

EXHIBIT A

A PARCEL OF LAND BEING LOTS 21, 22, 23 AND THE WEST 10.66 FEET OF LOT 24, BLOCK 11, TOWN OF HOTCHKISS IN SECTION 30, TOWNSHIP 14 SOUTH, RANGE 92 WEST OF THE 6TH PRINCIPAL MERIDIAN, HAVING A DESCRIPTION BASED UPON A BEARING OF NORTH 90°00'00" EAST FROM THE SECTION CORNER COMMON TO SECTIONS 25, 36, 30 AND 31 (MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP UNDER ASPHALT) TO THE 1/4 CORNER COMMON TO SECTIONS 30 AND 31 (MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP FLUSH WITH ASPHALT) WITH ALL OTHER BEARINGS RELATIVE THERETO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 30 AND 31 AND RUNNING NORTH 00°00'00" EAST 40.00 FEET TO SOUTHEAST CORNER BLOCK 11; THENCE ALONG THE SOUTH LINE OF SAID BLOCK NORTH 90°00'00" WEST 209.59 FEET TO THE TRUE POINT OF BEGINNING. (MONUMENTED BY A "+" CHISELED IN THE CONCRETE); THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 90°00'00" WEST 85.66 FEET TO THE SOUTHWEST CORNER OF LOT 21 (MONUMENTED BY A "+" CHISELED IN CONCRETE); THENCE ALONG THE WEST LINE OF SAID LOT NORTH 00°00'00" EAST 125.00 FEET TO THE NORTHWEST CORNER LOT 21 (MONUMENTED BY A 5/8" REBAR WITH A 2" ALUMINUM CAP PLS 25972); THENCE NORTH 90°00'00" EAST 85.66 FEET (MONUMENTED BY A 5/8" REBAR WITH A 2" ALUMINUM CAP PLS 25972); THENCE SOUTH 00°00'00" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF DELTA, STATE OF COLORADO.

Exhibit B

(ii) Restrictive Covenant. Buyer acknowledges and agrees that the Property will be subject to a covenant running with the land which will provide that neither the Property nor any portion thereof will be used directly or indirectly (i) as a bank or financial institution conducting traditional banking services, including receiving deposits of money, investing or lending money, dealing in financial instruments, or providing financial services and transactions; or (ii) for the use, consumption, possession, transfer, display, marketing, transportation, sale, manufacture, cultivation or growth of cannabis, marijuana or marijuana based products.

The Restrictive covenant shall be in ^{PLACE} ~~force~~ concerning restriction (i) and (ii) until such time as adjacent land, known as 394 E Bridge St Hotchkiss, CO 81419, is no longer used as a banking or financial institution, or the owners of 394 E Bridge St Hotchkiss, CO 81419 and 350 E Bridge St Hotchkiss, CO 81419 mutually agree to remove the restrictions.

