

**Exhibit A**  
**Larger Parcel Map, Property Description, and Culvert Locations**  
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**Parcels 8728400901 and 8728400902**

A parcel of land being part of the Southwest ¼ of Section 27 and part of Section 28, both in Township 7 North, Range 68 West of the Sixth Principal Meridian, County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the South ¼ corner of said Section 28 and assuming the West line of the East Half of said Section 28 being monumentalized by a #6 rebar with a 3 ¼" diameter aluminum cap stamped "LS20???, 1994" at the South end and by a #6 rebar with a 3 ¼" diameter aluminum cap stamped "LS20685, 1994" at the North end, as bearing North 00°13'41" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 5273.68 feet, with all other bearings contained herein relative thereto:

THENCE North 00°13'41" West along the West line of the East ½ of said Section 28 a distance of 535.34 feet to the POINT OF BEGINNING;

THENCE North 35°02'30" West, departing from the West line of the East ½ of said Section 28, a distance of 74.27 feet;

THENCE North 30°25'11" West a distance of 283.52 feet;

THENCE North 29°45'20" West a distance of 461.31 feet;

THENCE North 19°48'54" West a distance of 318.67 feet;

THENCE North 55°18'41" East a distance of 193.85 feet;

THENCE North 52°11'31" East a distance of 202.55 feet;

THENCE North 45°01'03" East a distance of 138.44 feet;

THENCE North 29°47'55" East a distance of 115.89 feet;

THENCE North 12°00'34" East a distance of 130.52 feet;

THENCE North 00°26'13" East a distance of 1083.89 feet;

THENCE North 31°24'00" East a distance of 57.61 feet to the Southwesterly Right-Of-Way line of the Great Western Railway Company, said Southwesterly Right-of-Way line being 50 feet, as measured at a right angle, Southwesterly of and parallel with the centerline of the main track of said Great Western Railway Company;

THENCE South 56°58'18" East along said Southwesterly Right-of-Way line a distance of 4095.79 feet to a Southeasterly corner of that Drainage Easement described in that Deed of Drainage Easement document recorded March 13, 2007 as Reception No. 20070018907 of the records of the Larimer County Clerk and Recorder;

THENCE South 33°01'42" West along the Southeasterly line of said Drainage Easement a distance of 118.43 feet to a Southeasterly corner of said Drainage Easement;

THENCE South 58°16'12" West a distance of 385.56 feet to the Northwesterly corner of that parcel of land described in that Quit Claim Deed recorded February 17, 1976 in Book 1685, Page 833 of the records of the Larimer County Clerk and Recorder;

The following 3 courses and distances are along the Westerly lines of that parcel of land described in said Quit Claim Deed:

THENCE South 30°54'18" West a distance of 293.08 feet;

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THENCE South  $15^{\circ}00'42''$  East a distance of 125.41 feet;  
THENCE South  $02^{\circ}40'18''$  West a distance of 311.94 feet to the North Right-of-way line of Horsetooth Road, said North Right-of-way line being 30 feet, as measured at a right angle, North of and parallel with the South lines of said Sections 27 and 28;  
The following 2 courses and distances are along said North Right-of-way line of Horsetooth Road:

THENCE South  $89^{\circ}41'26''$  West a distance of 285.16 feet;  
THENCE North  $89^{\circ}39'32''$  West a distance of 2280.22 feet;  
THENCE North  $00^{\circ}00'00''$  East a distance of 110.06 feet;  
THENCE North  $46^{\circ}36'26''$  West a distance of 232.41 feet;  
THENCE North  $44^{\circ}01'50''$  West a distance of 131.65 feet;  
THENCE North  $35^{\circ}02'30''$  West a distance of 174.75 feet to the POINT OF BEGINNING.

Said parcel of land contains 164.876 acres, more or less.

