

Exhibit A

Parcel 1, according to the Final Plat of PARCEL "B" of BLUE LUNA RANCH recorded September 8, 2000 in Plat Book 24 at Page 34, being more particularly described as follows:

PARCEL 1:

A parcel of land located in the SW $\frac{1}{4}$ of Section 32, Township 13 South, Range 93 West of the 6th P.M., having a description based on a bearing of North 00°15'12" West, from the Section corner common to Sections 31, 32, 5 and 6 (monumented by a 1½" al. cap LS 14100) to the $\frac{1}{4}$ corner common to Sections 31 and 32 (monumented by a 2" USGLO brass cap) with all other bearings relative thereto and being more particularly described as follows:

BEGINNING at the C $\frac{1}{4}$ corner of Section 32 (NE corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$) (monumented by a 1½" alum cap PLS 12766); Thence along the East line of the E $\frac{1}{2}$ SW $\frac{1}{4}$ South 00°03'42" West, 1465.15 feet (monumented by a 3¼" al. cap PLS 25972); Thence North 89°43'00" West, 1314.71 feet to the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; Thence along the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ North 00°05'44" West, 146.22 feet to the NW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ (SW 1/16 Corner) (monumented by 3¼" al. cap PLS 25972); Thence South 88°47'00" East 113.32 feet; Thence along a fence line the following two (2) courses: North 00°48'22" East, 872.48 feet; Thence North 03°23'33" East, 445.27 feet to the center subdivision line of said Section 32, Thence along said line South 89°53'57" East, 1164.60 feet to the POINT OF BEGINNING.

Together with and including that certain set of non-exclusive utility easements as described in Deed recorded October 4, 1999 in Book 841, Pages 399-400, Reception No. 528980 at the Office of the Delta County Clerk and Recorder. Also, together with and subject to Reciprocal Grants of Easements For Irrigation Purposes And Agreement To Maintain Pipeline as described in document recorded October 4, 1999 in Book 841 at Pages 389-394, Reception No. 528978 at the Office of the Delta County Clerk and Recorder. (Recognizing the 63% percentage of ownership described therein to be divided between Parcels 1 and 2 with 56% to Parcel 1 and 7% to Parcel 2.) Also together with all rights, claims and interests created or arising under the certain Warranty Deed dated February 12, 1999 from Jane K. Dunbar to Mark Welsh and Cynthia Jean Simmers, as Tenants in Common, each owning a one-half interest, recorded February 12, 1999 in Book 824 at Page 123 of the Delta County Records.

Together with a non-exclusive perpetual easement for the use, maintenance and repair of an access road for ingress, egress and utilities as described in Document recorded at Reception No. 699923 in the Office of the Delta County Clerk and Recorder.

Subject to a non-exclusive perpetual easement for the use, maintenance and repair of an access road for ingress, egress and utilities as described in Document recorded at Reception No. 699923 in the Office of the Delta County Clerk and Recorder.

Subject to a 40-foot utility easement as described in Document recorded at Reception No. 699789 in the Office of the Delta County Clerk and Recorder.

County of Delta
State of Colorado