

Exhibit A
Legal Description

Parcel A:

The S1/2 of the NE1/4 of Section 35, Township 10 South, Range 96 West of the 6th Principal Meridian.
County of Mesa, State of Colorado

Parcel B:

The SE1/4 of Section 35, Township 10 South, Range 96 West of the 6th Principal Meridian;
EXCEPT the Southside Canal.
County of Mesa, State of Colorado

Parcel C:

Beginning at the Southwest corner of Section 36, Township 10 South, Range 96 West of the 6th Principal Meridian;
thence North 00°21'25" West 2407.28 feet along the West line of said Section 36 to the centerline of a 30 foot road right of way;
thence the following courses and distances along the centerline of said 30 foot road right of way:
North 36°03'30" East 171.70 feet;
North 63°33'30" East 115.93 feet;
North 88°17'25" East 455.08 feet;
South 45°32'35" East 371.00 feet;
South 76°10'35" East 188.53 feet;
North 71°05'25" East 216.05 feet;
South 81°56'10" East 103.11 feet;
thence North 49°37'40" East 60.44 feet;
thence North 62°22'30" East 121.54 feet;
thence North 40°29'40" East 227.13 feet;
thence leaving the centerline of said 30 foot access right of way South 00°23'50" East 15.00 feet;
thence the following courses and distances:
South 88°21'00" East 132.26 feet;
South 00°23'50" East 163.33 feet;
South 44°20'35" East 280.00 feet;
North 89°20'35" East 430.00 feet;
South 39°09'40" East 208.74 feet;
South 00°39'20" East 304.22 feet;
South 41°22'35" East 620.02 feet;
South 22°52'55" East 1430.17 feet to the North Quarter corner of Section 6, Township 11 South, Range 95 West of the 6th Principal Meridian on the South line of said Section 36;
thence North 89°54'35" West 2765.96 feet along the south line of said Section 36 to the Northwest corner of said Section 6;
thence South 89°26'15" West 824.79 feet along the South line of said Section 36 to the point of beginning;
EXCEPT That portion conveyed in instrument recorded December 01, 1975 at Reception No. 1098058 in Book 1053 at Page 51 and rerecorded December 01, 1975 at Reception No. 1098438 in Book 1053 at Page 576 being more particularly described as follows:
Commencing at the North Quarter corner of Section 6, Township 11 South, Range 95 West of the 6th Principal Meridian;
thence North 22°52'55" West 1430.17 feet to the point of beginning;
thence North 41°22'35" West 620.02 feet;

thence North 00°31'20" West 304.22 feet;
thence North 39°09'40" West 208.74 feet;
thence South 89°20'35" West 430.00 feet;
thence North 44°20'35" West 280.00 feet;
thence North 00°23'50" West 163.33 feet;
thence North 88°21'00" West 132.26 feet;
thence South 00°23'50" East to a point which is North 44°20'35" West of the point of beginning;
thence South 44°20'35" East to the point of beginning;
AND EXCEPT That portion conveyed in instrument recorded May 16, 1979 at Reception No. 1191808 in Book 1200 at Page 603 being more particularly described as follows:
Commencing at the Southeast corner of said Section 36;
thence South 89°51'20" West 1726.11 feet to the North Quarter corner of Section 6, Township 11 South, Range 95 West of the 6th Principal Meridian;
thence North 22°32'55" West 1430.17 feet to the true point of beginning;
thence North 44°20'35" West 1866.34 feet to the presently existing fence;
thence south 0°23'50" East 102.16 feet along the presently existing fence to a corner;
thence along the presently existing fence South 46°36'27" East 1794.19 feet to the true point of beginning.
County of Mesa, State of Colorado

Parcel D

A parcel of land situated in the N1/2 of Section 6, Township 11 South, Range 95 West of the 6th Principal Meridian being more particularly described as follows:
Beginning at a point on the North boundary line of said Section 6, which bears South 89°52'44" East a distance of 829.63 feet from the Northwest corner of said Section 6;
thence South 89°52'44" East 1051.52 feet, along said North boundary to a #5 rebar with a yellow plastic cap marked Nichols LS-12093, being the Northwest corner of that Tract of land as recorded in Book 1009 at Page 89 in the Mesa County Clerk and Recorder's office;
thence South 08°53'48" East 1064.46 feet to the Southwest corner of said Tract, a #5 rebar with a yellow plastic cap marked Nichols LS-12093;
thence South 62°30'59" West 1153.16 feet, to the center line of Jenkins-Cross-Phillips Ditch No. 2;
thence North 37°27'26" West 350.57 feet along the centerline of said ditch;
thence North 00°52'46" East 1307.93 feet, to the Point of Beginning.
All courses are based on a bearing of South 89°52'44" East from the Northwest corner of Section 6, a inch diameter GLO Brass Cap to the North ¼ Section 6, a 2 ½ inch diameter GLO Brass Cap.
County of Mesa, State of Colorado

Parcel E

A parcel of land situated in the N1/2 of Section 6, Township 11 South, Range 95 West of the 6th Principal Meridian being more particularly described as follows:
Beginning at a point which bears South 34°20'36" West a distance of 1271.48 feet from the North ¼ corner Section 6;
thence South 89°53'03" East 2012.49 feet to a #5 rebar with a yellow plastic cap marked Nichols LS-12093;
thence South 02°02'09" West 306.87 feet to a #5 rebar with a yellow plastic cap marked Nichols LS-12093;
thence South 03°52'40" West 842.53 feet to a #5 rebar with a yellow plastic cap marked Nichols LS-12093;
thence South 23°21'15" East 133.98 feet to a #5 rebar with a yellow plastic cap marked Nichols LS-12093, being the westerly 40.00' Easement line of Bull Basin Road;
thence South 17°04'13" East 109.57 feet to a #5 rebar with a yellow plastic cap marked Nichols LS-

12093, being the South boundary of Government Lot 7;
thence South 84°34'13" West 18.22 feet, along said South boundary to the centerline of Bull Basin Road;

thence South 22°47'53" East 215.72 feet along said centerline;

thence South 00°08'09" West 63.69 feet along said centerline, to the centerline of Jenkins-Cross-Phillips Ditch No. 2;

thence along said ditch the following 34 courses:

1. North 56°24'44" West 47.67 feet;
2. North 42°11'11" West 370.28 feet;
3. South 83°37'59" West 263.69 feet;
4. South 26°58'59" West 173.42 feet;
5. South 11°43'28" West 403.90 feet;
6. South 14°20'52" West 154.91 feet;
7. South 60°05'18" West 50.08 feet;
8. North 66°43'21" West 62.22 feet;
9. North 13°25'35" West 218.86 feet;
10. North 38°18'17" West 152.16 feet;
11. South 80°01'28" West 91.20 feet;
12. South 46°02'49" West 72.87 feet;
13. South 05°28'22" East 218.95 feet;
14. North 59°32'16" West 105.77 feet;
15. North 39°27'29" West 47.69 feet;
16. North 67°05'31" West 41.83 feet;
17. North 85°00'41" West 102.47 feet;
18. North 31°05'18" West 142.54 feet;
19. North 08°09'52" East 38.10 feet;
20. North 13°54'51" East 118.48 feet;
21. North 12°59'35" West 47.48 feet;
22. North 77°32'06" West 78.86 feet;
23. North 34°00'58" West 81.15 feet;
24. North 49°55'23" West 64.82 feet;
25. North 18°26'06" West 56.92 feet;
26. North 46°29'54" West 351.55 feet;
27. North 70°51'59" West 103.73 feet;
28. North 49°39'58" West 127.83 feet;
29. North 60°11'38" West 70.94 feet;
30. North 71°45'20" West 231.97 feet;
31. North 62°51'30" West 180.57 feet;
32. North 50°18'08" West 485.43 feet;
33. North 77°15'56" West 104.06 feet;
34. South 87°09'36" West 131.19 feet;

thence North 62°30'59" East 1153.16 feet to the Point of Beginning.

All courses are based on a bearing of South 89°52'44" East from the Northwest corner of Section 6, a 4 inch diameter GLO Brass Cap to the North ¼ Section 6, a 2 ½ inch diameter GLO Brass Cap, as determined by GPS measurement.

County of Mesa, State of Colorado

Parcel F:

TOGETHER WITH a non-exclusive 40 foot road right of way know as Bull Basin Road located in SE1/4 of the SE1/4 of Section 36, Township 10 South, Range 96 West and Section 6, Township 11, South, Range 95 West of the 6th Principal Meridian, the centerline of which is described as follows:

Beginning at a point on the East line of section 36, Township 10 South, Range 96 West of the 6th Principal Meridian, said point being North 00°25'40" East 318.12 feet from the Southeast corner of said Section 36 and in the center of the presently existing County Road;

thence South 87°00'10" West 109.71 feet;

thence Southwesterly along a curve to the left having a radius of 100 feet and whose chord bears South 53°03'30" West 111.68 feet;

thence South 19°06'50" West 80.33 feet;

thence south 27°33'50" West 115.60 feet;

thence South 34°57'30" West 220.93 feet to Point A;

thence South 59°55'40" West 261.07 feet;

thence South 65°52'50" West 113.04 feet;

thence South 42°51'15" West 113.65 feet;

thence South 16°34'15" West 243.14 feet;

thence North 65°47'10" West 120.34 feet;

thence South 50°58'50" West 76.44 feet;

thence South 16°49'05" East 296.99 feet;

thence South 40°20'25" East 135.50 feet;

thence South 00°18'05" West 106.15 feet;

thence South 30°54'00" East 217.56 feet;

thence South 04°07'00" West 147.83 feet;

thence South 17°01'00" East 602.16 feet;

thence South 47°35'30" East 57.30 feet;

thence South 04°10'35" West 85.98 feet;

thence South 24°33'30" East 280.07 feet to Point B;

thence South 22°08'10" East 263.58 feet;

thence South 00°06'20" West 146.56 feet;

thence South 04°50'30" East 230.76 feet;

thence South 28°27'30" West 234.94 feet;

thence South 23°48'30" West 231.14 feet;

thence South 23°27'20" West 229.10 feet;

thence South 60°32'10" West 239.43 feet;

thence South 27°44'40" West 98.62 feet;

thence South 28°19'00" West 193.92 feet;

thence South 14°31'00" West 183.32 feet;

thence South 05°33'30" West 168.28 feet;

thence South 10°00'50" West 421.23 feet;

thence South 52°10'20" West 149.56 feet;

thence South 07°34'10" East 124.69 feet;

thence Southwesterly along a curve to the right having a radius of 50 feet and whose chord bears South 39°03'50" West 72.70 feet;

thence South 85°41'50" West 65.42 feet;

thence Southwesterly along a curve to the left having a radius of 50 feet and whose chord bears South 46°11'20" West 63.62 feet;

thence South 06°40'50" West 155.79 feet;

thence South 13°11'20" East 189.82 feet;

thence South 00°44'00" East 129.70 feet;

thence South 30°40'00" East 37.10 feet to the North line of the N1/2 of the SW1/4 of Section 6, Township 11 South, Range 95 West of the 6th Principal Meridian.

County of Mesa, State of Colorado