EXHIBIT ‘A’  Page 1 of 2

The following described property in the County of Laramie, State of Wyoming, to wit:

1. The North Half of the North Half of the Northeast Quarter; North Half of the South Half of the North Half of the Northeast Quarter; North Half of the Northeast Quarter of the Northwest Quarter; North Half of the South Half of the Northeast Quarter of the Northwest Quarter of Section 23, Township 13 North, Range 64 West of the 6th Principal Meridian, containing 90.00 acres, more or less.

2. A tract of land situated in the East Half of Section 23, Township 13 North, Range 64 West of the 6th Principal Meridian, described as follows: Commencing at the East Quarter corner of said Section 23; thence Southerly along the East line of said Section 23, for a distance of 36.69 feet; thence Westerly at right angles for a distance of 168.55 feet to the point of beginning; thence Northerly, at right angles, for a distance of 100.00 feet; thence Westerly, at right angles, for a distance of 100.00 feet; thence Southerly at right angles, for a distance of 100.00 feet; thence Easterly to the point of beginning, containing 0.23 acre, more or less.

Tracts described in 1 and 2 above are subject to:

a. Exception and reservation to the Union Pacific Railroad Company of all oil, gas and other minerals in and under said land, but without the right to mine or remove any solid minerals from said land in any manner whatsoever for so long as the United States owns the land or to enter upon the surface of said land or for a depth of five hundred (500) feet below said surface for the purpose of drilling thereon, extracting therefrom, or exploring for oil and gas, or for any other purpose, and in no event will explosives be used in any oil and gas operations for so long as the United States owns the land.

b. Existing easements for public roads and highways, public utilities, railroads and pipeline.

3. The East half of the Southwest Quarter of Section 14, Township 13 North, Range 64 West of the 6th Principal Meridian, containing 80.00 acres, more or less.

4. The Southeast quarter of Section 14, Township 13 North, Range 64 West of the 6th Principal Meridian, containing 160.00 acres, more or less.

Tracts described in 3, and 4, above, are subject to:

a. Existing easements for public roads and highways, public utilities, railroads and pipelines.

TOGETHER WITH improvements and appurtenances thereon.

AND TOGETHER WITH the following:

1. A perpetual and assignable easement and right of way to construct, maintain, repair, operate, patrol, replace, and/or remove an access road and utility lines, and including the rights hereinafter described in the right of way, together with the right to trim, cut, fell and remove from the following described right of way all trees, underbrush, and obstructions and any other vegetation, structure, or obstacles within the limits of the right of way; and the right to prohibit ingress and egress upon said tract for the purpose of exploring, testing, developing, producing and removing any and all minerals, including oil and gas, and to have the right of access on and within the limits of the easement area for the purpose of exercising the rights set forth above, acquired by the United States of America by Declaration of Taking filed 5 March 1959 in condemnation proceeding entitled United States of America vs. 93.62 Acres of Land, More or Less, Situate in Laramie County, State of Wyoming; Unknown Heirs, Devisees and Legatees of Ethel M. Noel, Deceased, et al., as stated in the opinion of the Attorney General dated 8 November 1960, subject to:

a. Reservation to the land owners, their heirs, executors, administrators and assigns of all other rights not inconsistent with the estate herein acquired.
b. Reservation to the Union Pacific Railroad Company, its successor and assigns, of the right to drain, produce and remove the oil, gas and other minerals from beneath the surface of said tract by use of a well or wells or shafts drilled or dug upon the land outside the area in which the United States has acquired an interest, provided, the exercise of such rights does not interfere with the use of the land by the United States or its assignee.

c. Existing easements for public roads and highways, public utilities, railroads and pipelines.

A strip of land lying in the East Half of Section 23, Township 13 North, Range 64 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows: Beginning at the East Quarter corner of said Section 23; thence Southerly, along the East line of said Section 23, for a distance of 36.69 feet; thence Westerly at right angles, for a distance of 168.55 feet; thence Northerly, parallel with said East line, for a distance of 100.00 feet; thence Easterly, at right angles, for a distance of 88.5 feet; thence Northerly, parallel with said East line, for a distance of 1623.38 feet; thence Easterly, at right angles, for a distance of 80.00 feet to said East Section line; thence Southerly, along said East Section line, to the point of beginning, containing 3.39 acres, more or less.

2. A perpetual and assignable exclusive easement and right of way to locate, construct, operate, maintain, repair, patrol, replace and/or remove an access road and overhead and/or underground electric power lines and overhead and/or underground communication lines, in, upon, under, over and across the following described tract, together with the right to trim, cut, fell and remove therefrom all trees, underbrush and obstructions and any other vegetation, structures or obstacles within the limits of the right of way; and the right to prohibit ingress and egress on and over said tract for the purpose of exploring, testing, developing, producing and removing any minerals, including gas and oil, from the surface of said tract subject to: existing easements for public roads and highways, public utilities, railroads and pipelines.

A tract of land situated in the NW¼SW¼ of Section 14, Township 13 North, Range 64 West of the 6th Principal Meridian, Laramie County, Wyoming more particularly described as follows: Beginning at the W¼ corner of said Section 14; thence N 89°44′00″ East, along the North line of said NW¼SW¼, for a distance of 76.81 feet; thence in a Southeasterly direction along a curve to the left having a radius of 1046.28 feet, the initial tangent of which bears S 15°44′18″ East, for an arc length of 214.28 feet; thence S 27°14′00″ East for a distance of 355.53 feet; thence on a curve to the left having a radius of 1046.28 feet for an arc length of 871.99 feet; thence S 75°00′00″ East to the intersection with the East line of the W½SW¼ of said Section 14; thence S 00°33′00″ West along said East line, for a distance of 206.54 feet; thence N 75°00′00″ West for a distance of 386.58 feet; thence on a curve to the right having a radius of 1246.28 feet for an arc length of 1038.67 feet; thence N 27°14′00″ West for a distance of 120.00 feet; thence S 62°46′00″ West to the intersection with the West line of said NW¼SW¼; thence N 0°14′00″ West, along said West line, to the point of beginning, containing 8.21 acres, more or less.

SUBJECT, HOWEVER, to the following reservations, exceptions and conditions:

1. Any state of facts which may be disclosed by a physical inspection or an accurate survey of the premises;

2. Existing easements for public roads and highways, public utilities, railroads and pipelines, if any

Southern Iron & Supply, Inc., shall retain all mineral rights of every type, kind and description directly and/or indirectly pertaining to the property. Southern Iron & Supply, Inc., and its agents, employees and independent contractors shall by reservation and or express easement have full rights of ingress to and egress from the property for the exploitation of such mineral rights. This right of ingress to and egress from the property shall include the right to bring equipment, motor vehicles and materials on to the property for the exploitation of such mineral rights.