

103375

NOTICE OF CONTRACT OF OPTION TO PURCHASE

NOTICE IS HEREBY GIVEN that on the 28th day of February, 1986, BATTISTA TOMERA, also known as BATTISTA TOMERA, JR., and GEORGE TOMERA, of Carlin, Nevada, as TOMERA BROTHERS, a Nevada general partnership, as "Seller"; and JULIAN TOMERA RANCHES, INC., STONEHOUSE DIVISION, a Nevada corporation, of the County of Elko, State of Nevada, as "Buyer", entered into a Contract of Option to Purchase for the following described real property situate in the Counties of Elko and Eureka, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

DATED this 28th day of February, 1986.

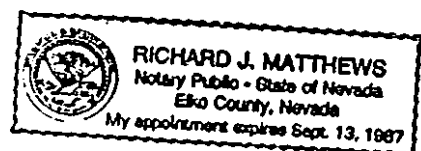
Battista Tomera  
BATTISTA TOMERA, also known as  
BATTISTA TOMERA, JR.

George Tomera  
GEORGE TOMERA

STATE OF NEVADA )  
COUNTY OF ELKO ) SS.

On this 28th day of February, 1986, personally appeared before me, a Notary Public, BATTISTA TOMERA, also known as BATTISTA TOMERA, JR., and GEORGE TOMERA, known to me to be said persons, who acknowledged that they executed the foregoing instrument.

Richard J. Matthews  
NOTARY PUBLIC



LAW OFFICES  
BILYEU AND MATTHEWS  
/ CHARTERED  
PROFESSIONAL CENTER  
ELKO, NEVADA 89801

BOOK 145 PAGE 513

BOOK 523 PAGE 640

A parcel of land located in Section 4, T. 32 N., R. 52 E., M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Commencing at the NW corner of said Section 4, thence S  $89^{\circ}47'00''$  E 1095.12 feet along the north line of said Section 4 to Corner No. 1, the true point of beginning,

thence continuing S  $89^{\circ}47'00''$  E 2747.15 feet along the north line of said Section 4 to Corner No. 2, being a point on the westerly line of Nevada State Highway 278,

thence S.  $3^{\circ}40'04''$  E 1706.23 feet along the said westerly line of State Highway 278 to Corner No. 3, being a point on the northwesterly line of the Western Pacific Railroad,

thence S  $38^{\circ}16'33''$  W 1206.63 feet, more or less, along the said northwesterly line of the Western Pacific Railroad to Corner No. 4, a point on the east-west quarter Section line of said Section 4,

thence west 63.69 feet more or less along the east-west quarter Section line of said Section 4, being the said northwesterly line of the Western Pacific Railroad to Corner No. 5,

thence S  $38^{\circ}16'33''$  W 609.35 feet more or less along the said northwesterly line of the Western Pacific Railroad to Corner No. 6,

thence N  $60^{\circ}37'21''$  W 1337.86 feet to Corner No. 7,

thence N  $67^{\circ}57'53''$  W 271.59 feet to Corner No. 8,

thence N  $41^{\circ}22'16''$  W 1284.46 feet to Corner No. 9,

thence N  $26^{\circ}01'02''$  E 135.84 feet to Corner No. 10,

thence N  $34^{\circ}59'30''$  W 671.15 feet to Corner No. 11, being a point on the southeasterly line of the Southern Pacific Railroad,

thence from a tangent bearing N  $35^{\circ}10'14''$  E on a curve to the right along the said southeasterly line of the Southern Pacific Railroad having a radius of 2091.83 feet through a central angle of  $27^{\circ}13'27''$  for an arc length of 993.94 feet to Corner No. 12,

thence N  $62^{\circ}23'41''$  E 207.05 feet along the said southeasterly line of the Southern Pacific Railroad to Corner No. 1, the true point of beginning containing 191.02 acres more or less.

This parcel is subject to all rights of way and easements existing or of record.

EXHIBIT A -- Page 1

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ELKO, NEVADA 89801

BOOK 145 PAGE 514

BOOK 523 PAGE 641

A parcel of land being portions of Sections 4, 8, 9, 16 and 17, T 32 N, R 52 E, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Beginning at the SE corner of said Section 17, being Corner No. 1, the true point of beginning,

thence N  $0^{\circ}05'22''$  E 1970.22 feet along the easterly line of said Section 17 to Corner No. 2, being a point on an existing fence,

thence N  $36^{\circ}52'08''$  E 858.53 feet along an existing fence to Corner No. 3,

thence N  $36^{\circ}34'50''$  E 2168.21 feet along an existing fence to Corner No. 4,

thence N  $36^{\circ}55'34''$  E 736.76 feet along an existing fence to Corner No. 5,

thence N  $17^{\circ}13'35''$  E 5499.29 feet along an existing fence to Corner No. 6,

thence N  $17^{\circ}48'21''$  E 2658.50 feet along an existing fence to Corner No. 7,

thence N  $68^{\circ}16'07''$  W 685.31 feet along an existing fence to a point on the easterly R/W line of Nevada State Route 278, being Corner No. 8,

thence from a tangent bearing S  $25^{\circ}28'39''$  W on a curve to the right having a radius of 1700.00 feet through a central angle of  $22^{\circ}10'27''$  for an arc length of 657.92 feet along the said easterly Highway R/W to Corner No. 9,

thence S  $47^{\circ}39'06''$  W 1396.37 feet along the said easterly Highway R/W to Corner No. 10,

thence N  $0^{\circ}07'46''$  W 135.03 feet along the said easterly Highway R/W to Corner No. 11,

thence S  $47^{\circ}39'06''$  W 531.94 feet along the said easterly Highway R/W to Corner No. 12,

thence from a tangent bearing S  $47^{\circ}39'06''$  W on a curve to the left through a central angle of  $22^{\circ}17'10''$  for an arc length of 933.52 feet along the said easterly Highway R/W to Corner No. 13,

thence S  $25^{\circ}21'56''$  W 8649.59 feet along the said easterly Highway R/W to Corner No. 14,

thence N  $2^{\circ}23'28''$  W 107.36 feet along the said easterly Highway R/W to Corner No. 15,

thence S  $25^{\circ}21'56''$  W 3188.92 feet along the said easterly

EXHIBIT A -- Page 2

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BOOK 145 PAGE 515

GWK 523 PAGE 642

Highway R/W to a point on the south line of said Section 17 being Corner No. 16,

thence easterly +3384.93 feet to Corner No. 1, the point of beginning containing 765.58 acres more or less.

This parcel is subject to all easements, leases and rights-of-way existing or of record.

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 32 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 20: That portion of W1/2 NW1/4; NW1/4 SW1/4 lying easterly of the easterly boundary line of the Western Pacific Railway Company's right-of-way.

EXCEPTING THEREFROM that portion of said land conveyed to the State of Nevada by Deed recorded October 21, 1954, in Book 66, Page 449, Deed Records, Elko County, Nevada, and November 12, 1954, in Book 24, Page 378, Deed Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half interest in and to all coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within said land, reserved by Allen T. Griffin, et al, in Deed recorded April 19, 1969, in Book 109, Page 68, Official Records, Elko County, Nevada, and in Book 28, Page 537, Official Records, Eureka County, Nevada.

RESERVING, HOWEVER, to Grantors an undivided one-half interest of all right, title, interest and estate in and to all coal, oil, oil shales, gas and minerals which shall include barium sulfate, uranium and fissionable materials, rare earths and also clays, sand, gravel, stone and base materials, and geothermal resources of every kind, nature and description and their by-products, existing upon, beneath or within the above-described lands or any portion thereof with all royalties, rents and other consideration for such right, title, interest and estate reserved and all leases and other disposal thereof, including the right to use so much of the surface thereof and the subsurface thereof as may be reasonably required to prospect for, locate, develop, mine, drill, extract, produce, process, utilize, sell, market, remove and transport the same.

EXHIBIT A -- Page 3

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BOOK 145 PAGE 516

BOOK 323 PAGE 643

RECORDED AT REQUEST OF  
Richard J. Matthews, Clerk  
BOOK 145 PAGE 513

86 JUN 23 AM 8:29

OFFICIAL RECORDS  
ELKO COUNTY, NEVADA  
FILE NO. 103375  
FEE \$ 9.00

#9.60 215461  
FILED FOR RECORD  
AT REQUEST OF  
RICHARD J. MATTHEWS  
86 MAY 16 AM 11:40

523 640  
RECORDED BY  
JERRY E. REYNOLDS  
ELKO CO. RECORDER

INDEXED

BOOK 145 PAGES 17

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BOOK 523 PAGE 644