

## 14.0 RULE 6.4.14: EXHIBIT N – SOURCE OF LEGAL RIGHT TO ENTER

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CJK Milling Company is the owner of the Mill property, buildings, and equipment, whereas, Union Milling Contractors, LLC (UMC) will be the operator. The following appendices include:

- **Appendix 14-1:** Warranty Deed,
- **Appendix 14-2:** Right of Way Agreement; and
- **Appendix 14-3:** Authorized Legal Right to Enter.

## **APPENDIX 14-1**

### **LEGAL RIGHT TO ENTER**

#### **- WARRANTY DEED**

### SPECIAL WARRANTY DEED

**THIS DEED**, made effective on the 3<sup>rd</sup> day of April, 2020, by and between Constructive Investments, L.L.C., a Colorado limited liability company ("Grantor"), whose street address is 4385 South Balsam Street, Unit 6-202, Littleton, Colorado 80123, and CJK Milling Company, LLC, a Colorado limited liability company ("Grantee"), whose street address is 33084 Bergen Mountain Road Evergreen, Colorado 80439.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and  $\frac{00}{100}$  dollars (\$10.00), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, and Grantee's successors and assigns forever, all the real property, together with all improvements, if any, situate, lying, and being in the County of Lake, State of Colorado, more particularly described in Exhibit A that is attached hereto and is incorporated herein by this reference, also known by street and number as 4436 Zuni, Leadville, Colorado 80461 ("Property").

**TOGETHER WITH** all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

Grantor hereby covenants that it will warrant specially the title to the same against all persons claiming under Grantor, subject to all statutory exceptions as defined in §38-30-113(5)(a) of the Colorado Revised Statutes.

**TO HAVE AND TO HOLD** the Property above bargained and described with the appurtenances, unto Grantee and Grantee's successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor's representative has caused his name to be hereunto subscribed, acting with authority for and on behalf of Grantor, on the day and year first above written.

#### **GRANTOR:**

Constructive Investments, L.L.C., a Colorado  
limited liability company

By:   
Name: Steven C. Craig  
Title: Member

[NOTARY SIGNATURE APPEARS ON THE FOLLOWING PAGE.]

S.C.

## **APPENDIX 14-2**

### **LEGAL RIGHT TO ENTER - RIGHT OF WAY EASEMENT**

**BARGAIN AND SALE RIGHT OF WAY EASEMENT DEED**

KNOW ALL MEN BY THESE PRESENTS, That I, Allen K. Phillips, of the County of Lake, and State of Colorado for the consideration of One Dollar and Other Good and Valuable Considerations, (\$1.00), in hand paid, hereby sell and convey to LEADVILLE MINING & MILLING CORPORATION, a Corporation organized and existing under and by virtue of the Laws of the State of Nevada, whose address is P. O. Box 552, Leadville, Colorado 80461, the following real property, situate in the County of Lake and State of Colorado, to wit:

**PARCEL A.** An exclusive right-of-way easement fifty (50) feet in width for road and other purposes, between U.S. Highway No. 24 and property to the north of the Uintah Placer Mining Claim, U.S. Mineral Survey No. 2407, as indicated as "Tract A." on the attached Survey Map No. 6687, and more particularly described as follows:

"A tract of land being a fifty foot wide easement for access across a portion of the Uintah Placer, U.S. Mineral Survey Number 2407 located in Section 33, Township 9 South, Range 80 West of the Sixth Principal Meridian, Lake County, Colorado. Said tract being more particularly described as follows:

Beginning at the Northwest corner of a parcel of land recorded in Book 381 at Page 468 in the office of the Lake County, Colorado Clerk and Recorder, also being a point on the 25 - 26 line of said Uintah Placer, whence corner No. 26 of said Uintah Placer bears N. 85°44'40" E. 159.98 Feet distant, thence S. 17°46'55" E. a distance of 185.19 feet to a point on the North right-of-way line of U.S. Highway 24; thence westerly along said North right-of-way line 50.01 feet along the arc of a curve to the right, having a central angle of 00°22'39", a radius of 7590.00 feet and a chord which bears S. 71°19'24" W. 50.01 feet distant; thence N. 17°46'55" W. a distance of 198.00 feet to a point on said 25 - 26 line of the Uintah Placer; thence N. 85°44'40" E. along said 25 - 26 line a distance of 51.43 feet to the point of beginning."

**PARCEL B.** A non-exclusive, terminable, fifty (50) foot wide right-of-way easement for road and other purposes, over and across the Uintah Placer Mining Claim, U.S. Mineral Survey No. 2407 between U.S. Highway No. 24 and the property to the north of the Uintah Placer, as set forth as "Tract B." on the attached Survey Map No. 6687, more particularly described as follows:

"A tract of land being a fifty foot wide easement for access across a portion of the Uintah Placer, U.S. Mineral Survey Number 2407, located in Section 33, Township 9 South, Range 80 West of the Sixth Principal Meridian, Lake County, Colorado, being 25 feet on each side of a center line described as follows:

Beginning at a point on the north right-of-line of U.S. Highway 24, whence the southwest corner of the Parcel A. described above lies 486.28 feet on an approximate bearing of N. 71°19'24" E. along said north right-of-way line of U.S. Highway 24; thence N. 06°20'28" W. 180.4 feet to a point, thence N. 18°17'14" E. 116.2 feet to a point, thence N. 82°13'36" E. 182.67 feet, more or less to the northerly line of the Utah Placer Mining Claim."

Together with the right to construct, maintain, and operate, roads and other structures over, across and through said access easements.

With all its appurtenances.

The party of the first part, for himself, his personal representatives, successors and assigns, does hereby reserve the right to terminate the easement with respect to Parcel B., above, upon giving ninety (90) days prior written notice of such termination to the party of the second part, its successors or assigns, and by recording a copy of said notice in the Records of the Clerk and Recorder of Lake County, Colorado, together with proof of service.

Signed and delivered this 22<sup>nd</sup> day of Jan, 1987.

Allen K. Phillips  
Allen K. Phillips

State of Colorado )  
County of Lake ) ss.

The foregoing instrument was acknowledged before me this 22nd day of January, 1987, by Allen K. Phillips.

My commission expires: 12/10/87

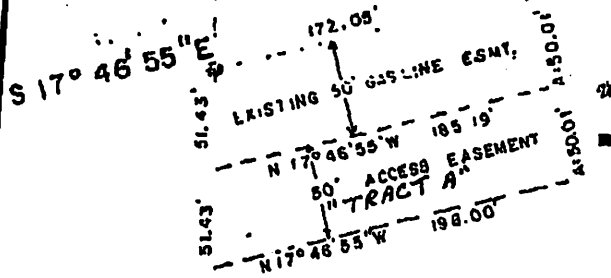
Witness my hand and official seal.

Barbara J. Phillips  
Notary Public



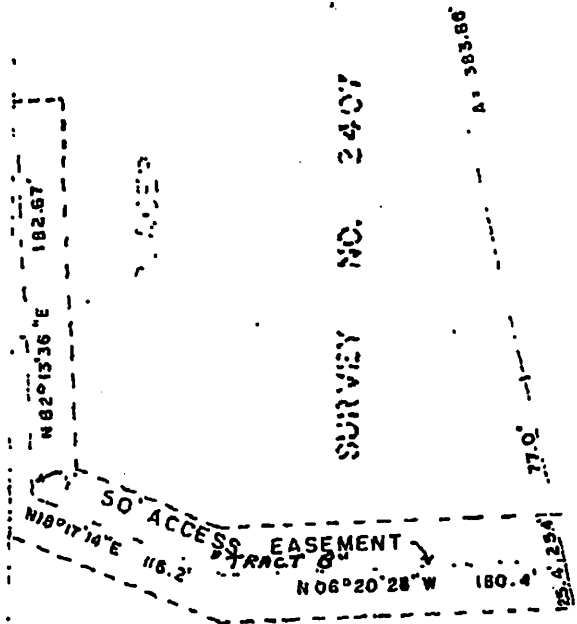
P.O. BOX  
FRISCO, CO  
PHONE (303) 6

# ACCESS EASEMENT UINTAH PLACER LAKE COUNTY, COLORADO



END IRON RAIL

N  
SCALE 1"=100'



SURVEY NO. 2407

S. MINERAL

4" GHT - CF - WAY

A TRACT OF LAND BEING A FIFTY FOOT WIDE EASEMENT FOR ACCESS ACROSS A PORTION OF THE UTAH PLACER, U.S. MINERAL SURVEY NUMBER 2507 LOCATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 39 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LAKE COUNTY, COLORADO. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN BOOK 381 AT PAGE 468 IN THE OFFICE OF THE LAKE COUNTY, COLORADO CLERK AND RECORDER, ALSO BEING A POINT ON THE 25 - 26 LINE OF SAID UTAH PLACER, WHENCE CORNER NO. 26 OF SAID UTAH PLACER BEARS S 85°44'40" E 159.98 FEET DISTANT, THENCE S 17°46'55" E A DISTANCE OF 193.19 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 26; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE 50.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°21'39", A RADIUS OF 7590.00 FEET AND A CHORD WHICH BEARS S 71°19'24" W 50.01 FEET DISTANT; THENCE N 17°46'55" W A DISTANCE OF 198.00 FEET TO A POINT ON SAID 25 - 26 LINE OF THE UTAH PLACER; THENCE N 85°44'40" E ALONG SAID 25 - 26 LINE A DISTANCE OF 51.43 FEET TO THE POINT OF BEGINNING.

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS WRITTEN BY ME AND UNDER MY SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 19TH DAY OF JANUARY, 1987.

  
RICHARD A. BACKLUND  
COLORADO L.S. NO. 10847



A TRACT OF LAND BEING A FIFTY FOOT WIDE ACCESS EASEMENT ACROSS A PORTION OF THE PINEAR PLACER, U.S. FEDERAL SURVEY NO. 2407 LOCATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 30 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EARL COUNTY COLORADO. THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24, WHERE CORNER 26 OF SAID PINEAR PLACER BEARS S 13° 52' 21" E 795.9 FEET DISTANCE, THENCE ALONG SAID EASEMENT CENTERLINE FOR THE FOLLOWING THREE COURSES:

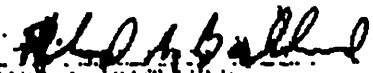
- 1) R 66° 20' 28" W A DISTANCE OF 180.4 FEET;
- 2) S 13° 17' 17" E A DISTANCE OF 116.2 FEET;
- 3) S 32° 13' 00" E A DISTANCE OF 152.67 FEET TO A POINT ON THE 25-26 LINE OF SAID PINEAR PLACER,

BEING THE POINT OF TERMINUS OF THE CENTERLINE OF SAID EASEMENT;

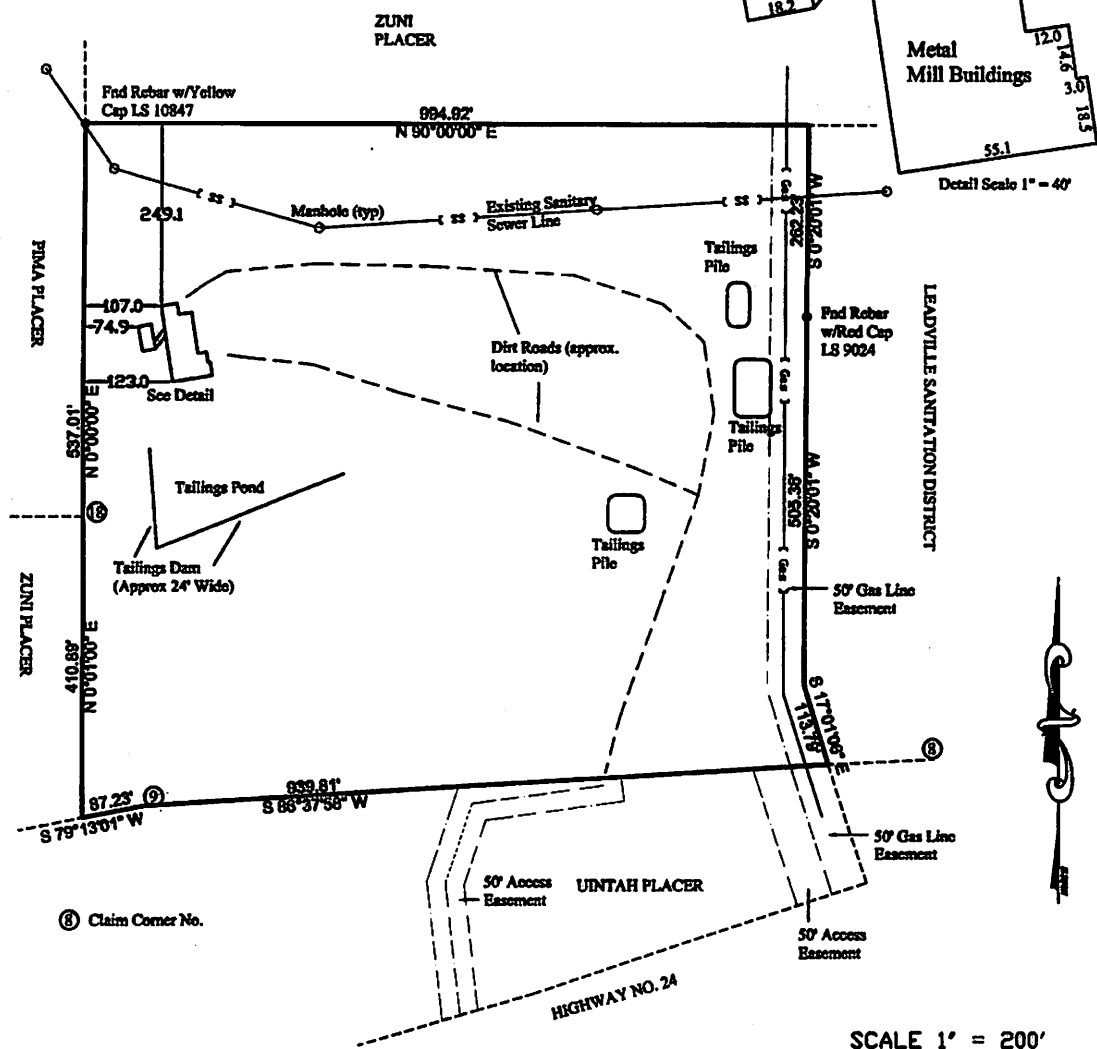
WHENCE SAID CORNER 26 BEARS S 51° 11' 50" E 619.3 FEET DISTANT.

I, RICHARD A. BACHLEND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS WRITTEN BY ME AND UNDER MY SUPERVISION AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 7TH DAY OF January, 19 87.

  
RICHARD A. BACHLEND  
COLORADO L.S. NO. 10347

**IMPROVEMENT LOCATION CERTIFICATE**  
**HOPEMORE MILL**  
 20 ACRE PARCEL IN THE ZUNI PLACER M.S.  
 NO. 4436  
 LAKE COUNTY, COLORADO  
 SECTIONS 28 AND 33, T9S, R80W, 6th P.M.



SCALE 1" = 200'

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR STEWART TITLE OF LEADVILLE, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, OCTOBER 13, 2008 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, THAT THERE ARE NO ENCROACHMENTS ON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS SHOWN AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

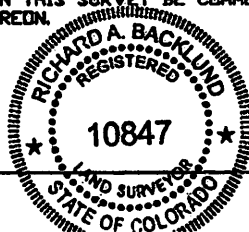
DATE OCTOBER 15, 2008 BY RICHARD A. BACKLUND

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BACKLUND LAND SURVEYS



P.O. BOX 1800  
 FRISCO, CO. 80443  
 PHONE (970) 668-3730



**APPENDIX 14-3**  
**LEGAL RIGHT TO ENTER**  
**- AUTHORIZED LEGAL RIGHT TO ENTER**

**LEGAL RIGHT TO ENTER**

CJK Milling Company, LLC gives Union Milling Contractors, LLC the legal right to enter the Leadville Mill, 13815 US Highway 24, Leadville, Colorado for a period of 5 years.


  
Gary Knippa  
CJK Milling Company, LLC

1/6/21  
Date

STATE OF Colorado )  
COUNTY OF Jefferson ) ss:

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January 2021

By GARY KNIPPA as MEMBER of CJK MILLING COMPANY, LLC.

Notary Public 

My Commission Expires 02/25/2023

