Exhibit A Legal Description

Berkeley Estate Cellars Farm and Ranch

All legal descriptions to be verified by Title. These are copied from the Montrose County Assessor

1. Winery building & 13 acres – Parcel - 3725-221-05-001
	1. Subd: DBBC EXEMPTION FOR BOUNDARY LINE ADJUSTMENT Lot: 1 S: 22 T: 50 R: 11
2. 17.8 Acres of Vineyard west of winery building – Parcel - 3725-221-04-002
	1. Subd: GARRETT EXEMPTION FOR BOUNDARY LINE ADJUSTMENT Lot: 2 S: 22 T: 50 R: 11
3. Ranch 133 Acres with Shop building – Parcel - 3725-221-00-013
	1. S: 22 T: 50 R: 11 A TRT OF LAND IN THE NWNE, SENW, NWNE, NENW & NWSE DESC AS BEG AT A PT ON THE N LINE OF THE W2NE4 SEC 22 AT A PT N 89D49M39S E 1143.59 FT FROM THE N4 COR OF SAID SEC 22;
	TH ALONG THE N LINE OF SAID W2NE4 N 89D49M39S E 189.34 FT TO THE NE COR OF SAID W2NE4 SEC 22;
	TH ALONG THE E LINE OF SAID W2NE4 S 00D15M16S W 2674.07 FT TO THE SE COR OF SAID W2NE4;
	TH ALONG THE E LINE OF NW4SE4 S 00D12M32S W 1323.22 FT TO THE SE COR OF SAID NW4SE4;
	TH ALONG THE S LINE OF SAID NW4SE4 S 89D43M14S W 1322.50 FT TO THE SW COR OF SAID NW4SE4;
	TH ALONG THE S LINE OF NE4SW4 S 89D43M29S W 1323.95 FT TO THE SW COR OF SAID NE4SW4;
	TH ALONG THE W LINE OF SAID NE4SW4 N 00D07M12S W 1332.33 FT TO THE NW COR OF SAID NE4SW4;
	TH ALONG THE W LINE OF SE4NW4 N 00D14M39S W 330.30 FT TO THE SW COR OF LOT 1 GARRETT EXEMPTION FOR BLA;
	TH ALONG THE SE LINE OF LOT 1 GARRETT EXEMPTION FOR BLA THE FOLLOWING 15CALLS N 61D53M15S E 394.13 FT;
	TH 123.51 FT ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 134.16 FT, WITH A CHORD OF N 35D30M52S E 119.19 FT;
	TH N 14D02M12S W 74.63 FT;
	TH N 78D27M35S E 42.39 FT;
	TH N 60D12M18S E 51.75 FT;
	TH N 41D58M32S E 34.82 FT;
	TH N 66D30M25S E 216.37 FT;
	TH 31.86 FT ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 57.08 FT, WITH A CHORD OF N 50D30M52S E 31.45 FT;
	TH 108.99 FT ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 192.67 FT, WITH A CHORD OF N 18D18M57S E 107.54 FT;
	TH N 02D06M35S E 20.18 FT;
	TH N 21D53M39S E 39.69 FT;
	TH 51.63 FT ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 60 FT, WITH A CHORD BEARING OF N 46D32M39S E 50.05 FT;
	TH N 71D11M39S E 83.67 FT;
	TH 272.21 FT ALONG THE NON TANGENT ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 505.12 FT, WITH A CHORD OF N 24D44M45S E 268.92 FT;
	TH N 09M18M28S E 55.06 FT TO THE SE COR OF LOT 2 GARRETT EXEMPTION FOR BLA;
	TH ALONG THE SE LINE OF LOT 2 GARRETT EXEMPTION FOR BLA THE FOLLOWING 7 CALLS N 07D58M54S E 198.72 FT;
	TH 38.68 FT ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 23 FT, WITH A CHORD OF N 56D09M44S E 34.28 FT;
	TH S 75D39M25S E 31.56 FT;
	TH 43.31 FT ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 50 FT, WITH A CHORD OF N 79D31M43S E 41.97 FT;
	TH N 54D42M51S E 83.83 FT;
	TH N 45S17M24S E 112.78 FT;
	TH N 56D45M29S E 58.73 FT TO THE SW CORNER OF LOT 3 GARRETT EXEMPTION FOR BLA;
	TH ALONG THE SE LINE OF LOT 3 GARRETT EXEMPTION FOR BLA THE FOLLOWING 5 CALLS N 82D33M44S E 97.33 FT;
	TH N 66D17M09S E 793.55 FT;
	TH S 34D01M11S E 45.89 FT;
	TH N 74M50M40S E 11.95 FT;
	TH N 01D39M44S W 350.75 FT TO THE S LINE OF LOT 1 GARRETT MINOR SUBD;
	TH ALONG THE S LINE OF SAID LOT 1 GARRETT MINOR SUBD N 89D59M12S E 90.04 FT;
	TH CONTINUING ALONG SAID S LINE N 89D45M13S E 166.72 FT;
	TH ALONG THE E LINE OF SAID GARRETT MINOR SUBD N 05D38M51S E 283.94 FT TO THE POB
4. 40 Acres with 4 Homes, 53520,53522,53524, 53526 Falcon Rd –

Parcel - 3725-221-00-014

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	TH ALONG THE E LINE OF SAID GARRETT MINOR SUBD N 05D38M51S E 283.94 FT TO THE POB
1. 33 Acres in Southern Portion of Ranch – Parcel - 3725-221-03-001
	1. S: 22 T: 50 R: 11 E2SE4 (ONLY THAT PORTION LYING IN TAX AREA 15030);
	LESS LD GARRETT MINOR SUBD RECPT #881981 ALSO SHOWN ON PLAT #909665 AS PARCEL 1 6/4/2019
2. 40 Acres most Southern Portion of Ranch – Parcel - 3725-224-00-007
	1. S: 22 T: 50 R: 11 E2SE4 (ONLY THAT PORTION LYING IN TAX AREA 15110) ALSO SHOWN ON PLAT #909665 AS PARCEL 1 6/4/2019