

EXHIBIT “A”

THE SURFACE ESTATE ONLY OF:

TRACT 1 of the ROBERSON DIVISION #1 CLAIM OF EXEMPTION plat, being a survey of land located in Section 6, Township 23 South, Range 28 East, N.M.P.M., Eddy County, New Mexico, as the same appears on the official, filed plat thereof on file in Cabinet 6, Slide 578-1 in the Office of the County Clerk of Eddy County, New Mexico.

AND

TRACT 3 of the ROBERSON DIVISION #2 CLAIM OF EXEMPTION plat, being a survey of land located in Section 6, Township 23 South, Range 28 East, N.M.P.M., Eddy County, New Mexico, as the same appears on the official, filed plat thereof on file in Cabinet 6, Slide 579-1 in the Office of the County Clerk of Eddy County, New Mexico.

AND

A tract of land located in Lots 4, 3 and 2 of Section 6 Township 23 South, Range 28 East, N.M.P.M., Eddy County, New Mexico, being more particularly described as follows: Beginning at point #1 at the NW corner of the S1/2 of the NW1/4 of said Section 6, from which the NW corner of said Section 6 bears N0°27'E a distance of 1327.29 feet; Thence N89°40'E a distance of 3253.36 feet to point #2, a corner fence post; Thence N0°57'E a distance of 1032.56 feet to point #3, the centerline of irrigation ditch, lateral 14, Carlsbad Irrigation District; Thence N50°37'W along the centerline of lateral 14 a distance of 94.2 feet to the beginning of #37 curve, left, with a radius of 500 feet; Thence N67°00'W along the chord of said curve a distance of 151.5 feet to the end of #37 curve, left; Thence N73°14'W along the centerline of lateral 14 a distance of 271.7 feet to the beginning of #36 curve, left, with a radius of 400 feet; Thence S74°37'W along the chord of said curve, a distance of 75.4 feet to the end of said curve left; Thence S77°35'W along the centerline of lateral 14, a distance of 191.1 feet to the beginning #35 curve, left, with a radius of 500 feet; Thence S72°15'W along the curve of said curve a distance of 112.1 feet to the end of said curve, left; Thence S64°39'W along the centerline of lateral 14 a distance of 159.3 feet to the beginning #34 curve, right, with a radius of 400 feet; Thence S66°29'W along the chord of said curve a distance of 47.9 feet to the end of said curve, right; Thence S72°18'W along the centerline of lateral 14 a distance of 574.3 feet to the beginning of #33 curve right with a radius of 400 feet; Thence S78°07'W along the chord of said curve a distance of 110.3 feet to the end of said curve, right; Thence S86°07'W along the centerline of lateral 14 a distance of 748.7 feet to the middle of #32 curve, right, with a radius of 1000 feet; Thence S88°39'W along the centerline of lateral 14 a distance of 168.5 feet to the point #4 at the intersection of the centerline of lateral 14 with the easterly line of the Larry Luna property; Thence S8°25'E along the easterly boundary of the Larry Luna property, a distance of 261.96 feet to point #5, a corner fence post, the southeasterly corner of the Larry Luna property; Thence S68°40'W along the southerly boundary of the Larry Luna property a distance of 762.57 feet to point #6 on the West line of Section 6; Thence S0°27'W along the West boundary of Section 6 a distance of 269.93 feet to the point of beginning; Being the same tract of land shown and described on the ROBERSON-BOUNDARY SURVEY NO. 2 as the same

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appears on the official, filed plat thereof on file in Cabinet 6, Slide 587-1 in the Office of the County Clerk of Eddy County, New Mexico

AND

S1/2NE1/4 Section, 1 Township 23 South, Range 27 East N.M.P.M., Eddy County, New Mexico.
Being the same tract of land shown and described in the ROBERSON-BOUNDARY SURVEY NO.3 as the same appears on the official, filed plat thereof on file in Cabinet 6, Slide 588-1 in the Office of the County Clerk of Eddy County, New Mexico

SUBJECT TO all easements and surface use agreements.

LAND DOES NOT INCLUDE WATER RIGHTS AND IRRIGATION RIGHTS.