

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY
(4 Pages)

PARCEL NO. 1:

Township 21 South, Range 45 West of the Sixth Principal Meridian, County of Prowers, State of Colorado

Section 19: E1/2NW1/4; E1/2; Lots 3 and 4 and E1/2SW1/4, EXCEPT any right of way of the Comanche Canal

Section 20: All, EXCEPT a tract to the Amity Mutual Irrigation Company described in deed recorded December 12, 1936 in Book 264, Page 71

Section 21: All that part lying East of Big Sandy Creek; All that part lying West of Big Sandy Creek; EXCEPTING those tracts to Amity Mutual Irrigation Company described in deed recorded September 16, 1938 in Book 273, Page 5

Section 28: W1/2, W1/2E1/2, E1/2E1/2

Section 29: All

Section 30: Lots 1, 2, 3, and 4; and E1/2W1/2 and E1/2.

Section 31: Lot 1 and NE1/4NW1/4 (N1/2NW1/4); Lot 2 (SW1/4NW1/4); W1/2SE1/4NW1/4; NE1/4; Lots 3 and 4, E1/2SW1/4; SE1/4

Section 32: All

Section 33: W1/2NE1/4 lying West of the Amity Canal; W1/2NE1/4 lying East of the Amity Canal; SE1/4 lying West of the Amity Canal; W1/2; SE1/4NE1/4; E1/2SE1/4 lying East of the Amity Canal; NE1/4NE1/4

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Section 3: S1/2SW1/4; SW1/4SE1/4

Section 4: Lots 3 and 4; S1/2NW1/4; SW1/4; Lots 1 and 2; S1/2NE1/4; SE1/4; EXCEPTING that tract of land to Amity Canal, Reservoir and Improvement Company described in deed recorded October 31, 1892 in Book 15, Page 362

Section 5: Lots 3 and 4; S1/2NW1/4; S1/2; EXCEPTING that tract of land to Amity Canal, Reservoir and Improvement Company described in deed recorded October 31, 1892 in Book 15, Page 362

Section 6: Lots 1, 2, 3, 4, 5, 6 and 7; SE1/4NW1/4; S1/2NE1/4; E1/2SW1/4; SE1/4

Section 7: Lots 1, 2, 3 and 4; E1/2W1/2; E1/2

Section 8: W1/2; E1/2 lying East of Big Sandy Creek and E1/2 lying West of Big Sandy Creek, EXCEPTING that tract of land to Amity Canal, Reservoir and Improvement Company described in deed recorded October 31, 1892 in Book 15, Page 362

Section 9: W1/2; E1/2 lying West of Amity Canal; E1/2 lying East of Amity Canal

Section 10: E1/2NW1/4; W1/2W1/2; that part of the E1/2SW1/4 and the W1/2SW1/4SE1/4 lying North of the Amity Canal

Section 15: NW1/4

Section 16: ALL, EXCEPTING that tract of land to Amity Canal, Reservoir and Improvement Company described in deed recorded October 31, 1892 in Book 15, Page 362 and EXCEPT a tract to Prowers County described in deed recorded March 29, 1924 in Book 156, Page 176

Section 17: NE1/4, SE1/4, EXCEPT a tract to Prowers County described in deed recorded April 12, 1923 in Book 153, Page 159, and EXCEPT W1/2W1/2SE1/4



Section 18: N1/2 lying North of Amity Canal

Section 19: N1/2NE1/4 EXCEPT a tract to Atchison, Topeka and Santa Fe Railway Company described in deed recorded December 31, 1907 in Book 59, Page 426

Section 20: NE1/4; SE1/4NW1/4; NE1/4SE1/4; EXCEPT a tract to Prowers County described in deed recorded March 29, 1924 in Book 156, Page 176; EXCEPT a tract to the Atchison, Topeka & Santa Fe Railway Company described in deed recorded March 12, 1908 in Book 56, Page 275; EXCEPT a tract to Prowers County described in deed recorded April 12, 1923 in Book 153, Page 159

Section 21: NW1/4; N1/2SW1/4; SW1/4SW1/4; SE1/4SW1/4

EXCEPTING the following: A tract to Prowers County described in deed recorded March 29, 1924 in Book 156, Page 176; A tract to the Atchison, Topeka & Santa Fe Railway Company described in deed recorded March 12, 1908 in Book 56, Page 275; A tract to Colorado Department of Highways described in deed recorded February 18, 1960 in Book 420, Page 250; A tract to Board of County Commissioners described in deed recorded June 27, 1944 in Book 297, Page 516; A tract to Atchison, Topeka & Santa Fe Railway Company described in deed recorded April 6, 1912 in Book 87, Page 57

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Section 22: SE1/4; S1/2NE1/4 lying South of the Comanche Canal

Section 23: E1/2 lying South of Prowers County Road SS; SW1/4; S1/2NW1/4 lying South of the Comanche Canal; EXCEPTING all that part of the N1/2 lying North of County Road SS and East of the Comanche Canal as described in the deed recorded July 15, 2009 at Reception No. 521335

Section 24: SW1/4; that part of the NW1/4 lying South of Prowers County Road SS

Section 25: NE1/4; W1/2NE1/4NW1/4; NW1/4NW1/4; S1/2NW1/4; SW1/4; NW1/4SE1/4; S1/2NE1/4SE1/4; S1/2SE1/4; N1/2NE1/4SE1/4; E1/2NE1/4NW1/4

Section 26: N1/2NW1/4, EXCEPT the SE1/4NE1/4NW1/4

Section 27: N1/2NE1/4

Section 36: N1/2; S1/2

Township 22 South, Range 46 West of the Sixth Principal Meridian. County of Prowers, State of Colorado

Section 1: Lots 3 and 4; S1/2NW1/4; S1/2.

Section 12: N1/2NW1/4; E1/2, EXCEPT a tract to Atchison Topeka & Santa Fe Railway Company described in deed recorded March 4, 1907 in Book 59, Page 306

PARCEL NO. 2;

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Section 10: S1/2, EXCEPT that portion thereof lying within the right-of-way of the Atchison, Topeka and Santa Fe Railroad; and EXCEPT a parcel of land in the SW1/4SW1/4, more particularly described as follows: Beginning at a point which is 30 feet North and 480 feet East of the Southwest corner of Section 10; thence North 1°25' West, 300 feet; thence North 32°30' West, 70 feet; thence North 56°00' West, 48 feet; thence South 86°00' West 360 feet, more or less to a point on the East right of way line of the County Road; thence South along said right of way and parallel to the West line of said Section 10, a distance of 360 feet, more or less, to a point on the North right of way line of a County Road; thence East along said right of way line and parallel to the South line of said Section 10, a distance of 450 feet, more or less to the Point of Beginning.



Section 11: All, EXCEPT that portion thereof lying within the right of way of the Atchison, Topeka and Santa Fe Railroad, and EXCEPT that portion thereof conveyed to Prowers County by Deed recorded in Book 117 at Page 393

Section 12: S1/2NW1/4 and SW1/4, EXCEPT that portion thereof lying within the right of way of the Atchison, Topeka and Santa Fe Railroad and EXCEPT the First Subdivision of the SW1/4SW1/4 of said Section 12.

Section 12: First Subdivision of the SW1/4SW1/4 as set forth in the plat recorded October 29, 2003 at Reception No. 502270.

Section 14: All of the land in the W1/2 lying above the Amity Canal and the NE1/4, EXCEPT that portion thereof lying within the right of way of the Atchison, Topeka and Santa Fe Railroad.

The descriptions above in Section 12 and in Section 14 are intended to include the following 2 Tracts:

TRACT NO.1

A tract of land lying in Prowers County in the SW1/4 and the S1/2NW1/4 of Section 12, Township 22 South, Range 46 West of the 6th P.M., and being more particularly described as follows:

Beginning at the Southwest corner of said SW1/4 as monumented by a rebar and a 4" steel plate in concrete marked LS 11401 and considering the South line of said SW1/4, (as monumented by a 3/4" rebar and 2-1/2" aluminum cap marked BRUNDAGE, PLS 30087 at its East end), bearing S.89°38'55"W., with all other bearings contained herein being relative thereto; thence N.0°06'06"W., along the West line of said Sec 12, a distance of 30.00 feet to the Southwest corner of the First Subdivision of the SW1/4SW1/4 of said Sec 12; thence N.89°38'55"E., 208.71 feet to the Southeast corner of said First Subdivision; thence N.0°06'06"W., 208.71 feet to the Northeast corner of said First Subdivision; thence S.89°38'55"W., 208.71 feet to the Northwest corner of said First Subdivision at a point on the West line of said Sec 12; thence N.0°06'06"W., 3731.75 feet to the Northwest corner of said S1/2NW1/4; thence N°89°44'17"E., 2652.70 feet to the Northeast corner of said S1/2NW1/4; thence S.0°12'28"E., 3966.29 feet to the Southeast corner of said SW1/4; thence S.89°38'55"W., 2660.05 feet to the point of beginning.

TRACT NO.2

A tract of land lying in Prowers County, Colorado in the W1/2 lying above the Amity Canal and NE1/4 of Section 14, Township 22 South, Range 46 West of the 6th P.M., and being more particularly described as follows: Beginning at the Northeast corner of said Sec 14 as monumented by a rebar and 4" steel plate in concrete marked LS 11401 and considering the North line of said Sec 14, (as monumented by a 3/4" rebar and 3-1/4" aluminum cap marked PLS 12103 at its West end), bearing N.89°36'41"E., with all other bearing contained herein being relative thereto; thence S.0°06'11"E., 2677.17 feet to the Southeast corner of said NE1/4; thence S.89°45'40"W., 2697.18 feet to the Southwest corner of said NE1/4; thence N.0°14'58"W., along the West line of said NE1/4, a distance of 1903.45 feet to a point on the centerline of the Amity Canal; thence along the centerline of the Amity Canal through the following seventeen courses: N.29°31'53"W., 413.59 feet, N.37°50'01"W., 106.01 feet; N.78°09'03"W., 146.28 feet; S.76°47'38"W., 256.92 feet, S.72°09'58"W., 402.17 feet; N.89°11'31"W., 268.03 feet; S.80°11'42"W., 92.48 feet; S.43°14'31"W., 91.68 feet; S.14°43'36"W., 115.48 feet; S.0°09'43"E., 1333.21 feet; S.5°26'25"W., 327.07 feet; S.17°56'50"W., 240.86 feet S.22°41'18"W., 952.37 feet; S.6°43'28"W., 473.67 feet S.16°04'11"W., 99.13 feet; S.35°58'57"W., 135.15 feet; S.41°16'58"W., 829.46 feet to a point on the West line of said



W1/2 thence N.0°23'49"W., 4712.03 feet to the Northwest corner of said Sec 14; thence N.89°36'41"E., 5408.08 feet to the Point of Beginning.

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Section 5: Lots 1 and 2; S1/2NE1/4 (being all of the NE1/4)