

EXHIBIT A

Seller shall reserve all of the underground water, subsurface water, percolating water, irrigation water, artesian water, undeveloped springs and spring water, and any other water from any and all depths and reservoirs, formations, depths and horizons beneath the surface of the Property (hereinafter referred to as ("**Groundwater**")), together with all right to test, explore for, drill for, develop, withdraw, capture or otherwise beneficially use such Groundwater, the right to use the surface of the Property for access to and to explore for, develop, treat, produce and transport the Groundwater and all real and personal property rights, appurtenances, hereditaments, permits, licenses or other governmental authorizations relating to any of the foregoing. Provided however, Buyer shall have the right to drill a well for the purpose of providing water for household and domestic purpose to a residence located on the Property.