



## **Owl Creek Ranch – Combined Legal Description**

### **Township 8 North, Range 78 West, 6<sup>th</sup> P.M.**

Section 5: SW1/4, S1/2NW1/4 (Lots 5 & 6), W1/2NE1/4 (Lots 2 & 7), W1/2SE1/4

Section 6: ALL

Section 7: ALL, EXCEPT a deed recorded in Book 182, Page 974 of the Jackson County Clerk & Recorder containing 3.52 acres and described as: Beginning at a point on a line between sections 7 & 8, 863 feet North of the section corner common to Sections 7, 8, 17 & 18, Township 8 North, Range 78 West, thence West 290 feet, thence North 15°18' East 1100 feet to the section line between sections 7 & 8, thence South 1061 feet to the point of beginning.

Section 8: W1/2, W1/2NE1/4, NE1/4NE1/4, W1/2SE1/4, SE1/4SE1/4

Section 16: ALL

Section 17: ALL

Section 18: N1/2, SE1/4, N1/2SW1/4, SE1/4SW1/4, EXCEPTING Lands lying within the 100 feet right of way for Colorado State Highway 14 in Section 18.

Section 19: W1/2NW1/4(Lots 1 & 2), NE1/4NW1/4

### **Township 8 North, Range 79 West, 6<sup>th</sup> P.M**

Section 1: ALL

Section 2: NE1/4NE1/4 (Lot 1), SE1/4NE1/4, SE1/4

Section 11: S1/2, NE1/4, S1/2S1/2NW1/4, EXCEPTING Lands lying within the 100 feet right of way for Colorado State Highway 14 in Section 11.

Section 12: ALL, EXCEPTING Lands lying within the 100 feet right of way for Colorado State Highway 14 in Section 12.

Section 13: N1/2, N1/2S1/2, SW1/4SW1/4, EXCEPTING Lands lying within the 100 feet right of way for Colorado State Highway 14 in Section 13.

Section 14: ALL

Section 23: N1/2

Section 24: NW1/4NW1/4, SE1/4NE1/4

**Township 9 North, Range 79 West, 6<sup>th</sup> P.M.**

Section 25: W1/2NW1/4, S1/2SE1/4, NW1/4SE1/4, SW1/4

Section 26: E1/2, E1/2NW1/4, NE1/4SW1/4, and a Tract in the SE1/4SW1/4 more particularly described as follows: Beginning at the South ¼ corner of said section 26, thence along the south line of section North 88°10'27"West, a distance of 153.11 feet; thence North 56°12'40"West, a distance of 532.26 feet; thence North 46°51'55"West, a distance of 990.00 feet; thence North 00°09'56"West, a distance of 380.00 feet to a point on the north line of the SE1/4SW1/4 of said section; thence along said line South 88°19'14"East a distance of 1320.00 feet to the CS1/16 corner of section 26; thence South 00°07'00"West, a distance of 1319.07 feet to the Point of Beginning.

Section 35: E1/2NE1/4, AND a Tract in the N1/2 of said Section 35 more particularly described as follows: Beginning at a the North ¼ corner of said Section 35, thence along the North line of said Section North 88°10'27"West, a distance of 153.11 feet; thence South 42°37'33"East a distance of 224.06 feet; thence South 43°12'00"East, a distance of 189.50 feet; thence South 61°20'28"East, a distance of 1339.23 feet; thence North 01°00'16"East, a distance of 898.50 feet to a point on the North line of said section, thence North 88°10'27"West, a distance of 1320.00 feet to the Point of Beginning.

Section 36: ALL

**Township 9 North, Range78 West, 6<sup>th</sup> P.M.**

Section 31: ALL, EXCEPTING the Bostwick Lateral Ditch: A 30 feet wide strip, 15 feet on each side of the following described centerline: Beginning at a point on the east property line of subject parcel, (said point being determined by running from the East 1/4 corner of said Section 31, North 88°34'47" West, a distance of 676.05 feet; thence South, a distance of 437.94 feet); thence along said centerline, North 76°06'24" West, a distance of 152.56 feet; thence North 43°39'13" West, a distance of 68.01 feet; thence North 34°47'37" East, a distance of 131.55 feet; thence North 24°05'58" East, a distance of 41.98 feet; thence North 07°31'29" East, a distance of 65.94 feet; thence North 71°27'21" West, a distance of 40.78 feet; thence South 67°19'33" West, a distance of 178.58 feet; thence South 60°44'07" West, a distance of 133.99 feet; thence South 58°07'51" West, a distance of 108.39 feet; thence South 65°55'25" West, a distance of 224.64 feet; thence South 72°04'12" West, a distance of 162.66 feet; thence South 83°15'28" West, a distance of 96.55 feet; thence North 88°23'38" West, a distance of 161.31 feet; thence North 80°06'13" West, a distance of 45.60 feet; thence North

67°39'54" West, a distance of 162.23 feet; thence North 68°56'44" West, a distance of 97.01 feet; thence North 78°16'51" West, a distance of 163.60 feet; thence North 67°52'56" West, a distance of 146.60 feet; thence North 71°49'40" West, a distance of 129.35 feet; thence North 78°44'00" West, a distance of 132.17 feet; thence North 59°18'20" West, a distance of 32.34 feet; thence North 32°13'34" West, a distance of 20.97 feet; thence North 22°19'07" East, a distance of 29.73 feet; thence North 54°03'32" East, a distance of 89.54 feet; thence North 47°19'32" East, a distance of 71.55 feet; thence North 28°18'30" East, a distance of 103.00 feet to the termination of said centerline, being on the North line of Lot 4 of said Section 31, lying 204.16 feet from the S1/16 corner of Sections 31 and 36. And Also EXCEPT the following parcel for another reach of the Bostwick Lateral Ditch: Beginning at the S1/16 corner of Sections 31 and 36; thence along the North line of Lot 4 South 88°34'47" East, a distance of 63.03 feet; thence South 71°40'37" West, a distance of 66.80 feet to a point on the West line of said Section 31; thence along said West line, North 01°00'29" East, a distance of 22.57 feet to the Point of Beginning.

Section 32: W1/2W1/2, E1/2SE1/4

Section 33: SW1/4SW1/4

## **EXHIBIT B**

Attached to and made a part of that certain Oil, Gas, and Coalbed Methane Lease dated September 16, 2008 between Donald M. Culver, Lessor and Bonanza Creek Energy Operating Company, LLC, Lessee.

### **Description of Drilling Location of First Well**

Pursuant to Paragraph 4 of this Lease, the first well ("First Well") shall be located at one of the following locations:

Culver Well #11-18 to be located in the NW/4 of Section 18, T8N, R78W, Jackson County, Colorado; **Or**

Culver Well #44-32 to be located in the SE/4 of Section 32, T9N, R78W, Jackson County, Colorado.

Notwithstanding the foregoing, should Lessee's ongoing geological evaluation indicate that the First Well can be drilled at a more optimal geological location, or if surface access is limited in any way, Lessee shall have the right, at Lessee's sole discretion, to designate an alternative location for said First Well.