monumenting the Northeast 1/16 Corner of Section 28, from whence a BLM iron post with brass cap monumenting the Center East 1/16 Corner of Section 28 bears S 00°29'51"E 1289.03 feet distant, (the line between these two monuments is the west line of the SE 1/4 of the NE 1/4 of Section 28, and the basis of bearings for the herein described parcel); thence S 89°48'25"E along the south line of the NE 1/4 of the NE 1/4 of Section 28 a distance of 1203.68 feet to the North 1/16 Corner common to Sections 27 and 28; thence N 01°56'16"E a distance of 201.37 feet along the east line of the NE 1/4 of the NE 1/4 of Section 28; thence S 85°55'37"E a distance of 403.74 feet; thence S 51°05'54"E a distance of 378.23 feet; thence S 87°56'08"E a distance of 366.48 feet to a point in the center of County Road 9, also known as Garden Park Road; thence in a northerly direction along a surveyed centerline of 12 courses which approximately follows the as-built centerline of said road, to wit: 1: on a curve to the left with a radius of 625.39 feet and a central angle of 02°10'34", the long chord of which bears N 03°16'46"E a distance of 23.75 feet, for an arc distance of 23.75 feet to a point of tangency; 2: on a straight tangent N 02°11'29"E a distance of 177.96 feet to a point of curvature; 3: on a curve to the left with a radius of 684.90 feet and a central angle of 14°27'07", the long chord of which bears N 05°02'05"W a distance of 172.30 feet, for an arc distance of 172.76 feet to a point of tangency; 4: on a straight tangent N 12°15'38"W a distance of 190.74 feet to a point of curvature; 5: on a curve to the right with a radius of 17988.23 feet and a central angle of 00°39'34", the long chord of which bears N 11°55'51"W a distance of 207.04 feet, for an arc distance of 207.04 feet to a point of tangency; 6: on a straight tangent N 11°36'04"W a distance of 807.26 feet to a point of curvature; 7: on a curve to the right with a radius of 3900.00 feet and a central angle of 02°16'20", the long chord of which bears N 10°27'54"W a distance of 154.65 feet, for an arc distance of 154.66 feet to a point of tangency; 8: on a straight tangent N 09°19'44"W a distance of 575.18 feet to a point of curvature; 9: on a curve to the left with a radius of 290.75 feet and a central angle of 50°36'29", the long chord of which bears N 34°37'59"W a distance of 248.54 feet, for an arc distance of 256.81 feet to a point of compound curvature; 10: on a curve to the left with a radius of 1254.60 feet and a central angle of 18°21'00", the long chord of which bears N 69°06'43"W a distance of 400.09 feet, for an arc distance of 401.81 feet to a point of tangency; 11: on a straight tangent N 78°17'13"W a distance of 63.38 feet to a point of curvature; 12: on a curve to the right with a radius of 341.27 feet and a central angle of 13°16'39", the long chord of which bears N 71°38'53"W a distance of 78.91 feet, for an arc distance of 79.08 feet to the point of intersection with the north line of the SW 1/4 of the SW 1/4 of Section 22; thence S 89°29'39"W 3.21 feet along the said north line of the SW 1/4 of the SW 1/4 to the south 1/16 Corner of Section 22; thence N 89°12'45"W along the north line of the SE 1/4 of the SE 1/4 of Section 21 a distance of 78.34 feet to a point on the boundary of a parcel of land described at Reception No. 925838 of the records of Fremont County; thence along the boundary of said parcel described at Reception No. 925838 on the following 14 courses, to wit: 1: S 74°41'00"E 133.59 feet; 2: S 04°23'54"W 14.56 feet to the south edge of County Road 9; 3: S 04°23'54"W 81.12 feet; 4: S 85°19'13"W 29.20 feet; 5: S 85°19'13"W 43.52 feet; 6: S 04°52'53"W 314.14 feet; 7: N 89°30'09"W 545.99 feet; 8: S 26°16'08"W 368.36 feet; 9: S 57°13'12"W 103.95 feet; 10: S 72°36'31"W 15.59 feet; 11: S 47°05'05"W 62.64 feet; 12: N 62°08'59"W 194.41 feet; 13: S 43°58'04"W 235.90 feet; 14: S 52°48'54"W 13.88 feet to the west line of the SE 1/4 of the SE 1/4 of Section 21; thence S 00°32'45"E a distance of 322.54 feet along the west line of the SE 1/4 of the SE 1/4 of Section 21 to the East 1/16 Corner common to Sections 21 and 28; thence S 00°33'29"E a distance of 1287.23 feet along the west line of the NE 1/4 of the NE 1/4 of Section 28 to the Northeast 1/16 Corner of Section 28, and the Point of Beginning.

Containing 102.12 acres, more or less, including 2.13 acres within County Road 9.