

LEGAL DESCRIPTION

"EXHIBIT A"

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6TH P.M., AND A PORTION OF THE WEST ONE-HALF (W1/2) OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE 6TH P.M., TELLER COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 1, AS MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE SURVEY 1935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 1, AS MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE SURVEY 1935", BEARS S89°18'56"W, A DISTANCE OF 2655.21 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N89°18'17"E ALONG THE NORTHERLY LINE OF SAID SECTION 1, A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N89°18'17"E, A DISTANCE OF 1231.78 FEET TO THE E1/16 CORNER OF SAID SECTION 1, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "U.S. DEPT. OF AGRICULTURE FOREST SERVICE 1979";

THENCE S03°29'17"E, A DISTANCE OF 973.96 FEET TO THE NE1/16 CORNER OF SAID SECTION 1, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965 2007";

THENCE S89°11'12"E, A DISTANCE OF 1334.51 FEET TO THE N1/16 CORNER OF SAID SECTION 1, AS MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE SURVEY 1933";

THENCE S89°50'13"E, A DISTANCE OF 2651.93 FEET TO THE NW1/16 CORNER OF SAID SECTION 6, AS MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE SURVEY 1933";

THENCE S01°17'26"E, A DISTANCE OF 1313.04 FEET TO THE W1/16 CORNER OF SAID SECTION 6, AS MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE SURVEY 1933";

THENCE S89°35'44"W, A DISTANCE OF 1331.94 FEET TO A 1/16 CORNER OF SAID SECTION 6, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965 2007";

THENCE S01°03'02"E, A DISTANCE OF 1288.77 FEET TO A 1/16 CORNER OF SAID SECTION 6, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965 2007";

THENCE S89°18'32"W, A DISTANCE OF 1215.75 FEET TO THE S1/16 CORNER COMMON TO SAID SECTION 1 AND SAID SECTION 6, AS MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE SURVEY 1933";

THENCE N89°50'43"W, A DISTANCE OF 1335.10 FEET TO THE SE1/16 CORNER OF SAID SECTION 1, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "TCLS PLS 30102 1997";

THENCE S02°56'57"E, A DISTANCE OF 568.42 FEET TO A 1/2" REBAR (NO CAP);

THENCE N89°46'59"W, A DISTANCE OF 599.92 FEET TO A REBAR AND BLUE CAP STAMPED "....MARCH....";

THENCE S03°08'54"E, A DISTANCE OF 727.26 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 1, AS MONUMENTED BY A 1/2" REBAR (NO CAP);

THENCE N89°47'10"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 733.98 FEET TO THE S1/4 CORNER OF SAID SECTION 1, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "MERRICK & COMPANY LS 13155 1996";

THENCE N89°48'44"W CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 997.21 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 757498 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID RECEPTION NO. 757498 THE FOLLOWING THREE (3) COURSES;

1.) THENCE N89°48'44"W, A DISTANCE OF 1672.79 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 1, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 6842 1990";

2.) THENCE N03°07'16"W, A DISTANCE OF 894.28 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 669589;

3.) THENCE N86°52'44"E, A DISTANCE OF 746.42 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 669589;

THENCE ALONG THE EASTERLY LINE OF SAID RECEPTION NO. 669589 THE FOLLOWING TEN (10) COURSES;

- 1.) THENCE N09°11'42"W, A DISTANCE OF 148.52 FEET;
- 2.) THENCE N21°14'13"W, A DISTANCE OF 76.00 FEET;
- 3.) THENCE N35°10'01"W, A DISTANCE OF 69.47 FEET;
- 4.) THENCE N30°28'57"W, A DISTANCE OF 85.74 FEET;
- 5.) THENCE N12°19'46"W, A DISTANCE OF 110.66 FEET;
- 6.) THENCE N31°12'50"E, A DISTANCE OF 160.54 FEET;
- 7.) THENCE N18°30'07"E, A DISTANCE OF 177.91 FEET;
- 8.) THENCE N53°16'59"E, A DISTANCE OF 65.71 FEET;
- 9.) THENCE N70°53'54"E, A DISTANCE OF 118.73 FEET;

10.) THENCE N87°28'26"E, A DISTANCE OF 74.40 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID RECEPTION NO. 669589, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 670113 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID RECEPTION NO. 670113 THE FOLLOWING NINE (9) COURSES;

- 1.) THENCE N87°28'26"E, A DISTANCE OF 14.25 FEET;
- 2.) THENCE S84°53'08"E, A DISTANCE OF 135.10 FEET;
- 3.) THENCE N73°25'55"E, A DISTANCE OF 170.28 FEET;
- 4.) THENCE S88°20'23"E, A DISTANCE OF 212.84 FEET;
- 5.) THENCE N83°22'24"E, A DISTANCE OF 93.76 FEET;
- 6.) THENCE N69°02'50"E, A DISTANCE OF 131.00 FEET;
- 7.) THENCE N75°00'57"E, A DISTANCE OF 129.72 FEET;
- 8.) THENCE N52°19'31"E, A DISTANCE OF 214.73 FEET;

9.) THENCE N31°53'41"E, A DISTANCE OF 62.44 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 711901 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID RECEPTION NO. 711901 THE FOLLOWING SIXTEEN (16) COURSES;

- 1.) THENCE N84°44'52"E, A DISTANCE OF 269.89 FEET;
- 2.) THENCE N85°51'00"E, A DISTANCE OF 80.60 FEET;
- 3.) THENCE N81°55'33"E, A DISTANCE OF 98.08 FEET;

- 4.) THENCE N76°58'38"E, A DISTANCE OF 241.29 FEET;
- 5.) THENCE S89°49'21"E, A DISTANCE OF 61.91 FEET;
- 6.) THENCE N53°11'24"E, A DISTANCE OF 128.35 FEET;
- 7.) THENCE N43°07'29"E, A DISTANCE OF 41.72 FEET;
- 8.) THENCE N20°20'35"E, A DISTANCE OF 32.70 FEET;
- 9.) THENCE N07°46'38"W, A DISTANCE OF 139.85 FEET;
- 10.) THENCE N23°39'02"E, A DISTANCE OF 50.44 FEET;
- 11.) THENCE N63°44'56"E, A DISTANCE OF 64.20 FEET;
- 12.) THENCE S88°02'00"E, A DISTANCE OF 92.30 FEET;
- 13.) THENCE S86°23'55"E, A DISTANCE OF 104.77 FEET;
- 14.) THENCE N80°15'23"E, A DISTANCE OF 107.95 FEET;
- 15.) THENCE N04°55'04"W, A DISTANCE OF 886.86 FEET;
- 16.) THENCE S89°08'49"W, A DISTANCE OF 652.83 FEET;

THENCE N00°41'43"W, A DISTANCE OF 1469.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 420.13 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS AS SET FORTH AND MORE FULLY DESCRIBED IN GRANT OF EASEMENT RECORDED DECEMBER 5, 1989 IN BOOK 502 AT PAGE 194, UNDER RECEPTION NO. 374688 OF SAID COUNTY RECORDS.

TOGETHER WITH A TWENTY-EIGHT FOOT (28') WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED UNDER RECEPTION NO. 620080 OF SAID COUNTY RECORDS.

TOGETHER WITH A TWENTY-EIGHT FOOT (28') WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RECORDED UNDER RECEPTION NO. 634760 OF SAID COUNTY RECORDS.

PREPARED BY:

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