

EXHIBIT A – LEGAL DESCRIPTION

Lots 3 and 4, S1/2 NW ¼ and W1/2 E1/2, Except S1/2 NW1/4 NE1/4, Section 2, and Lot 1, Section 3, all in T47N, R12W, New Mexico Principal Meridian.

Also: S1/2 SW1/4, S35 T48N R12W, New Mexico Principal Meridian.

S1/2 NW1/4 NE1/4, S2 T47N R12W, New Mexico Principal Meridian, County of Montrose, State of Colorado, also known by street and number: Vacant Land, Montrose, CO 81401

Less: E1/4 SW1/4 SW1/4 and SE1/4 SW1/4, S35 T48N R12W NMPM

EXCEPTIONS:

Right of way for ditches or canals constructed by the authority of the United States as reserved in United States Patent recorded April 28, 1919 in Book 159 at Page 49, and January 10, 1921 in Book 154 at Page 12.

Right of way for ditches or canals constructed by the authority of the United States as reserved in United States Patent recorded March 2, 1956 in Book 437 at Page 37.

Undivided one-half interest in all oil, gas and other mineral rights as reserved by Corwin C. Border in the deed to Carl H. Walker and Ethel Mae Walker, recorded June 12, 1957 in Book 455 at Page 80, and any and all assignments thereof or interests therein.

Undivided one-half interest in all oil, gas and other mineral rights as reserved by Louis E. Border in the deed to Carl H. Walker, recorded February 21, 1951 in Book 331 at Page 453, and any and all assignments thereof or interests therein.

Any tax, assessments, fees or charges by reason of the inclusion of the subject property in the Shavano Soil Conservation District and Tri-County Water Conservancy District.

Lack of a right of access from the subject property to any open public road, street or highway.

Rights of way for existing roads, ditches, flumes, pipes and power lines, and easements therefor, insofar as the same might affect subject property.