

EXHIBIT "A"

MIRA LOMA THOMAS CREEK WATER RIGHTS:

Thomas Creek water and water rights, ditch and ditch rights situated within a portion of the SW1/4 SW1/4 and the SE1/4 SW1/4 of Section 21 and a portion of the NW1/4 NW1/4 and NE1/4 NW1/4 Section 28 T19N, R20E, MDM, appurtenant to a portion of Mira Loma Park (also known as State of Nevada Division of Water Resources Parcel No. 21-160-14) under Claim No. 486. Said water is delivered by the Cochran Ditch, heretofore allocated to Emma J. Marble formerly Emma J. Williams in that certain action entitled The United States of America, Plaintiff, vs. Orr Water Ditch Company, et. al. Defendants, the same in Equity Docket No. A-3 in the District Court of the United States in and for the District of Nevada, also known as the Orr Ditch Decree, based on the Nevada State Engineer's and the Federal Water Master's determination of 4.0 acre feet per acre, as stipulated on Nevada Division of Water Resources ((DWR) Drawing No. TR-039 signed on February 28, 1998 and March 2, 1998, respectfully. DWR Drawing No. TR-039 is recorded in the Division of Water Resources, Nevada State Engineer's Office.

Said Thomas Creek water and water rights, ditch and ditch rights were reserved by the Paul R. Helms and Associates, Inc. by Document No. 409630, Book 975, Page 858, filed in the Office of the Washoe County Recorder, State of Nevada on May 24, 1976.

Thomas Creek water and water rights, ditch and ditch rights being conveyed herein are appurtenant to a portion of Mira Loma Park described in the above mentioned Document No. 409630 (also known as Water Resources Parcel No. 21-160-14), totaling not to exceed ~~16.358~~ acre feet per annum, authorizing a delivery of a pro-rata share of the diversion rate associated with this volume of water under Orr Ditch Decree Claim No. 486. Refer to the Document No. 409630 for the legal description of Mira Loma Park and DWR Determination Map Drawing No. TR-039.

RESERVING AND EXCEPTING THEREFROM unto the Grantor any and/or all water and water rights, ditch and ditch rights over and above the ~~16.358~~ acre feet per annum specifically set forth herein.