

Exhibit A

The real property herein is situated in State of Nevada, County of Eureka, described as follows:

PARCEL 1

TOWNSHIP 21 NORTH, RANGE 54 EAST, MDB&M

Section 16: W 1/2;

EXCEPTING THEREFROM all oil and gas in said land, reserved by the United States of America in Patent recorded January 22, 1965, in Book 6, Page 407, Official Records, Eureka County, Nevada.

Section 17: W 1/2;

EXCEPTING THEREFROM all oil and gas in said land, reserved by the United States of America in Patent recorded October 23, 1963, in Book 27, Page 56, Deed Records, Eureka County, Nevada.

PARCEL 2

TOWNSHIP 21 NORTH, RANGE 54 EAST, MDB&M.

Section 17: E 1/2

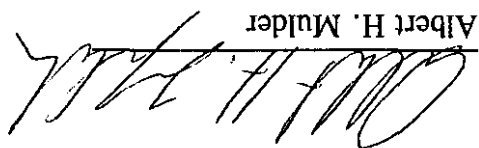
EXCEPTING THEREFROM all oil and gas in said land, reserved by the United States of America in Patent recorded October 23, 1963, in Book 27, Page 56, Deed Records, Eureka County, Nevada.

TOGETHER WITH all of the Trustor's right to any and/or all water and water rights, well and well rights appurtenant to the above described property, including, but not limited to the water righted land as evidenced by the following certificates (permits) of appropriation of the water issued by the Nevada State Engineer:

Application #:	Certificate #:	Source:	Use:
20484	7694	Pedroli Creek	Irrigation

The point of diversion of water from the source is as follows: SE 1/4 SW 1/4 Sec. 16, T21N, R54E, MDB&M, or at a point from which the SW corner of said Sec. 16 bears South 89° 28' West, a distance of 1,600.0 feet.

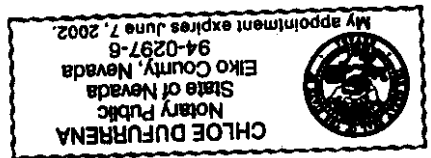
PO Box 752
Eureka, Nevada 89316


Albert H. Mulder

STATE OF Nevada
COUNTY OF Eiko

This instrument was acknowledged before me on June 17, 1998, by Albert H. Mulder.

Notary Public



BOOK 319 PAGE 429
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
William Mulder PCA
98 JUN 23 PM 1:39
EUREKA COUNTY NEVADA
M. N. REBALATI, RECORDER
FILE NO. FEES \$8.00

170219

BOOK 819 PAGE 430