

## **Exhibit A**

### Legal Description

A tract of land lying and being in La Plata County, Colorado, being more particularly described as follows:

#### Township 35 North, Range 12 West, N.M.P.M

Section 10: S1/2SW1/4, S1/2SE1/4

Section 11: S1/2SW1/4, S1/2SE1/4

Section 15: N1/2NW1/4

Section 16: N1/2NE1/4

#### INCLUDING:

##### Tract I:

A tract of land located in the SW1/4SW1/4 of Section 10, Township 35 North, Range 12 West, N.M.P.M., and being more particularly described as follows:

BEGINNING at a point from which the SW corner of said Section 10 bears South 50° 06' 53" West, a distance of 258.57 feet;

Thence South 71° 13' 59" East, a distance of 511.23 feet;

" North 18° 46' 01" East, a distance of 255.61 feet;

" North 71° 13' 56" West, a distance of 511.23 feet;

" South 18° 46' 01" West, a distance of 255.62 feet to the point of beginning.

##### Tract III:

A tract of land located in the SW1/4SW1/4 of Section 10, Township 35 North, Range 12 West, N.M.P.M., and being more particularly described as follows:

BEGINNING at a point from which the SW corner of said Section 10 bears South 00° 07' 02" East, a distance of 633.69 feet;

Thence East a distance of 424.77 feet;

" North a distance of 307.42 feet;

" West a distance of 425.40 feet;

" South 00° 07' 02" East, a distance of 307.42 feet to the point of beginning.

Tract IV:

A non-exclusive easement for a road 60.0 feet wide across a portion of Section 9, Township 35 North, Range 12 West, N.M.P.M., La Plata County, Colorado, the center line of which is described as follows:

BEGINNING at a point on the North Line of said Section 9 from which point the North 1/4 corner of said Section 9 bears West, 87.0 feet,

Thence     South 1° 30' West, 75.0 feet;  
             "     South 16° 00' West, 325.0 feet;  
             "     South 1312.0 feet,  
             "     South 17° 30' East, 125.0 feet;  
             "     South 27° 30' East, 150.0 feet;  
             "     South 20° 00' East, 110.0 feet;  
             "     South 5° 00' East, 475.0 feet;  
             "     South 1° 00' West, 750.0 feet;  
             "     South 475.0 feet;  
             "     South 17° 00' East, 160.0 feet;  
             "     South 18° 30' East, 490.0 feet;  
             "     South 0° 30' East, 175.0 feet;  
             "     South 33° 30' East, 140.0 feet;  
             "     South 68° 30' East, 200.0 feet;  
             "     South 52° 45' East, 125.0 feet;  
             "     South 47° 30' East, 200.0 feet;  
             "     South 70° 45' East, 367.0 feet;  
             "     South 82° 00' East, 240.0 feet;  
             "     South 88° 00' East, 450.0 feet;  
             "     North 87° 30' East, 185.0 feet;  
             "     South 78° 30' East, 235.0 feet;  
             "     South 63° 15' East, 200.0 feet to the North Line of Section 16, Township 35 North, Range 12 West, N.M.P.M., La Plata County, Colorado.

LESS AND EXCEPT any part released by Easement for Roadway recorded August 31, 1983 as Reception No. 488428.

Tract V:

A non-exclusive 20 feet wide easement and right of way for road purposes over, through, and across the SW1/4NE1/4 and the NW1/4SE1/4 Section 9, Township 35 North, Range 12 West, N.M.P.M., La Plata County, Colorado, the centerline of which is described as follows:

BEGINNING at a point on the North line of said SW1/4NE1/4 from which point the South 1/4 corner of said Section 9, a marked stone in place, bears South 00° 06' 43" East, a distance of 3907.08 feet;

Thence South 11° 11' 00" West, a distance of 93.20 feet;

" along the arc of a curve to the left a distance of 79.65 feet, said arc having a radius of 347.04 feet, the long chord bearing South 04° 36' 30" West, a distance of 79.47 feet;

" South 01° 58' 00" East, a distance of 220.44 feet;

Thence along the arc of a curve to the left a distance of 98.30 feet, said arc having a radius of 217.8 feet, the long chord bearing South 14° 53' 45" East, a distance of 97.46 feet;

" South 27° 49' 30" East, a distance of 134.77 feet;

" along the arc of a curve to the right a distance of 197.28 feet, said arc having a radius of 488.79 feet, the long chord bearing South 16° 15' 45" East, a distance of 195.94 feet;

" South 04° 42' 00" East, a distance of 538.36 feet to an angle point;

" South 00° 19' 00" East, a distance of 1104.00 feet;

" along the arc of a curve to the left a distance of 98.88 feet, said arc having a radius of 270.00 feet, the long chord bearing South 10° 48' 30" East, a distance of 98.33 feet;

" South 21° 18' 00" East, a distance of 129.19 feet to a point on the South line of said NW1/4SE1/4, the point of termination, from which point the South 1/4 corner of said Section 9 bears South 10° 32' 21" West, a distance of 1278.73 feet.