

Exhibit A

PARCEL 2:

A parcel of land located in the southwest $\frac{1}{4}$ of Section 32, Township 13 South, Range 93 West of the 6th Principal Meridian, having a description based on a bearing of North $00^{\circ}15'12''$ West from the section corner common to sections 31, 32, 5 and 6 (monumented by a $1\frac{1}{2}''$ 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 more particularly described as follows:

Beginning at the $\frac{1}{4}$ corner common to Sections 32 and 5 (monumented by USGLO brass cap); Thence along the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ North $89^{\circ}43'01''$ West 1311.50 feet (monumented by a $3\frac{1}{4}''$ alum. Cap PLS 25972); Thence along the West line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ North $00^{\circ}05'44''$ West 1168.53 feet (monumented by a 2'' alum. Cap PLS 25972); Thence South $89^{\circ}43'00''$ East 1314.71 feet (monumented by a 2'' alum. Cap PLS 25972); Thence along the East line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ South $00^{\circ}03'42''$ West 1168.51 feet to the POINT OF BEGINNING.

Together with all its appurtenances including but not limited to the utility easements more fully described and recorded at both Book 841 at page 399-400 and the certain Plat for the Blue Luna Ranch, Plat Book 22 at page 83, of the Delta County Records, and together with appurtenant ditch and water delivery system including the points of diversion identified in the Blue Luna Ranch Plats and recorded at Book 841 at page 400 of the Delta County Records and an additional non-exclusive 30-foot-wide private road easement for access to Parcel 2 with the right of ingress and egress over, across and through Parcel 1 of the Blue Luna Ranch to serve the Subject Property and an additional non-exclusive utility easement 30 feet wide with the right to install, construct, maintain, repair and replace utility service (phone, domestic water and electric power) over, across, under and through Parcel 1 of the Blue Luna Ranch to serve the Subject Property and all rights, claims and interests created or arising under the warranties affecting the above described lands and contained in that 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; 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 to include a 30-ft.-wide utility easement running along the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, N $00^{\circ}05'44''$ W 146.22 ft. to the NW corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, all in Section 32, T13S R93W of the 6th P.M.

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.

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