

Several parcels of land, located in the East 1/2 of Section 7 and the South 1/2 of Section 8, Township 19 South, Range 69 West of the 6th PM, Fremont County, Colorado, bounded and described as follows:

Beginning at the Southwest corner of the NE1/4 of said Section 7, from whence the North quarter corner of said Section 7 bears N 00° 00' 06" E, a distance of 2659.98 feet; thence N 00° 00' 06" E, along the westerly line of said NE1/4, a distance of 747.99 feet to the centerline of the Arkansas River, as it now exists; thence along the centerline of the Arkansas River, the following three courses; N 65° 22' 18" E, for a distance of 861.92 feet; N 86° 37' 59" E, for a distance of 251.34 feet; S 79° 05' 36" E, for a distance of 291.80 feet to it's intersection with the westerly line of the SE1/4NE1/4 said Section 7; thence S 00° 28' 57" E, along said westerly line, a distance of 1069.52 feet to the southwest corner of said SE1/4NE1/4; thence S 89° 52' 53" E, along the southerly line of said SE1/4NE1/4, a distance of 1329.97 feet to the southeast corner thereof; thence S 00° 01' 03" E along the easterly line of the NE1/4SE1/4 said Section 7, in the Arkansas River, a distance of 123.31 feet; thence along the centerline of the Arkansas River, the following three courses; S 65° 22' 28" E, for a distance of 326.14 feet; S 42° 48' 27" E, for a distance of 1054.46 feet; S 58° 42' 05" E, for a distance of 363.27 feet to it's intersection with the easterly line of the NW1/4SW1/4 said Section 8; thence S 00° 07' 05" W, along said easterly line, a distance of 81.63 feet to the southeast corner of said NW1/4SW1/4; thence S 45° 56' 00" E, a distance of 223.80 feet; thence S 62° 04' 00" E, a distance of 354.10 feet; thence N 68° 57' 00" E, a distance of 343.80 feet; thence S 77° 54' 00" E, a distance of 547.50 feet; thence N 00° 01' 00" E, a distance of 108.00 feet; thence S 64° 36' 00" E, a distance of 644.20 feet; thence S 05° 14' 40" E, a distance of 180.00 feet; thence S 20° 28' 00" W, a distance of 448.34 feet to a point on the northerly right-of-way line of the Pueblo & Arkansas Valley Railroad; thence N 68° 21' 02" W, along said northerly P&AVRR right-of-way line, a distance of 481.46 feet to it's intersection with the easterly line of the SE1/4SW1/4 said Section 8; thence S 00° 04' 09" E, along said easterly line, a distance of 53.82 feet to it's intersection with the centerline of said P&AVRR right-of-way; thence along the centerline of said right-of-way, the following three courses; N 68° 21' 02" W, for a distance of 612.73 feet; thence along a curve to the left, having a radius of 2864.93 feet and a central angle of 10° 31' 46", for an arc length of 526.50 feet; N 78° 52' 48" W, for a distance of 252.26 feet to it's intersection with the easterly line of the SW1/4SW1/4 said Section 8; thence S 00° 07' 05" W, along said easterly line, a distance of 378.83 feet; thence partially along the perimeter of a tract described at Book 535, Page 326, Fremont County Records, the following three courses; N 76° 12' 24" W, for a distance of 119.19 feet; S 57° 32' 45" W, for a distance of 254.56 feet; S 06° 00' 34" W, for a distance of 168.38 feet to a point on the northerly right-of-way line of State Highway 115; thence along said State Highway 115 northerly right-of-way line, the following eight courses; N 33° 39' 38" W, for a distance of 114.46 feet; N 44° 49' 39" W, for a distance of 223.81 feet; thence along a curve to the left, having a radius of 660.00 feet and a central angle of 14° 30' 00", for an arc length of 167.03 feet; N 59° 19' 39" W, for a distance of 162.93 feet; N 61° 38' 53" W, for a distance of 231.68 feet; N 65° 58' 31" W, for a distance of 127.27 feet; thence along a curve to the left, having a radius of 970.00 feet and a central angle of 10° 13' 23", for an arc length of 173.07 feet; N 76° 11' 54" W, for a distance of 712.29 feet; thence leaving said northerly right-of-way line, N 13° 54' 01" E, a distance of 219.72 feet to it's intersection with the centerline of said P&AVRR right-of-way; thence N 78° 50' 41" W, along the centerline of said right-of-way, a distance of 1892.47 feet; thence N 00° 16' 19" W, a distance of 639.87 feet; thence along a curve to the left, having a radius of 885.00 feet and a central angle of 30° 36' 50", an arc length of 472.87 feet; thence N 89° 52' 53" W, along the southerly line of the SW1/4NE1/4 said Section 7, a distance of 36.32 feet to the point of beginning and containing 178.93 acres more or less.

Exhibit A