

Resolution No. 2026- 10

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE LA PLATA ELECTRIC
ASSOCIATION, INC.**

RESOLUTION OF NECESSITY

July 15 , 2026

RECITALS

WHEREAS, the La Plata Electric Association, Inc. (“LPEA”) is an electric distribution cooperative organized and existing under the provisions of §§ 40-9.5-101, et seq.; and

WHEREAS, LPEA is obligated to provide electric energy to its members within its service territory and is authorized to construct public improvements for that purpose, including constructing new transmission and distribution lines to connect to the Trujillo substation, and to interconnect with the existing transmission and distribution lines in the area, all of which will create redundancy and improve the reliability and safety of electric service in the communities in and around the Pagosa Springs area of Archuleta County, Colorado (the “Trujillo Transmission Project” or the “Project”); and

WHEREAS, it is necessary for LPEA to acquire perpetual easements over properties along the Trujillo Transmission Project with terms sufficient for the construction and continued operation, maintenance, inspection, repair, alteration, and replacement of electric transmission and distribution facilities, together with rights of ingress and egress, vegetation management, and other rights necessary for the full and complete use of such easements, as more specifically described in **Exhibit A**, attached hereto (the “Easements”); and

WHEREAS, a preliminary determination of just compensation for acquisition of the Easements has been made by a Waiver Valuation based upon credible market data; and

WHEREAS, to the best knowledge of LPEA, the land underlying the Easements is owned by Kathy Quintana Buff, Phillip J. Quintana, the Kenneth R. Quintana Trust U/A 12/13/2020, and MASK L.L.C.; and

WHEREAS, LPEA sent the record holders of interest in the Easements Notices of Intent to Acquire the Easements, pursuant to § 38-1-121(1), C.R.S., dated December 19, 2025, and Last and Final Offers to purchase the Easements for more than the reasonable market value, dated May 14, 2026; and

WHEREAS, LPEA has negotiated in good faith with the record holders of interest in the Easements to purchase the Easements voluntarily but have not reached a negotiated agreement to date; and

WHEREAS, pursuant to §§ 38-2-101, 38-5-104, and 38-5-105, C.R.S., LPEA has the power to acquire the Easements through the exercise of eminent domain; and

WHEREAS, pursuant to LPEA Policy No. 102 – Functions of the Board of Directors, the Board of Directors of LPEA (the “Board”) may authorize eminent domain proceedings by LPEA as required, and the Board may assign that function to the Chief Executive Officer of LPEA (the “CEO”).

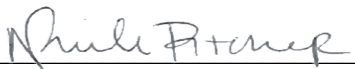
NOW, THEREFORE, BE IT RESOLVED, by the Board that:

1. It is necessary for the public health, safety, and welfare of its members for LPEA to construct and install the Trujillo Transmission Project and to acquire the Easements in connection with the Project, either through negotiation and purchase, or by exercising its power of eminent domain.
2. The CEO is authorized to determine and negotiate specific terms and conditions of the Easements, to modify the specific boundaries of the Easements, and to add temporary construction easements and/or temporary ingress and egress easements as may be necessary to facilitate acquisition of the Easements or completion of the Trujillo Transmission Project, and the Board hereby ratifies actions of the CEO previously taken in furtherance thereof.
3. The CEO is authorized to retain special legal counsel to assist and advise in acquiring the Easements and any temporary easements that may be necessary, and the Board hereby ratifies actions of the CEO previously taken in furtherance thereof.
4. The CEO is authorized to retain consultants, including appraisers, engineers, surveyors, and other experts, for purposes of the Project and for determining compensation for any acquisitions related thereto, and the Board hereby ratifies actions of the CEO previously taken in furtherance thereof.
5. The CEO is authorized to engage in good faith negotiations to acquire the Easements and any temporary easements that may be necessary, and the Board hereby ratifies the Notices of Intent to Acquire the Easements and the Final Offers to purchase the Easements that were previously sent.
6. To the extent that the Easements and any temporary easements that may be necessary are not acquired by negotiation and purchase, the Board delegates to the CEO the power to acquire the Easements and any temporary easements that may be necessary through the exercise of eminent domain and to take all necessary legal measures to do so, including condemnation and immediate possession pursuant to §38-1-101, et seq., C.R.S., as may be required to timely construct the Trujillo Transmission Project.

[Remainder intentionally left blank; signature page to follow]

Adopted this 15th day of July, 2026.

LA PLATA ELECTRIC ASSOCIATION, INC.



President, Board of Directors

ATTEST:

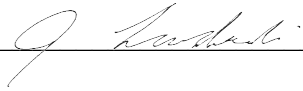


Exhibit A

Legal Descriptions for the Easements are attached

- Exhibit A -

Situated in the West Half of the
Northeast Quarter of Section 26,
Township 35 North, Range 2 West, N.M.P.M.,
County of Archuleta, State of Colorado

EASEMENT LEGAL DESCRIPTION

Easements situated in that parcel being Archuleta County Assessor Parcel Number 569926100050 (hereinafter referred to as "Quintana Property"), said easement also being in the West Half of the Northeast Quarter of Section 26, Township 35 North, Range 2 West, N.M.P.M., County of Archuleta, State of Colorado, said easement more particularly described as follows:

Easement 'A'

COMMENCING at the East Sixteenth (E1/16) Corner common to said Section 26 and Section 23 of said Township 35 North, Range 2 West, N.M.P.M. being monumented by a 3/4" rebar with 2-1/2" aluminum cap properly marked and dated 2023 by PLS 37884, whence the North Quarter Corner of said Section 26 being monumented by a 2"Ø pipe with 2-1/2" brass cap properly marked and dated 1984 by LS 9009 bears N 89°15'52" W, a distance of 1315.74 feet (Basis of Bearings of this description); thence S 00°26'29" W, a distance of 1322.00 feet to a 5/8" rebar with 1-1/2" aluminum cap stamped LS 9009 on the easterly boundary of said Quintana Property; thence along the easterly boundary of said Quintana Property S 00°27'50" W, a distance of 170.85 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along the easterly boundary of said Quintana Property S 00°27'50" W, a distance of 103.21 feet;

THENCE S 47°04'13" W, a distance of 486.84 feet to a point on the southerly boundary of said Quintana Property;

THENCE along the southerly boundary of said Quintana Property the following three (3) courses:

1. S 77°32'00" W, a distance of 30.37 feet;
2. S 79°22'58" W, a distance of 91.40 feet;
3. S 73°37'44" W, a distance of 24.03 feet;

THENCE N 47°04'13" E, a distance of 682.67 feet to the TRUE POINT OF BEGINNING;

The above described easement containing 43,766 square feet, more or less.

Easement 'B'

COMMENCING at the East Sixteenth (E1/16) Corner common to said Section 26 and Section 23 of said Township 35 North, Range 2 West, N.M.P.M. being monumented by a 3/4" rebar with 2-1/2" aluminum cap properly marked and dated 2023 by PLS 37884, whence the North Quarter Corner of said Section 26 being monumented by a 2"Ø pipe with 2-1/2" brass cap properly marked and dated 1984 by LS 9009 bears N 89°15'52" W, a distance of 1315.74 feet (Basis of Bearings of this description); thence S 00°26'29" E, a distance of 1322.00 feet to a 5/8" rebar with 1-1/2" aluminum cap stamped LS 9009 on the easterly boundary of said Quintana Property; thence along the easterly boundary of said Quintana Property S 00°27'50" W, a distance of 170.85 feet; thence S 47°04'13" W, a distance of 905.26 feet to a point on the easterly boundary of said Quintana Property, the TRUE POINT OF BEGINNING;

THENCE along the easterly boundary of said Quintana Property S 00°26'33" W, a distance of 87.02 feet;

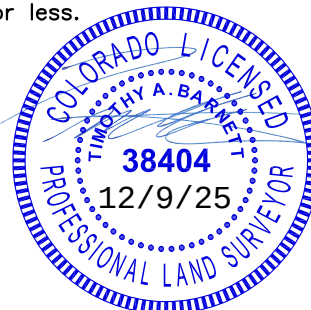
THENCE N 10°48'26" W, a distance of 74.69 feet;

THENCE N 47°04'13" E, a distance of 20.05 feet to the TRUE POINT OF BEGINNING;

The above described easement containing 634 square feet, more or less.

Drawing attached and by this reference made a part thereof.

Legal description and Exhibit created by
Timothy A. Barnett
Colorado PLS No. 38404
For and on behalf of SGM, Inc.

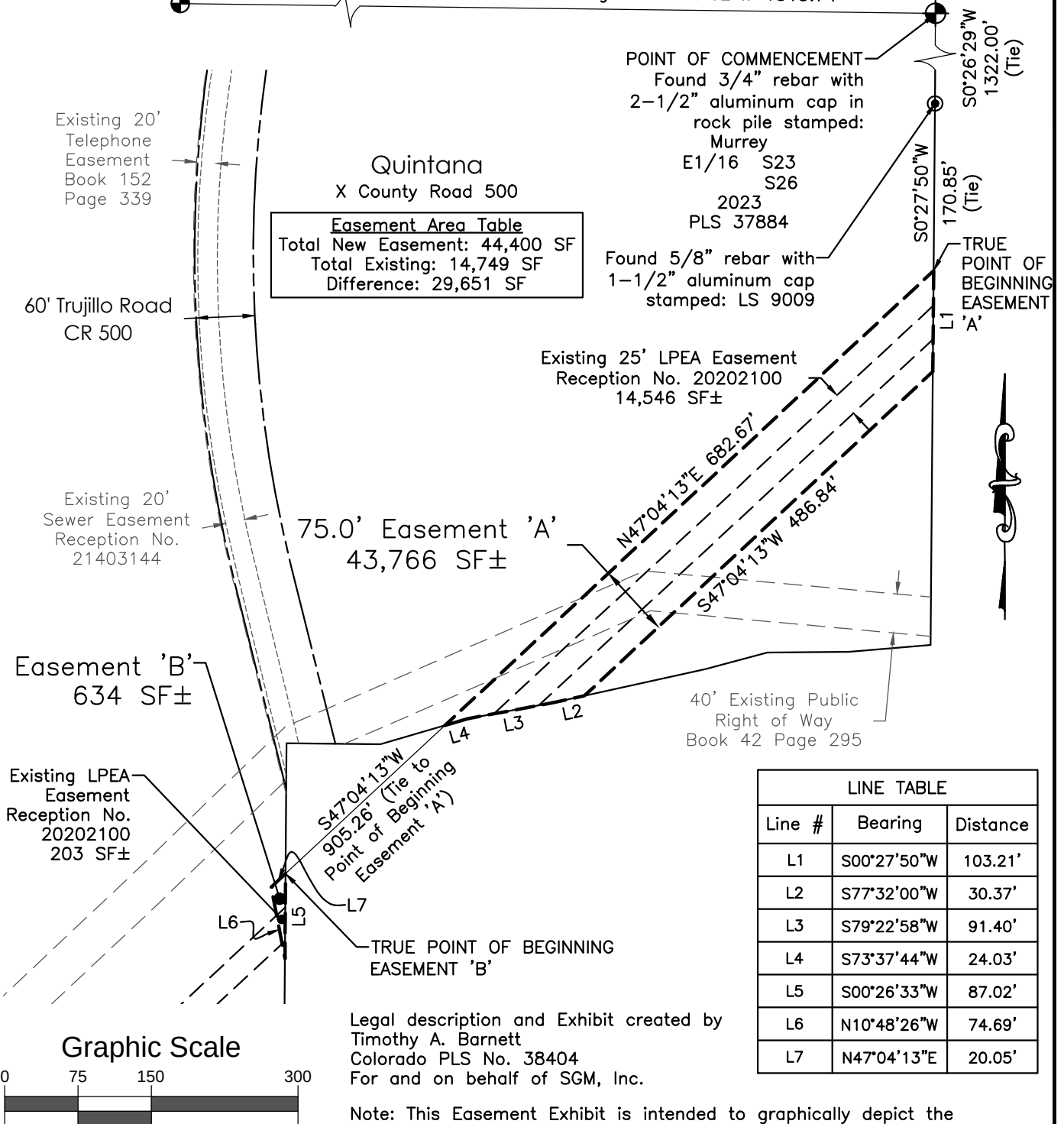


Found 2"Ø pipe with
2-1/2" brass cap
stamped:
LS 9009
1/4 S23
S26
1984
T35N R2W

- Exhibit A -

Situated in the West Half of the
Northeast Quarter of Section 26,
Township 35 North, Range 2 West, N.M.P.M.,
County of Archuleta, State of Colorado

Basis of Bearings N89°15'52"W 1315.74'



Legal description and Exhibit created by
Timothy A. Barnett
Colorado PLS No. 38404
For and on behalf of SGM, Inc.

Note: This Easement Exhibit is intended to graphically depict the
legal description for an Easement. This Easement Exhibit is not a
Land Survey Plat or a Monumented Land Survey.

- Exhibit A -

Situated in the East Half of the
Northeast Quarter of Section 26,
Township 35 North, Range 2 West, N.M.P.M.,
County of Archuleta, State of Colorado

EASEMENT LEGAL DESCRIPTION

An Easement situated in that parcel being Archuleta County Assessor Parcel Number 569925200005 (hereinafter referred to as "Mask LLC Property"), said easement also being in the East Half of the Northeast Quarter of Section 26, Township 35 North, Range 2 West, N.M.P.M., County of Archuleta, State of Colorado, said easement more particularly described as follows:

COMMENCING at the East Sixteenth (E1/16) Corner common to said Section 26 and Section 23 of said Township 35 North, Range 2 West, N.M.P.M. being monumented by a 3/4" rebar with 2-1/2" aluminum cap properly marked and dated 2023 by PLS 37884, whence the North Quarter Corner of said Section 26 being monumented by a 2"Ø pipe with 2-1/2" brass cap properly marked and dated 1984 by LS 9009 bears N 89°15'52" W, a distance of 1315.74 feet (Basis of Bearings of this description); thence S 00°26'29" W, a distance of 1043.58 feet to the TRUE POINT OF BEGINNING;

THENCE S 71°11'35" E, a distance of 752.71 feet;
THENCE S 71°14'50" W, a distance of 638.34 feet;
THENCE S 47°04'13" W, a distance of 153.55 feet to a point on the westerly boundary of said Mask LLC Property;
THENCE N 00°27'50" E along the westerly boundary of said Mask Property, a distance of 103.21 feet;
THENCE N 47°04'13" E, a distance of 98.71 feet;
THENCE N 71°14'50" E, a distance of 433.84 feet;
THENCE N 71°11'35" W, a distance of 507.24 feet to a point on the westerly boundary of said Mask LLC Property;
THENCE N 00°26'29" E along the westerly boundary of said Mask LLC Property, a distance of 79.03 feet to the TRUE POINT OF BEGINNING;

The above described easement containing 2.225 Acres (96,915 square feet), more or less.

Drawing attached and by this
reference made a part thereof.

Legal description and Exhibit
created by
Timothy A. Barnett
Colorado PLS No. 38404
For and on behalf of SGM, Inc.



- Exhibit A -

Situated in the East Half of the
Northeast Quarter of Section 26,
Township 35 North, Range 2 West, N.M.P.M.,
County of Archuleta, State of Colorado

Easement Area Table

Total New Easement:
2.225 Acres
Total Existing: 0.417 Acres
Difference: 1.808 Acres

LINE TABLE

Line #	Bearing	Distance
L1	S47°04'13"W	153.55'
L2	N00°27'50"E	103.21'
L3	N47°04'13"E	98.71'
L4	N00°26'29"E	79.03'

Found 2"Ø pipe with
2-1/2" brass cap
stamped:

LS 9009
1/4 S23
S26
1984
T35N R2W

Basis of Bearings

N89°15'52"W 1315.74'

POINT OF COMMENCEMENT
Found 3/4" rebar with
2-1/2" aluminum cap in
rock pile stamped:

Murrey
E1/16 S23
S26
2023
PLS 37884

Mask LLC
2010 County Road 500

TRUE
POINT OF
BEGINNING

75.0' Easement
2.225 Acres±

Existing 20'
Waterline Easement
Reception No.
1994004604

N0°26'29"E
199.39' (Tie)

Found 5/8" rebar with
1-1/2" aluminum cap
stamped:
LS 9009

N0°27'50"E
170.85' (Tie)

Existing 20'
Waterline Easement
Reception No.
1994004604

Existing 25' LPEA Easement
Reception No. 20106234
0.417 Acres±
(18,162 SF±)

Existing 40' Public
Right of Way
Book 42 Page 287

Graphic Scale



In Feet: 1" = 200'

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