

EXHIBIT A

A tract of land situate in part of the E1/2 of the SE1/4 of Section 1, T 14 S, R 92 W of the 6th PM, more particularly described as follows: Beginning at a Point from whence a point on the West line of the E1/2 of the SE1/4 bears S61°11'01" W. a distance of 1065.00 feet (formerly described as S. 60°30'W) said point being N. 01°56'47" E. a distance of 446.00 feet (formerly described as North 446.0') from the SW corner of the SE1/4 of the SE1/4 of Section 1, T 14 S, R 92 W of the 6th PM and considering the south line of the SE1/4 of said Section 1 to bear N. 89°58'41" E. and all other bearing relative thereto:

1. thence N 30°25' W – 459.00 feet;
2. thence N 60°30' E.– 170.00 feet;
3. thence S 36°00' E a distance of 464.49 feet, (formerly a record distance of 462.0 feet);
4. thence S 61°11'01" W a distance of 215.24 feet (formerly described as S 60°30' W – 215.00 feet) to the point of beginning, County of Delta, State of Colorado.

Together with One Town of Paonia water tap administered through the Delta County Administrative Offices and 3 shares in the Paonia Ditch Company
