

EXHIBIT A - LEGAL DESCRIPTION

The site is approximately 30 Miles South West of Gunnison.

LEGAL DESCRIPTION

See attached legal description

EXHIBIT A

Approval of Deed, Bill of Sale and Tenancy

The undersigned BENAIHA INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 50% INTEREST AND EZ ENTERPRISES LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 50% INTEREST Buyer(s) hereby acknowledge that they intend to take title to the following described property:

A TRACT OF LAND WITHIN SECTION 1, TOWNSHIP 48 NORTH, RANGE 5 WEST, NEW MEXICO PRINCIPAL MERIDIAN, GUNNISON COUNTY, COLORADO, (ACCORDING TO THE USGLO INDEPENDENT RESURVEY OF THIS TOWNSHIP AS APPROVED ON MARCH 19, 1925), HAVING A BASIS OF BEARINGS OF SOUTH 89°48'06" EAST FROM THE WEST ¼ CORNER OF SAID SECTION 1 (MONUMENTED BY A USGLO BRASS CAP) TO THE EAST ¼ CORNER OF SAID SECTION 1 (MONUMENTED BY A USGLO BRASS CAP), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ¼ CORNER OF SAID SECTION 1, THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 13°11'18" WEST, 354.83 FEET TO THE WEST ¼ CORNER OF SECTION 6, TOWNSHIP 48 NORTH, RANGE 4 WEST, NEW MEXICO PRINCIPAL MERIDIAN (MONUMENTED BY A USGLO BRASS CAP);
THENCE CONTINUING ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 00°04'06" WEST, 391.74 FEET TO THE INTERSECTION OF SAID EAST LINE OF SECTION 1 AND THE NORTH RIGHT-OF-WAY OF COLORADO STATE HIGHWAY #50 AS MONUMENTED BY A PIN/CAP LS 11250;
THENCE ALONG THE NORTH RIGHT OF WAY OF SAID HIGHWAY SOUTH 82°32'15" WEST, 1282.11 FEET TO A POINT MONUMENTED BY A PIN/CAP LS11250;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 82°42'20" WEST, 671.94 FEET TO A POINT MONUMENTED BY A PIN/CAP PLS37690, BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 82°42'20" WEST, 649.97 FEET TO A POINT MONUMENTED BY A PIN/CAP PLS37690;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH 00°10'49" WEST, 2399.67 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 34 OF SAID SECTION 1, AS MONUMENTED BY A PIN/CAP LS 11250;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 34 SOUTH 89°48'58" EAST, 652.27 FEET;
THENCE LEAVING SAID NORTHERLY BOUNDARY SOUTH 2315.04 FEET TO THE TRUE POINT OF BEGINNING,

COUNTY OF GUNNISON,
STATE OF COLORADO.

As ☐ Joint Tenants ☐ Tenants in Common ☒ Other N/A

Whose mailing address is: 21263 HIGHWAY 550, Montrose, CO 81403

They have reviewed the GENERAL WARRANTY DEED and Bill of Sale dated December 30th, 2020 from VERA VAN LEW to BENAIHA INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 50% INTEREST AND EZ ENTERPRISES LLC, A COLORADO LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 50% INTEREST and by their signature hereto approve the deed and confirm that it correctly reflects the choice of tenancy, if applicable.

Date: December 30, 2020

BENAIHA INVESTMENTS, LLC

By:

Joseph C. Burns, Manager

EZ ENTERPRISES LLC, A COLORADO LIMITED
LIABILITY COMPANY

By:

Shauncey Zane Luttrell, Manager





Site Location 30 Miles
Southwest of Gunnison