

LEGAL DESCRIPTION:

PLOT NO. 20, SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 34, 336 FEET, MORE OR LESS, TO THE SOUTH R.O.W. LINE 457.1 FEET;

THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SECTION 34, 443 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID NW 1/4, NW 1/4 247.8 FEET;

THENCE NORTH AND PARALLEL TO THE WEST LINE OF SECTION 34, 143.15 FEET;

THENCE EASTERLY ON AN ANGLE TO THE RIGHT 88°04', 170.8 FEET, MORE OR LESS, TO THE WEST LINE OF A 60 FOOT ROAD;

THENCE SOUTH AT RIGHT ANGLES ALONG SAID WEST LINE OF ROADWAY, 265.45 FEET;

THENCE WEST AT RIGHT ANGLES, 176.2 FEET TO THE NORTHWEST CORNER OF PLOT 16;

THENCE SOUTH AT RIGHT ANGLES ALONG THE WEST LINE OF SAID NO. 16; 136.6 FEET;

THENCE ON AN ANGLE TO THE RIGHT OF 84°04'30", 57.1 FEET;

THENCE ON AN ANGLE TO THE RIGHT OF 24°0', 108.65 FEET;

THENCE ON AN ANGLE TO THE LEFT OF 18°34', 95 FEET;

THENCE NORTHERLY AND PARALLEL TO THE WEST LINE OF SECTION 34, 230 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B – SECTION 2 OF TITLE COMMITMENT:

8
EXISTING LEASES AND TENANCIES, IF ANY.

9
RESERVATION OF ONE-HALF OF THE MINERAL RIGHTS IN SAID LAND AS EVIDENCED IN INSTRUMENT RECORDED AUGUST 31, 1943 IN BOOK 290 AT PAGE 341.

10
EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR THE RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, OPERATE, MAINTAIN AND REPLACE GAS PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MARCH 23, 1956, IN BOOK 601 AT PAGE 165.

11
EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR THE RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, OPERATE, MAINTAIN, CONTROL, REPAIR AND REPLACE GAS PIPELINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED OCTOBER 15, 1956, IN BOOK 631 AT PAGE 594 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.

12
OIL AND GAS LEASE BETWEEN JULIO HERRERA, LESSOR, AND ROCKY MOUNTAIN HYDROCARBON, LLC, LESSEE, RECORDED OCTOBER 24, 2017 UNDER RECEPTION NO. 2017000093457, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (PRIMARY TERM: 3 YEARS)

13
QUIT CLAIM DEED OF MINERAL INTEREST RECORDED MARCH 21, 2018 UNDER RECEPTION NO. 2018000023152.

SURVEYOR NOTES:

THE DOCUMENT RECORDED AT RECEPTION NUMBER 1979020176192 IN ADAMS COUNTY WAS ORIGINALLY RECORDED AS RECEPTION NUMBER 176192 WITHIN SAID COUNTY.

THE DOCUMENT RECORDED AT RECEPTION NUMBER 1964000741582 IN ADAMS COUNTY WAS ORIGINALLY RECORDED AS RECEPTION NUMBER 741582 WITHIN SAID COUNTY.

THE DOCUMENT RECORDED AT RECEPTION NUMBER 1986020695609 IN ADAMS COUNTY WAS ORIGINALLY RECORDED AS RECEPTION NUMBER B695609 WITHIN SAID COUNTY.

THE DOCUMENT RECORDED AT RECEPTION NUMBER 1995030128456 IN ADAMS COUNTY WAS ORIGINALLY RECORDED AS RECEPTION NUMBER C0128456 WITHIN SAID COUNTY.

THE DOCUMENT RECORDED AT RECEPTION NUMBER 1996030137417 IN ADAMS COUNTY WAS ORIGINALLY RECORDED AS RECEPTION NUMBER C0137417 WITHIN SAID COUNTY.