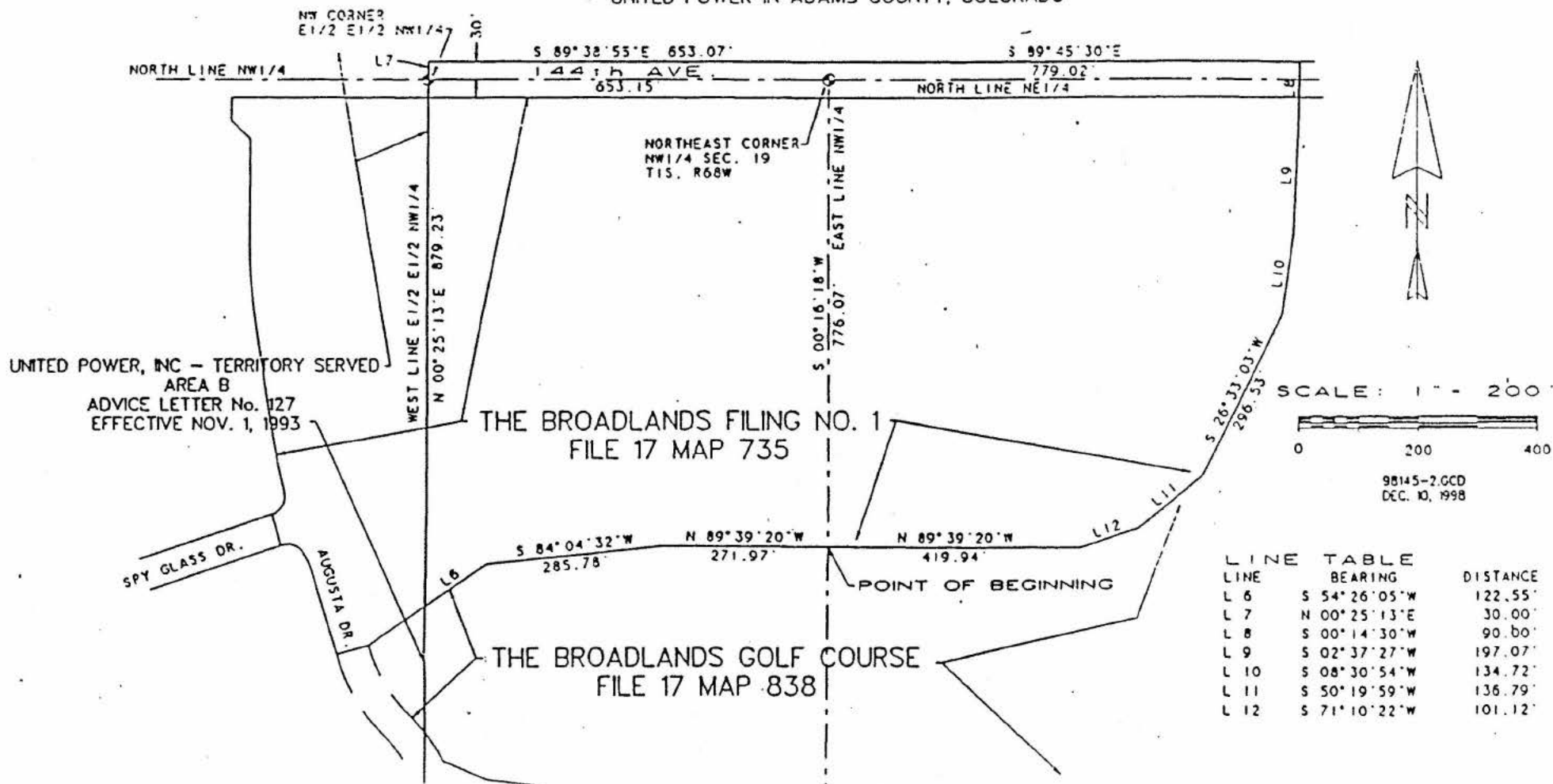


EXHIBIT A

Broadlands Map

EXHIBIT A - PAGE 2 OF 2
 MAP & LEGAL DESCRIPTION
 PART OF PUBLIC SERVICE CO. TERRITORY TO BE TRANSFERRED TO
 UNITED POWER IN ADAMS COUNTY, COLORADO



upward

MAP & LEGAL DESCRIPTION
PART OF UNITED POWER, INC. TERRITORY TO BE TRANSFERRED TO
PUBLIC SERVICE CO. OF COLORADO IN ADAMS COUNTY, COLORADO

Page 2 of 4

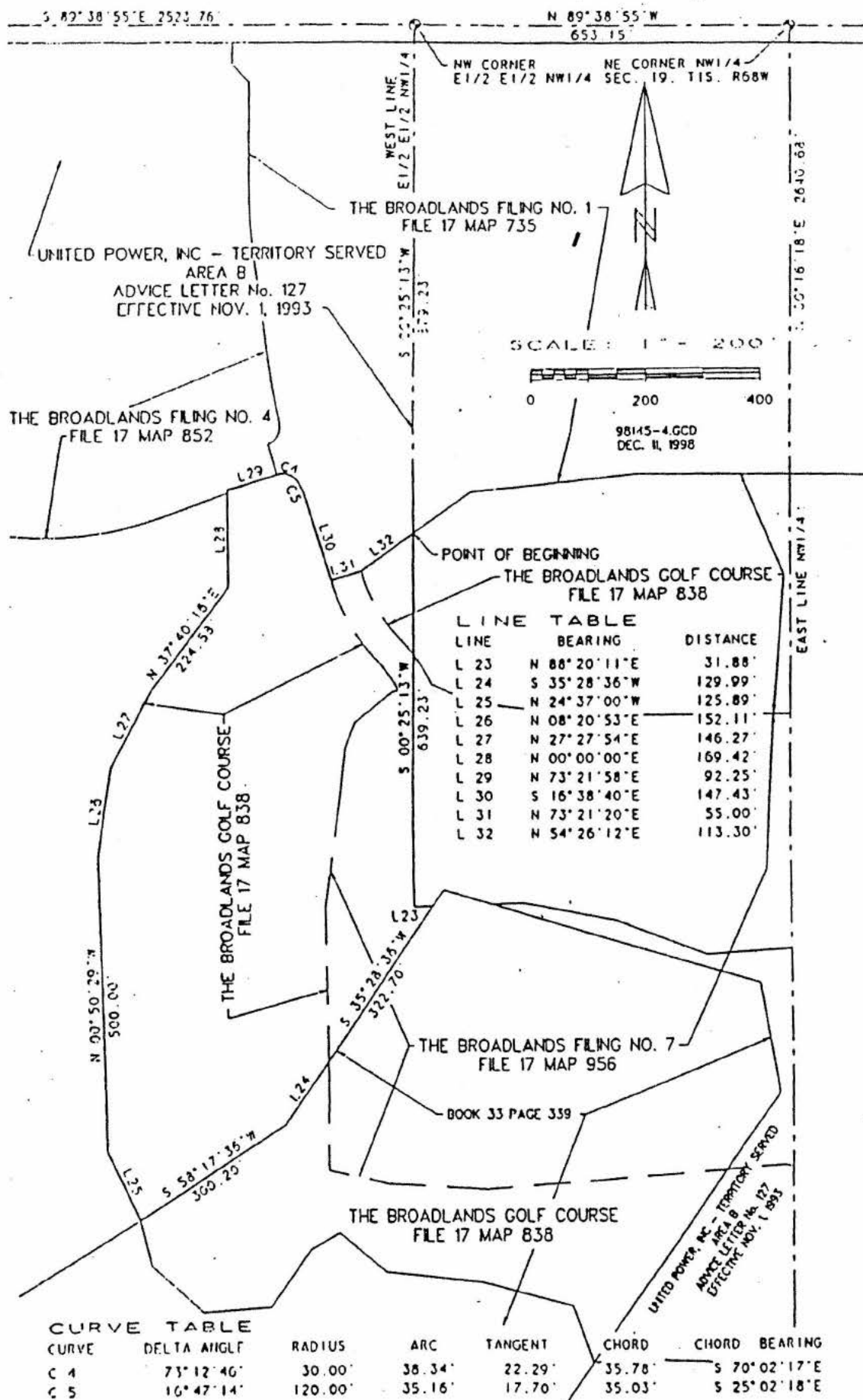


EXHIBIT A - PAGE 2 of 2
 MAP & LEGAL DESCRIPTION
 PART UNITED POWER, INC. TERRITORY TO BE TRANSFERRED TO
 PUBLIC SERVICE COMPANY OF COLORADO IN ADAMS COUNTY, COLORADO

THE BROADLANDS GOLF COURSE
 FILE 17 MAP 858

THE BROADLANDS FILING NO. 7
 FILE 17 MAP 956

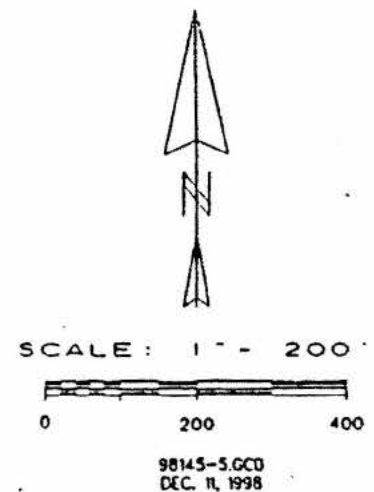
BOOK 33 PAGE 339

UNITED POWER, INC. - TERRITORY SERVED
 AREA B
 ADVICE LETTER No. 127
 EFFECTIVE NOV. 1, 1993

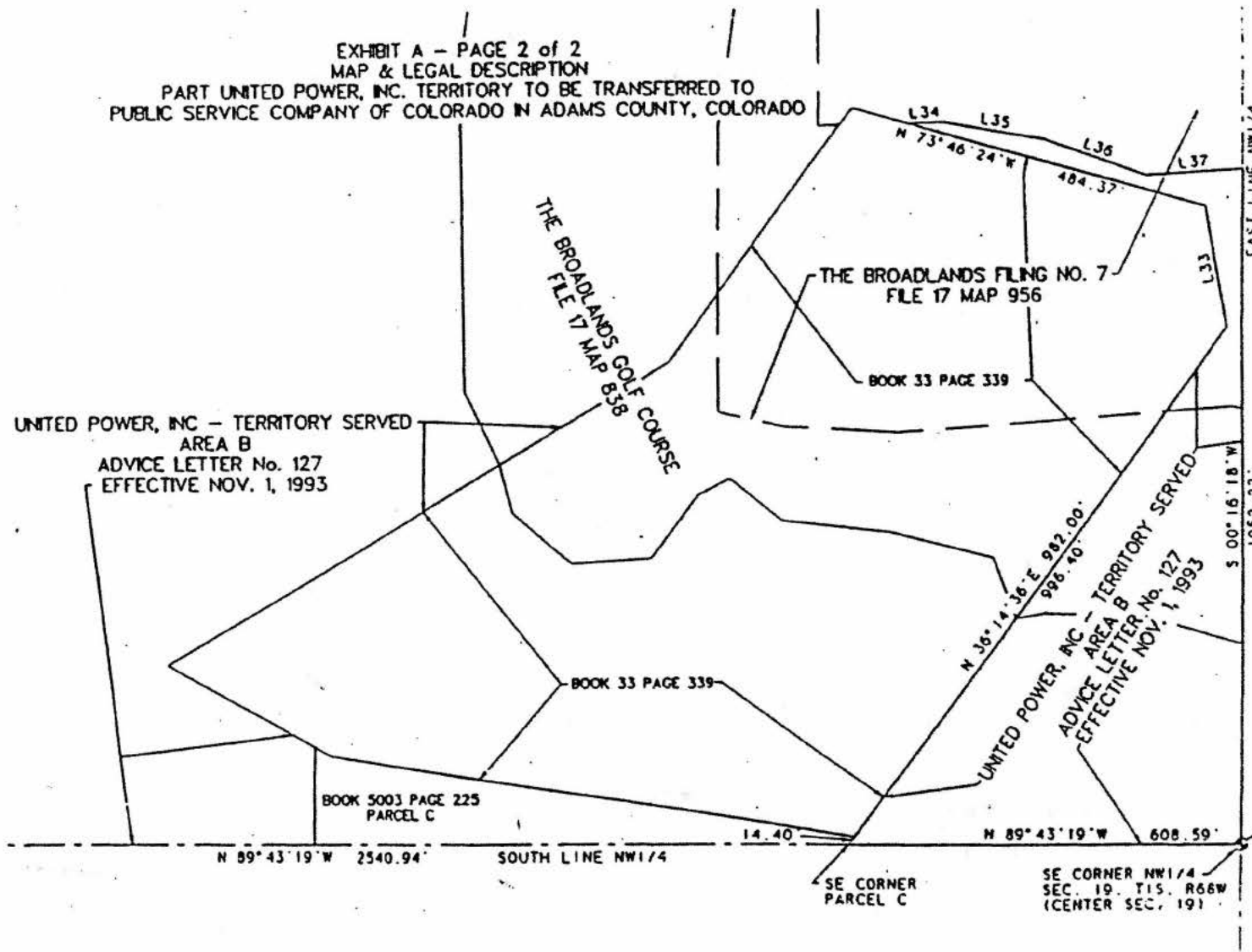
BOOK 33 PAGE 339

BOOK 5003 PAGE 225
 PARCEL C

UNITED POWER, INC. - TERRITORY SERVED
 AREA B
 ADVICE LETTER No. 127
 EFFECTIVE NOV. 1, 1993

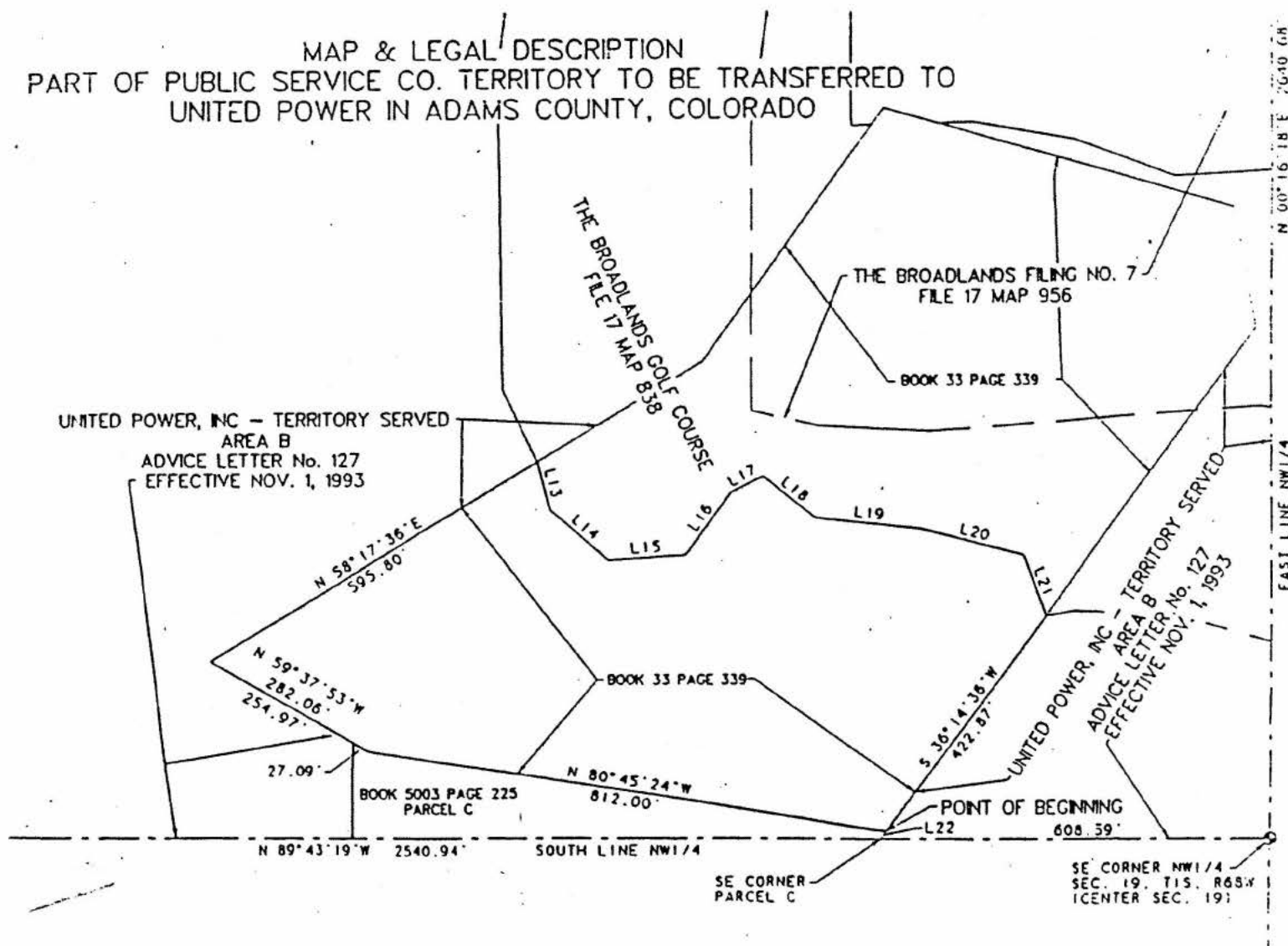


LINE	BEARING	DISTANCE
L 33	N 09° 53' 24" W	191.00'
L 34	N 88° 20' 11" E	57.28'
L 35	S 79° 34' 04" E	159.66'
L 36	S 69° 31' 29" E	170.04'
L 37	N 86° 35' 31" E	149.05'

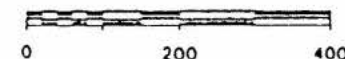


Appendix I

MAP & LEGAL DESCRIPTION
PART OF PUBLIC SERVICE CO. TERRITORY TO BE TRANSFERRED TO
UNITED POWER IN ADAMS COUNTY, COLORADO



SCALE: 1" = 200'



98145-3.GCD
DEC. 10, 1998

LINE	BEARING	DISTANCE
L 13	S 13°56'40"E	78.36'
L 14	S 47°44'18"E	119.97'
L 15	N 86°07'07"E	119.20'
L 16	N 36°01'12"E	121.70'
L 17	N 62°18'00"E	56.20'
L 18	S 50°36'44"E	104.00'
L 19	S 83°46'48"E	165.96'
L 20	S 75°21'35"E	164.30'
L 21	S 20°29'34"E	101.96'
L 22	N 36°14'36"E	14.40'

11 Appendix 1

EXHIBIT C

Erie Village Subdivision

Exhibit C
Page 1 of 1



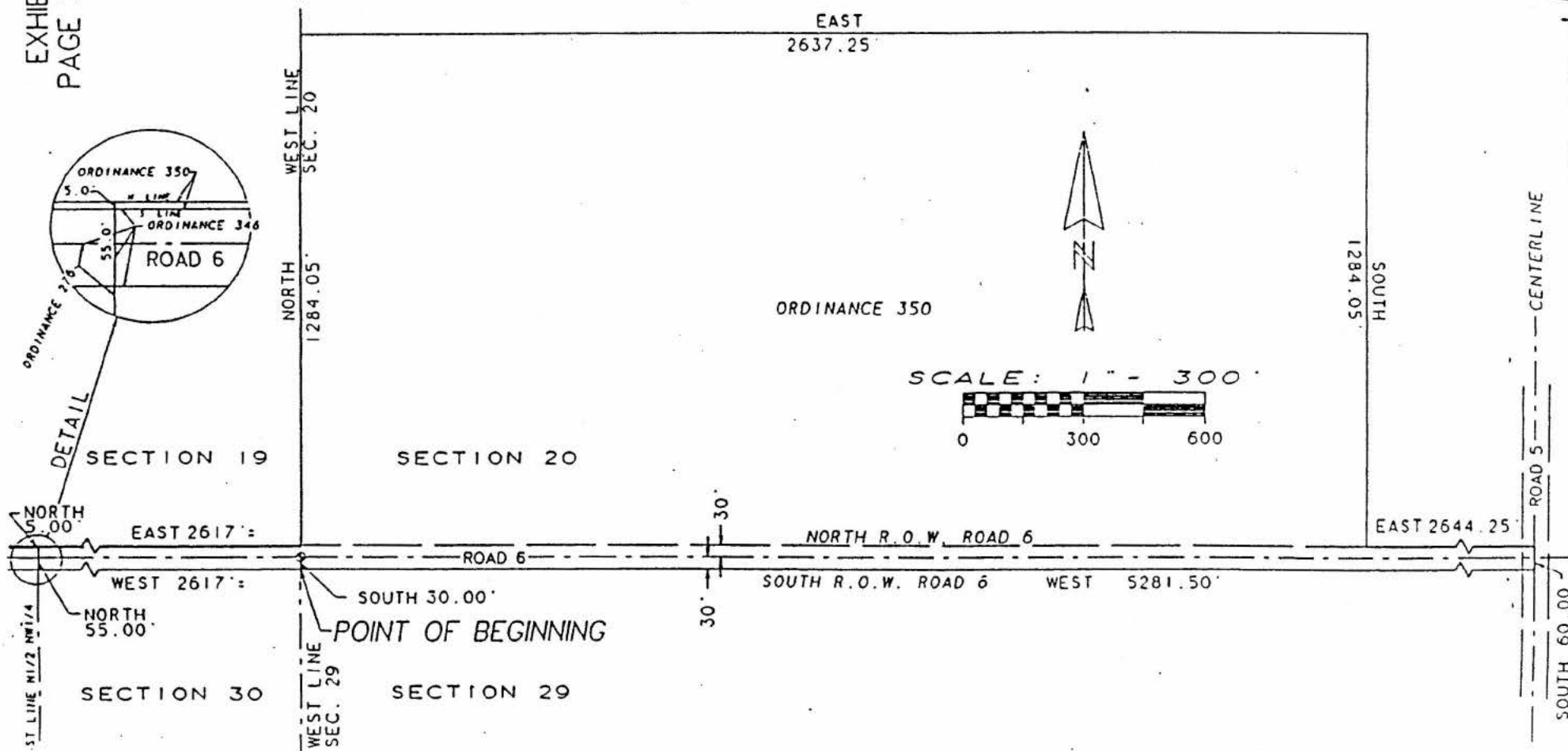
The map used for this project is titled ERIE VILLAGE, SECOND FILING FINAL PLAT, dated 12/14/98, job no. 172-1, Cad No. 1721P202 by MELVIN SURVEYING, 4755 Shoup Pl., Boulder CO 80303, 303-499-2175. The map was obtained from the Town of Erie, Colorado, Community Development Department.

Appendix I

EXHIBIT E

Landfill

TERRITORY EXCHANGE
PUBLIC SERVICE CO. OF COLORADO TERRITORY TRANSFERRED TO UNITED POWER INC.
PART OF SECTIONS 19, 20, 29 AND 30, TOWNSHIP 1 NORTH, RANGE 68 WEST
OF THE 6th P.M., WELD COUNTY, COLORADO



Appendix I

EXHIBIT G

Metes and Bounds Descriptions

EXHIBIT A

PAGE 1 of 2

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M., ADAMS COUNTY, COLORADO DESCRIBED AS:

Commencing at the Northeast corner of said Northwest quarter;

thence N 89° 38' 55" W, a distance of 653.15 feet to the Northwest corner of the East half of the East half of said Northwest quarter;

thence S 0° 25' 13" W, a distance of 879.23 feet along the West line of said East half of the East half of the Northwest quarter AND the boundary of UNITED POWER, INC. - TERRITORY SERVED, AREA B, ADVICE LETTER No. 127 EFFECTIVE NOV. 1, 1993 to the Southerly line of THE BROADLANDS FILING NO. 1, a subdivision of part of the North half of said Section 19 recorded in File 17 as Map 735, Adams County records and the POINT OF BEGINNING;

thence by the following five courses and distances along the boundary of said AREA B:

1. S 0° 25' 13" W, a distance of 639.23 feet;
2. N 88° 20' 11" E, a distance of 31.88 feet;
3. S 35° 28' 36" W, a distance of 322.70 feet to the boundary of THE BROADLANDS GOLF COURSE, a subdivision of part of Sections 19 and 20, Township 1 South, Range 68 West of the 6th P.M. Adams County, Colorado recorded in File 17 at Map 838;
4. S 35° 28' 36" W, a distance of 129.99 feet;
5. S 58° 17' 36" W, a distance of 300.20 feet to a point on the boundary of THE BROADLANDS GOLF COURSE;

thence by the following twelve courses and distances along the boundary of THE BROADLANDS GOLF COURSE

1. N 24° 37' 00" W, a distance of 125.89 feet;
2. N 0° 50' 29" W, a distance of 500.00 feet;
3. N 8° 20' 53" E, a distance of 152.11 feet;
4. N 27° 27' 54" E, a distance of 146.27 feet;
5. N 37° 40' 16" E, a distance of 224.58 feet;
6. N 0° 00' 00" E, a distance of 169.42 feet;
7. N 73° 21' 58" E, a distance of 92.25 feet to the point of curvature of a curve, concave to the South, having a radius of 30.00 feet, a central angle of 73° 12' 46", and a chord of 35.78 feet bearing S 70° 02' 17" E;
8. Easterly along said curve, a distance of 38.34 feet to the point of curvature of a compound curve, concave to the Southwest, having a radius of 120.00 feet, a central angle of 16° 47' 14", and a chord of 35.03 feet bearing S 25° 02' 18" E;
9. Southeasterly along said curve, a distance of 35.16 feet;
10. S 16° 38' 40" E, a distance of 147.43 feet;
11. N 73° 21' 20" E, a distance of 55.00 feet;
12. N 54° 26' 12" E, a distance of 113.30 feet to the POINT OF BEGINNING

EXCEPT any part in THE BROADLANDS FILING NO. 4, a subdivision of part of said Northwest quarter.

PREPARED BY: Allan Fredenburg PLS 13482 303-659-1360

12/16/98 98145-1

A. W. Fredenburg
12-16-98

EXHIBIT A
PAGE 1 of 2

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M., ADAMS COUNTY, COLORADO DESCRIBED AS:

Commencing at the Southeast corner of said Northwest quarter, said point being the POINT OF BEGINNING;

thence N 89° 43' 19" W, a distance of 608.59 feet along the South line of said Northwest quarter and the boundary of UNITED POWER, INC. - TERRITORY SERVED, AREA B, ADVICE LETTER No. 127 EFFECTIVE NOV. 1, 1993 to the Southeast corner of Parcel C, described in Book 5003 at Page 225, Adams County records;

thence N 36° 14' 36" E, a distance of 14.40 feet along the East line of said Parcel C to a point on the boundary of said UNITED POWER, INC. - TERRITORY SERVED, AREA B, ADVICE LETTER No. 127 EFFECTIVE NOV. 1, 1993 ;

thence along the boundary of said Area B by the following eight courses and distances:

1. N 36° 14' 36" E along said line, a distance of 982.00 feet;
2. N 9° 53' 24" W, a distance of 191.00 feet;
3. N 73° 46' 24" W, a distance of 484.37 feet;
4. N 88° 20' 11" E, a distance of 57.28 feet;
5. S 79° 34' 04" E, a distance of 159.66 feet;
6. S 69° 31' 29" E, a distance of 170.04 feet;
7. N 86° 35' 31" E, a distance of 149.05 feet to the East line of said Northwest quarter;
8. S 0° 16' 18" W, a distance of 1052.22 feet to the POINT OF BEGINNING.

PREPARED BY: Allan Fredenburg PLS 13482 303-659-1360

12/16/98 98145-J

Allan Fredenburg
12-16-98

W ppend x 1

EXHIBIT A

Page 1 of 2

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M., ADAMS COUNTY, COLORADO DESCRIBED AS:

Commencing at the Southeast corner of said Northwest quarter; thence N 89° 43' 19" W, a distance of 608.59 feet along the South line of said Northwest quarter to the Southeast corner of Parcel C described in Book 5003 at Page 225; thence N 36° 14' 36" E, a distance of 14.40 feet along the West line of said Parcel C to the Southeast corner of the parcel of land described in Book 33 at Page 339 and a point on the boundary of United Power, Inc. - Territory Served, Area B, Advice letter No. 127; thence along the boundary of said Area B by the following 3 courses and distances:

1. N 80° 45' 24" W, a distance of 812.00 feet;
2. N 59° 37' 53" W, a distance of 282.06 feet;
3. N 58° 17' 36" E, a distance of 595.80 feet to a point on the boundary of THE BROADLANDS GOLF COURSE, a subdivision of parts of Sections 19 and 20, Township 1 South, Range 68 West of the 6th P.M., Adams County, Colorado, recorded in File 17 as Map 838;

thence by the following 9 courses and distances along said boundary:

1. S 13° 56' 40" E, a distance of 78.36 feet;
2. S 47° 44' 18" E, a distance of 119.97 feet;
3. N 86° 07' 07" E, a distance of 119.20 feet;
4. N 36° 01' 12" E, a distance of 121.70 feet;
5. N 62° 18' 00" E, a distance of 56.20 feet;
6. S 50° 36' 44" E, a distance of 104.00 feet;
7. S 83° 46' 48" E, a distance of 165.96 feet;
8. S 75° 21' 35" E, a distance of 164.30 feet;
9. S 20° 29' 34" E, a distance of 101.96 feet to a point on the boundary of said Area B, United Power Inc. Territory Served;

thence S 36° 14' 36" W, a distance of 422.87 feet along said boundary of Area B to the POINT OF BEGINNING.

PREPARED BY: Allan Fredenburg PLS 13482 303-659-1360

12/16/98 98115-3

A. W. Fredenburg
12-16-98

EXHIBIT A
PAGE 1 of 2

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6th P.M., ADAMS COUNTY, COLORADO DESCRIBED AS:

Commencing at the Northeast corner of the Northwest quarter of said Section 19; thence S 0° 16' 18" W, a distance of 776.07 feet along the East line of said Northwest quarter to the South line of THE BROADLANDS FILING NO. 1, a subdivision of part of said South half of Section 19 recorded in File 17 as Map 735, Adams County records; thence along said South line of THE BROADLANDS FILING NO. 1 by the following three courses and distances:

1. N 89° 39' 20" W, a distance of 271.97 feet;
2. S 84° 04' 32" W, a distance of 285.78 feet;
3. S 54° 26' 05" W, a distance of 122.55 feet to the West line of the East half of the East half of said Northwest quarter;

thence N 0° 25' 13" E, a distance of 879.23 feet along said West line to the Northwest corner of said East half of the East half of the Northwest quarter;

thence continuing N 0° 25' 13" E, a distance of 30.00 feet along the extension of said West line to a line that is 30.00 feet North (measured at a right angle) of the North line of said Section 19;

thence along said line by the following two courses and distances:

1. S 89° 38' 55" E, a distance of 653.07 feet;
2. S 89° 45' 30" E, a distance of 779.02 feet to the Northerly extension of the East line of THE BROADLANDS FILING NO. 1;

thence S 0° 14' 30" W, a distance of 90.00 feet along said Northerly extension and the East line of THE BROADLANDS FILING NO. 1;

thence along the East and South lines of THE BROADLANDS FILING NO. 1 by the following 6 courses and distances:

1. S 2° 37' 27" W, a distance of 197.07 feet;
2. S 8° 30' 54" W, a distance of 134.72 feet;
3. S 26° 33' 03" W, a distance of 296.53 feet;
4. S 50° 19' 59" W, a distance of 136.79 feet;
5. S 71° 10' 22" W, a distance of 101.12 feet;
6. N 89° 39' 20" W, a distance of 419.94 feet to the POINT OF BEGINNING.

PREPARED BY: Allan Fredenburg PLS 13482 303-659-1360

12/16/98 98143-2

A. W. Fredenburg
12-16-98

EXHIBIT A
PAGE 1 of 2

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 68 WEST OF THE 6th P.M., ADAMS COUNTY, COLORADO DESCRIBED
AS:

Commencing at the Northeast corner of the Northwest quarter of said Section 19;
thence S 0° 16' 18" W, a distance of 776.07 feet along the East line of said Northwest
quarter to the South line of THE BROADLANDS FILING NO. 1, a subdivision of part
of said South half of Section 19 recorded in File 17 as Map 735, Adams County records;
thence along said South line of THE BROADLANDS FILING NO. 1 by the following
three courses and distances:

1. N 89° 39' 20" W, a distance of 271.97 feet;
2. S 84° 04' 32" W, a distance of 285.78 feet;
3. S 54° 26' 05" W, a distance of 122.55 feet to the West line of the East half of the
East half of said Northwest quarter;

thence N 0° 25' 13" E, a distance of 879.23 feet along said West line to the Northwest
corner of said East half of the East half of the Northwest quarter;
thence continuing N 0° 25' 13" E, a distance of 30.00 feet along the extension of said
West line to a line that is 30.00 feet North (measured at a right angle) of the North line of
said Section 19;

thence along said line by the following two courses and distances:

1. S 89° 38' 55" E, a distance of 653.07 feet;
2. S 89° 45' 30" E, a distance of 779.02 feet to the Northerly extension of the East
line of THE BROADLANDS FILING NO. 1;

thence S 0° 14' 30" W, a distance of 90.00 feet along said Northerly extension and the
East line of THE BROADLANDS FILING NO. 1;

thence along the East and South lines of THE BROADLANDS FILING NO. 1 by the
following 6 courses and distances:

1. S 2° 37' 27" W, a distance of 197.07 feet;
2. S 8° 30' 54" W, a distance of 134.72 feet;
3. S 26° 33' 03" W, a distance of 296.53 feet;
4. S 50° 19' 59" W, a distance of 136.79 feet;
5. S 71° 10' 22" W, a distance of 101.12 feet;
6. N 89° 39' 20" W, a distance of 419.94 feet to the POINT OF BEGINNING.

PREPARED BY: Allan Fredenburg PLS 13482 303-659-1360
12/16/98 98145-2

A. W. Fredenburg
12-16-98

EXHIBIT A
PAGE 1 of 2

LEGAL DESCRIPTION (Public Service Company of Colorado territory transferred to
Untied Power, Inc.)

THAT PART OF THE PARCELS OF LAND ANNEXED TO THE TOWN OF ERIE,
COLORADO, DESCRIBED IN ORDINANCES 346 AND 350, LOCATED IN
SECTIONS 19,20,29 AND 30, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6th
P.M., WELD COUNTY, COLORADO DESCRIBED AS:

Commencing at the intersection of said sections 19,20,29 and 30 as described in said
Town of Erie ordinance No. 346;
thence South a distance of 30.00 feet along the boundary of said ordinance 346 to the
POINT OF BEGINNING;
thence West a distance of 2617 feet more or less along the boundary of said ordinance
346 to the East line of the North half of the Northwest quarter of said Section 30;
thence North a distance of 55.00 feet along said East line and its North extension to the
South line of the parcel of land described in ordinance 350;
thence continuing North a distance of 5.00 feet to the North line of said parcel of land
described in ordinance 350;
thence along the boundary of said parcel of land described in ordinance 350 by the
following 7 courses and distances:
1) East a distance of 2617 feet more or less to the West line of said Section 20;
2) North a distance of 1284.05 feet along said West line;
3) East, a distance of 2637.25 feet;
4) South a distance of 1284.05 feet;
5) East a distance of 2644.25 feet;
6) South a distance of 60.00 feet;
7) West a distance of 5281.50 feet
to the POINT OF BEGINNING.

98145-11'DSC
DECEMBER 31, 1993

Prepared by Allan W. Fredenburg
PLS 13482
267 S. 5th Avenue
Brighton CO 80601
303-659-1360

A. W. Fredenburg
1/11/99