

EXHIBIT A

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April 22, 2019

PROPERTY DESCRIPTION:

A STRIP OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF TRACT 1, HOWLING COYOTE RANCH DESCRIBED IN DEED RECORDED AUGUST 3, 2016 AT RECEPTION NO. 20160050473, DEPICTED ON LAND SURVEY PLAT RECORDED FEBRUARY 26, 1997 AT RECEPTION NO. 97011719, COUNTY OF LARIMER, STATE OF COLORADO, SAID STRIP BEING TWENTY (20) FEET IN WIDTH, LYING TEN (10) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1; THENCE S00°31'00"W ALONG THE EAST LINE OF SAID TRACT 1 A DISTANCE OF 110.78 FEET TO THE TRUE POINT OF BEGINNING; THENCE N41°36'01"E A DISTANCE OF 136.37 FEET; THENCE N89°14'00"E ALONG A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 1 A DISTANCE OF 350.28 FEET TO THE POINT OF TERMINUS, THE SIDELINES OF SAID STRIP BEING LENGTHENED OR FORESHORTENED TO TERMINATE AT THE SAID EAST LINE OF SAID TRACT 1;

CONTAINING 9,733 SQUARE FEET OR 0.223 ACRE, MORE OR LESS:

BEARINGS ARE BASED ON THE EAST LINE OF TRACT 1 WHICH BEARS N0°31'00"E A DISTANCE OF 727.03 FEET, BEING MONUMENTED BY A NUMBER 4 REBAR WITH A 1" YELLOW PLASTIC CAP LS 23513 TO THE NORTH AND SOUTH.

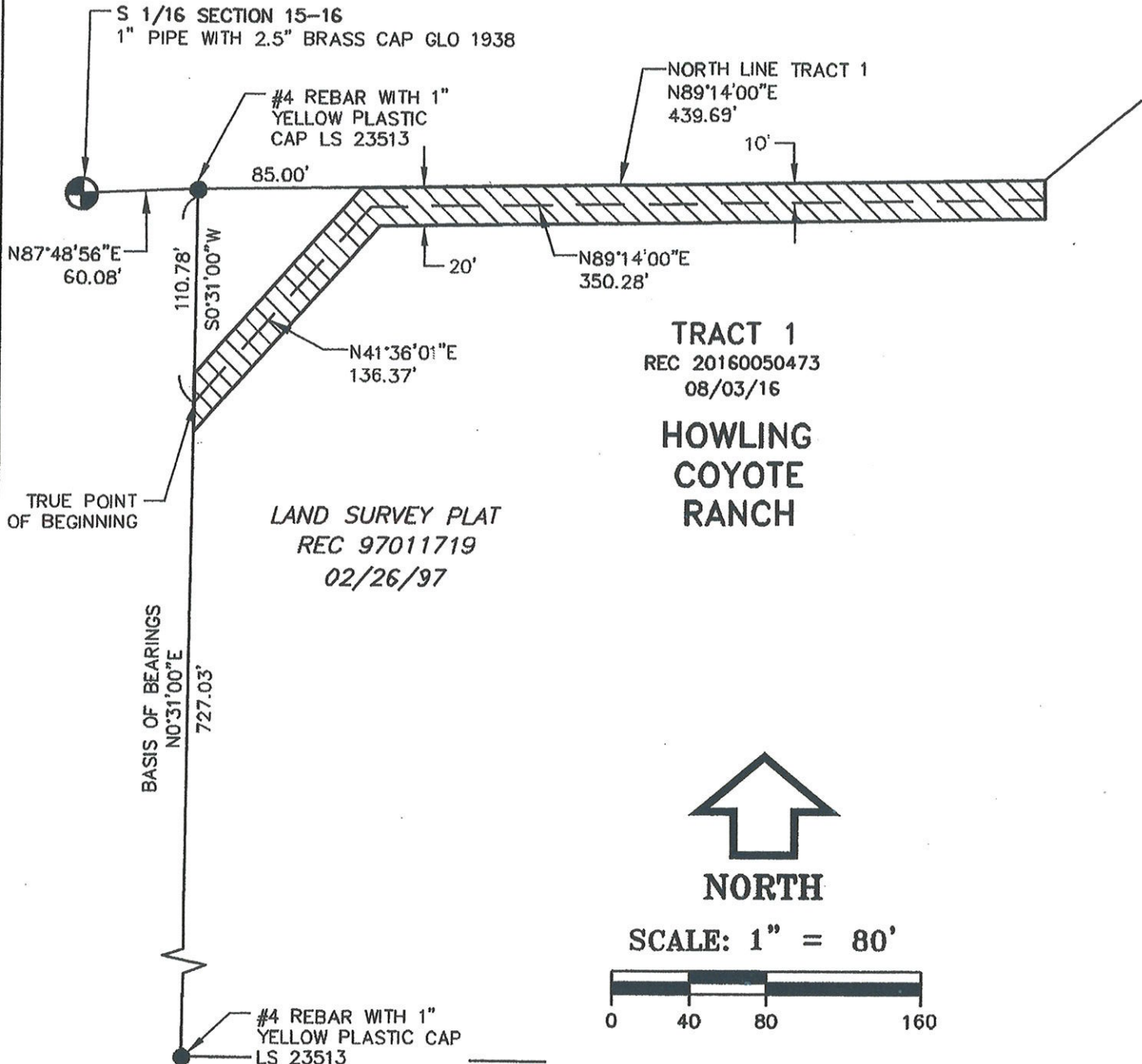

John P. Ehrhart

P.L.S. No. 29414



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EHRHART
LAND SURVEYING

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HOWLING COYOTE RANCH
SITUATED IN THE SW 1/4 OF SEC. 15,
T9N, R72W OF THE 6TH P.M.
LARIMER COUNTY, COLORADO

DATE:
4/22/19

SCALE
1"=80'

JOB NO.:
S195005

DRAWN:
JMH

CHECKED:
JPE

Exhibit B

A parcel of land situate in the East half of Section 16, and the Southwest quarter of Section 15, both of Township 9 North, Range 72 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Northeast quarter of said Section 16 as bearing North 89°52'00" West, and with all bearings contained herein relative thereto:

Commencing at the Southeast corner of said Section 16; thence along the East line of the Southeast quarter of said Section 16; North 00°46'38" East 522.04 feet to the True Point of Beginning of this description; thence North 49°56'13" West 783.58 feet; thence South 66°10'00" West 130.58 feet; thence North 87°07'00" West 410.00 feet to a point on the centerline of an existing 60 wide access easement; thence along said centerline the following fifteen (15) courses and distances:

- (1) North 19°49'11" East 264.55 feet;
- (2) 68.08 feet along the arc of a curve concave to the West, having a radius of 51.66 feet, a central angle of 75°29'51", and the long chord which bears 17°55'44" West 63.26 feet;
- (3) North 55°40'39" West 47.84 feet;
- (4) North 27°45'29" East 141.49 feet;
- (5) North 35°34'29" East 430.11 feet;
- (6) North 22°31'03" East 283.71 feet;
- (7) North 34°50'53" East 251.66 feet;
- (8) 246.35 feet along the arc of a curve concave to the Southeast, having a radius of 589.35 feet, a central angle of 23°56'59", and the long chord which bears North 46°49'22" East 244.56 feet;
- (9) North 58°47'52" East 256.03 feet;
- (10) North 63°30'22" East 120.28 feet;
- (11) North 68°02'35" West 51.89 feet;
- (12) 185.50 feet along the arc of a curve concave to the South, having a radius of 200.34 feet, a central angle of 53°03'07", and the long chord which bears South 84°26'52" West 178.95 feet;
- (13) South 57°54'19" West 48.96 feet;
- (14) South 63°50'38" West 104.00 feet;
- (15) 47.61 feet along arc of a curve concave to the North, having a radius of 127.10 feet, a central angle of 21°27'42", and the long chord which bears South 74°34'29" West 47.33 feet; thence non-tangent to the last described curve and leaving said centerline, North 00°56'27" West 266.37 feet; thence North 89°51'57" East 472.75 feet to a point on the East line of the Northeast quarter of said Section 16; thence along said East line South 02°26'40" West 290.35 feet to the East quarter corner of said Section 16; thence along the East line of the Southeast quarter of said Section 16, South 00°46'33" West 1276.78 feet to the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 16; thence along the North line of the Southwest quarter of the Southwest quarter of said Section 15, North 89°31'07" East 60.02 feet; thence parallel to said East line of the Southeast quarter of Section 16, South 00°48'06" West 727.02 feet; thence North 89°11'53" West 60.00 feet to the point of beginning AKA Tract 11 Hidden Canyons, County of Larimer, State of Colorado.