

When recorded, mail to:
Stewart Title Company
d/b/a Frontier Title Company
445 Fifth Street
Elko, NV 89801

NUISANCE EASEMENT AND RELEASE OF CLAIMS

THIS NUISANCE EASEMENT AND RELEASE OF CLAIMS, made this 15th

day of August, 1994, between REX M. COLLINGWOOD and his wife,

GERALDINE COLLINGWOOD, hereinafter collectively called "OWNER"; and

HOMESTAKE MINING COMPANY OF CALIFORNIA, a California corporation,

hereinafter called "HOMESTAKE".

OWNER, in consideration of the sum of Ten Dollars (\$10.00), lawful money of

the United States of America, to it in hand paid by HOMESTAKE, the receipt whereof

is hereby acknowledged, does by these presents hereby agrees as follows:

1. OWNER acknowledges that HOMESTAKE has purchased the Property as

described in Section 5 below, for use in connection with mineral exploration,

development, mining (whether by surface or underground methods), reclamation and

any related activities on the Property and on adjacent or nearby properties now or

hereafter owned or controlled by HOMESTAKE (collectively "Mining Activities").

2. OWNER expressly acknowledges that Mining Activities may, from time

to time, interfere with OWNER's quiet enjoyment of Parcel No. 2 as more particularly

described on that certain subdivision plat dated July 6, 1994 and recorded as

Document Number 153395 in the Official Records of Eureka County, Nevada.

OWNER further acknowledges that, in connection with the purchase of the Property,

HOMESTAKE has specifically bargained for and purchased the right to interfere with OWNER's quiet enjoyment of Parcel No. 2 in its conduct of Mining Activities and that, as partial consideration for that right, HOMESTAKE has given to OWNER the right to require HOMESTAKE to purchase Parcel No. 2 at its appraised fair market value (the "Put Option"). OWNER's Put Option is contained in that certain Evaluation Permit and Option to Purchase between HOMESTAKE and OWNER dated as of May 20, 1994 ("Agreement") and in that certain Right of First Refusal between HOMESTAKE and OWNER dated as of August 15, 1994 and recorded in the Official Records of Eureka County, Nevada.

3. OWNER hereby grants and conveys to HOMESTAKE and its successors and assigns the right to create nuisances and to otherwise interfere with the right of quiet enjoyment of Parcel No. 2 in the conduct of Mining Activities. OWNER further agrees that the sole and exclusive remedy for nuisances and interference with the right of quiet enjoyment arising out of the conduct of Mining Activities is the right to exercise the Put Option against HOMESTAKE and its successors and assigns. Except as specifically provided in the Put Option, OWNER, for their heirs, executors, administrators, successors or assigns in Parcel No. 2, forever releases and discharges HOMESTAKE and its successors and assigns, and all of its present and future directors, officers, employees, attorneys, agents and consultants, and all of its subsidiaries, affiliates and associates from any and all claims, causes of action, damages of any kind, or liabilities or demands of any nature whatsoever in law or in

equity, whether now known or unknown, arising out of or related to the conduct of Mining Activities ("Released Matters").

4. This release shall apply to all the Released Matters that OWNER or their heirs, executors, administrators, successors or assigns in respect of Parcel No. 2 hereafter shall or may have for any reason or cause or matter whatsoever arising from any event or action occurring after the Effective Date.

5. This Nuisance Easement and Release of Claims shall be a burden on Parcel No. 2 and shall run against the OWNER and OWNER's heirs, executors, administrators, successors or assigns in respect to Parcel No. 2. This Nuisance Easement and Release of Claims shall be incident and appurtenant to and shall benefit and run with the following described Property and all adjacent and nearby property used in the conduct of Mining Activity:

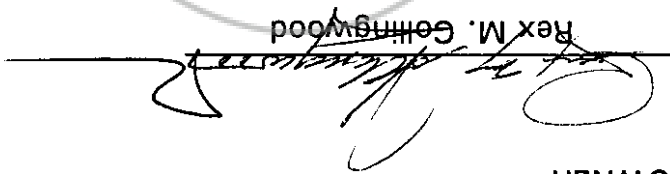
Parcel 1 as shown on that certain Parcel Map for REX M. and GERALDINE COLLINGWOOD filed in the office of the County Recorder of Eureka County, State of Nevada, on July 6, 1994, as File No. 153395, being a portion of the W½ of Section 32, Township 20 North, Range 53 East, M.D.B.&M..

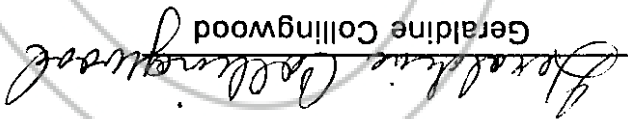
If, for any reason, this Nuisance Easement and Release of Claims is determined not to be incident and appurtenant to and run with the Property and the adjacent and nearby real property, as described in this Section 5, it shall be deemed to be an easement or right in gross for the benefit of HOMESTAKE and its successors and assigns in the conduct of Mining Activities on the Property and adjacent and nearby property.

IN WITNESS WHEREOF, the OWNER has written this conveyance the day and

year first above written.

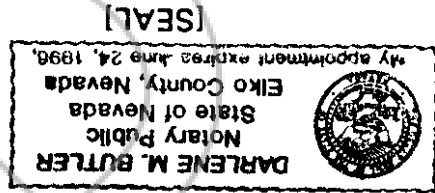
OWNER


Rex M. Collingwood


Geraldine Collingwood

154741
EUREKA COUNTY, NEVADA
M.H. REBALCATTI, RECORDER
FILE NO.
FEE \$11.00
94 AUG 22 PM 4:25
RECORDED AT THE REQUEST OF
OFFICIAL RECORDS
BOOK 274 PAGE 285

My Commission Expires: 6/24/96
Residing at: Elko, Nevada
Notary Public in and for said State

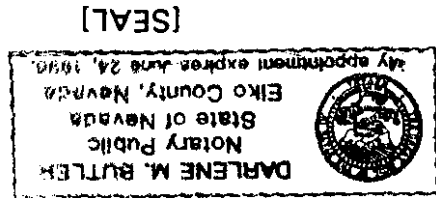


IN WITNESS WHEREOF, I have signed my name and affixed my official seal.

On August 15, 1994, before me, Darlene M. Butler, a duly commissioned Notary Public for said State, personally appeared, Geraldine Collingwood, herein, who acknowledged that (s)he executed the foregoing instrument.

STATE OF Nevada)
COUNTY OF Elko)
ss.)

My Commission Expires: 6/24/96
Residing at: Elko, Nevada
Notary Public in and for said State



IN WITNESS WHEREOF, I have signed my name and affixed my official seal.

On August 15, 1994, before me, Darlene M. Butler, a duly commissioned Notary Public for said State, personally appeared, Rex M. Collingwood, herein, who acknowledged that (s)he executed the foregoing instrument.

STATE OF Nevada)
COUNTY OF Elko)
ss.)