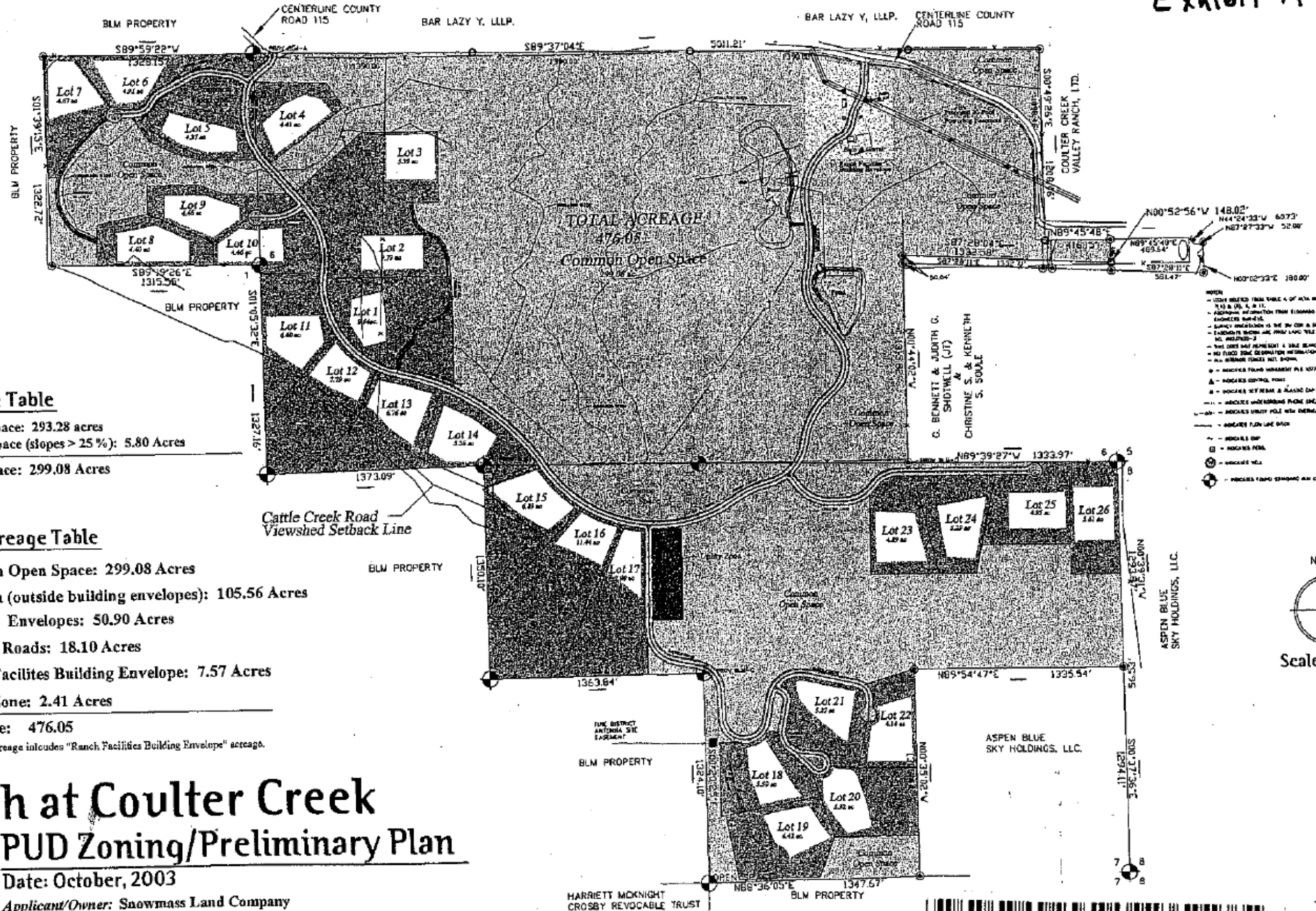


Exhibit A

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- NOTES**
- USE BEARS FROM TABLE 4 OF 1974 MEASUREMENTS FOR CORNER 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27.
 - APPROXIMATE INFORMATION FROM EVIDENCE OBTAINED FROM COUNTY ENGINEER SURVEYS.
 - SURVEY INFORMATION IS SHOWN ON A SCALE OF 1" = 600' AS SHOWN.
 - EVIDENCE OBTAINED FROM LAND TITLE COURTESY OF COUNTY OF CO. NO. 100,700-3.
 - THE LOTS SHOWN HEREON ARE TO BE BOUND BY THE AREA OF SURVEY.
 - NO FIELD OR DEPARTMENT INFORMATION IS AVAILABLE ON THIS PROPERTY.
 - ALL MEASUREMENTS NOT SHOWN.
 - INDICATES FOUND MONUMENT FILE WITH UNLESS OTHERWISE NOTED.
 - INDICATES CONTROL POINT.
 - INDICATES SETBACK & PLACING CAP ON FILE SIGN.
 - INDICATES UNDERGROUND PHONE LINE.
 - INDICATES UTILITY POLE WITH INTERIOR LINE.
 - INDICATES FENCE LINE DASH.
 - INDICATES DWP.
 - INDICATES FENCE.
 - INDICATES WELL.
 - INDICATES FENCE STOPPING AN CAP UNLESS OTHERWISE NOTED.

Open Space Table

Useable Open Space: 293.28 acres
 Limited Open Space (slopes > 25 %): 5.80 Acres
 Total Open Space: 299.08 Acres

Legend/Acreage Table

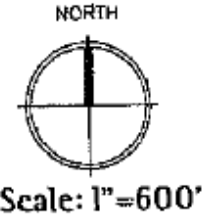
- Common Open Space: 299.08 Acres
- Lot Area (outside building envelopes): 105.56 Acres
- Building Envelopes: 50.90 Acres
- Internal Roads: 18.10 Acres
- Ranch Facilities Building Envelope: 7.57 Acres
- Utility Zone: 2.41 Acres

Total Acreage: 476.05
 Note: Open space acreage includes "Ranch Facilities Building Envelope" acreage.

Ranch at Coulter Creek
PUD Zoning/Preliminary Plan



Date: October, 2003
 Applicant/Owner: Snowmass Land Company
 Prepared By: TG Malloy Consulting, LLC



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Figure 4