

# Exhibit 1

## **LEGAL DESCRIPTION**

*A parcel of land being a portion of the S ½ of the SW ¼ and the S ½ of the SE ¼ of Section 5; and a portion of Lots 1 and 3 of the NW ¼ and a portion of the NE ¼ and a portion of Lot 4 of the SE ¼ of Section 8; and a portion of Lots 1 and 2 of the SW ¼ and a portion of the SE ¼ and a portion of the N ½ of Section 9; Township 21 South, Range 61 West of the Sixth Principal Meridian. Pueblo County, Colorado.*

**BEGINNING** at the intersection of the southerly right of way line of the Colorado Canal with the centerline of the Colorado Canal Waste Ditch from which the NE corner of said Section 8 bears S 80°39'33"E (Bearings based on the north line of said Section 8, monumented at the west end with a found 2 ½" aluminum cap on a 6" diameter concrete monument P.L.S. No. 25948 and at the east end with a found No. 6 rebar with a 2 ½" aluminum cap P.L.S. No. 16128, assumed to bear S 88°44'58"E) a distance of 3631.21 feet; thence easterly along said southerly right of way line of the Colorado Canal and the southerly right of way line of Colorado State Highway No. 96 along the arc of a curve to the right whose center bears S 21°46'45"E and having a central angle of 30°00'45" and whose radius is 575.00 feet a distance of 301.19 feet; thence continuing along said southerly right of way line of Colorado State Highway No. 96 the following seven (7) courses;

1. S 81°46'00"E a distance of 2959.59 feet;
2. Along the arc of a curve to the right having a central angle of 33°58'00" and a radius of 1382.50 feet a distance of 819.59' feet;
3. Thence S 47°48'00"E a distance of 894.40 feet;
4. Along the arc of a curve to the left having a central angle of 06°19'00" and a radius of 5780.00 feet a distance of 637.23 feet;
5. S 54°07'00"E a distance of 1176.00 feet;
6. Along the arc of a curve to the left having a central angle of 14°36'00" and a radius of 2915.00 feet a distance of 742.79 feet;
7. S 68°43'00"E a distance of 278.01 feet to a point on the southerly right of way line of the Atchison Topeka and Santa Fe Railroad;

*thence S 48°43'52"E a distance of 696.13 feet; thence S 31°29'54"W a distance of 895.15 feet; thence S 81°27'06"E a distance of 114.32 feet; thence S 11°47'23"W a distance of 130.94 feet; thence S 11°47'23"W a distance of 1358.59 feet; thence S 38°02'13"E a distance of 406.00 feet; thence N 89°59'15"W a distance of 3599.92 feet; thence N 48°56'12"W a distance of 2331.23 feet; thence N 90°00'00"W a distance of 306.11 feet to a point on the centerline of the said Colorado Canal Waste Ditch; thence northerly along said centerline the following nine (9) courses;*

- 1) N 05°17'23"E a distance of 137.91 feet;
- 2) Along the arc of a curve to the left having a central angle of 44°30'56" and a radius of 613.00 feet, a distance of 476.27 feet;
- 3) N 39°13'33"W a distance of 447.71 feet;
- 4) Along the arc of a curve to the right having a central angle of 38°24'12" and a radius of 1535.00 feet, a distance of 1028.86 feet;
- 5) N 00°49'21"W, a distance of 195.86 feet;
- 6) Along the arc of a curve to the left having a central angle of 25°02'53" and a radius of 652.00 feet, a distance of 285.04 feet;
- 7) N 25°52'14"W, a distance of 305.78 feet;
- 8) N 22°14'57"W, a distance of 335.60 feet;
- 9) N 13°35'00"W, a distance of 1472.71 feet

to the **POINT OF BEGINNING**;

*Said parcel contains 641.48 acres more or less.*