

Exhibit A-1
Larger Parcel Description
(Page 1 of 1)

Legal Description per County Assessor:

LOT 1, FORT COLLINS DISCOVERY MUSEUM, FTC (20100052838)

Location Address:

408 Mason Court
Fort Collins, CO 80524

Assessor Parcel Number:

97111-38-901

Map:

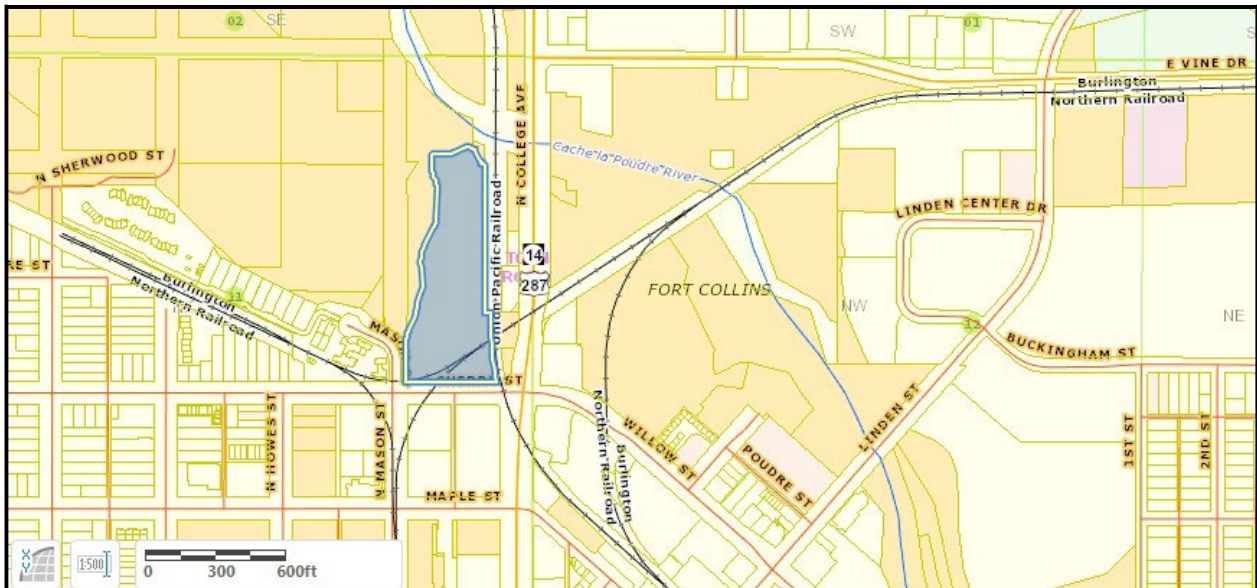


Exhibit A-2
Larger Parcel Description
(Page 1 of 1)

Legal Description:

A tract of land located in Block 24, City of Fort Collins, Colorado, located in the Northeast Quarter (NE/4) of Section 11, Township 7 North (T7N), Range 69 West (R69W), 6th P.M., Larimer County, Colorado, being more particularly described as Parcel "B" in Special Warranty Deed dated June 27, 1997, from Wonderland Hill Development Company to the City of Fort Collins, recorded at Reception No. 19970041141, Clerk and Recorder's Records, Larimer County, Colorado, LESS AND EXCEPT Lot 1, Fort Collins Discovery Museum, City of Fort Collins, a Plat of which is recorded at Reception No. 20100052838, Clerk and Recorder's Records, Larimer County, Colorado.

Location Address:

408 Mason Court
Fort Collins, CO 80524

Assessor Parcel Number:

97111-11-911

Map:



Exhibit A -3Larger Parcel Description
(Page 1 of 2)

DESCRIPTION:

A portion of Lot 3 in Reservation on the Northwest Quarter of Section 12, Township 7 North, Range 69 West of the 6th P.M., lying North and West of Right of Way of the Fort Collins Development Railway Company, less deed recorded May 3, 1994 at Reception No. 94038222 being more particularly described as follows;

Considering the West line of Section 12 as bearing South $00^{\circ}23'57''$ West and with all bearings contained herein relative thereto:

Commencing at the Northwest corner of said Section 12; thence along the West line of said Section 12, South $00^{\circ}23'57''$ West, 482.47 feet; thence departing said West line, South $89^{\circ}36'03''$ East, 73.47 feet to a point on the East line of said Reception No. 94038222, said point also being the POINT OF BEGINNING; thence along the approximate Top of Bank of Cache La Poudre River the following ten (10) courses:

- (1) South $68^{\circ}26'25''$ East, 27.26 feet;
- (2) North $86^{\circ}52'14''$ East, 40.22 feet;
- (3) South $68^{\circ}17'47''$ East, 44.32 feet;
- (4) North $82^{\circ}34'37''$ East, 118.30 feet;
- (5) South $84^{\circ}24'53''$ East, 151.12 feet;
- (6) South $75^{\circ}36'07''$ East, 63.13 feet;
- (7) South $68^{\circ}36'28''$ East, 42.92 feet;
- (8) South $79^{\circ}23'46''$ East, 50.91 feet;
- (9) South $71^{\circ}20'59''$ East, 61.83 feet;
- (10) South $76^{\circ}36'43''$ East, 63.27 feet to a point on the Northwesterly line of Burlington Northern Railroad Right of Way; thence along said Northwesterly line, South $57^{\circ}00'09''$ West, 776.12 feet to a point on the East line of said Reception No. 94038222; thence departing said Northwesterly line and along said East line, North $00^{\circ}34'27''$ East, 521.48 feet to the POINT OF BEGINNING.

The above described tract of land contains 4.091 acres (178,190 square feet) more or less and is subject to all easements and rights-of-way now on record or existing.

December 1, 2011
CNS

Sheet 1 of 2

Exhibit A -3

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