

EXHIBIT 'A'

PARCEL 1:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

That portion of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 14 North, Range 20 East, M.D.B.&M., that is described as follows:

COMMENCING at a point on a fence line which bears North 89°56'00" West a distance of 1945.28 feet from the East quarter Section corner of said Section 31; thence South 347.77 feet to the TRUE POINT OF BEGINNING; thence continue South a distance of 348.08 feet; thence South 89°55'30" West a distance of 624.90 feet to an intersection with the Eastern right of way line of Nevada State Highway Route 3 (U.S.) which right of way line is 20 feet Easterly of, measured at right angles and parallel with the surveyed centerline of said Highway; thence North 00°04'30" West along said Eastern right of way line a distance of 348.90 feet to the Southwest corner of that parcel conveyed to H. JAMES PECK and wife by Deed recorded August 2, 1968 in Book 60, Page 545, Official Records of Douglas County, Nevada; thence East along the South line of said PECK parcel a distance of 625.35 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all gold, silver, copper, lead, cinnabar and other valuable minerals.

TOGETHER WITH all water, water rights, ditch and ditch rights appurtenant to the herein described real property.

A.P.N. 21-020-20

PARCEL 2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL A

A piece or parcel of land situate, lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 14 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows, to wit:

COMMENCING at a point near a fence corner which bears North 89°56'00" West a distance of 1318.08 feet from the East quarter-section corner of said Section 31; thence South 00°05'45" West, along a fence line, a distance of 347.04 feet to the POINT OF BEGINNING; thence South 00°05'45" West 347.26 feet; thence West a distance of 626.04 feet to a point; thence North, a distance of 348.08 feet; to a point; thence East 626.62 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all gold, silver, copper, lead, cinnabar and other valuable minerals.

A.P.N. 21-020-21

PARCEL B

A non-exclusive easement for ingress and egress over and across the following described property:

Beginning at the Southeast corner of that parcel conveyed to H. JAMES PECK and wife recorded August 2, 1968, in Book 60, Page 545; thence South 20 feet; thence South 89°55'30" West 625.35 feet; thence North 00°04'30" West 40 feet; thence South 89°55'30" East 625.35 feet; thence South 20 feet to the POINT OF BEGINNING.

TOGETHER WITH all water, water rights, ditch and ditch rights appurtenant to the herein described real property.

PARCEL 3:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

(Continued)

0427159

BK 1197 PG 5167

PARCEL A

A piece or parcel of land situate, lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 14 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, described as follows:

BEGINNING at a point near a fence corner which bears North 89°56'00" West a distance of 1318.08 feet from the East quarter-section corner of said Section 31; thence South 00°05'45" West, along a fence line, a distance of 347.04 feet to a point; thence West a distance of 626.62 feet to a point; thence North, a distance of 347.77 feet to an intersection with a fence line; thence South 89°56'00" East, along said fence line a distance of 627.20 feet to the POINT OF BEGINNING.

PARCEL B

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described property:

Beginning at the Southeast corner of that parcel conveyed to H. JAMES PECK and wife recorded August 2, 1968, in Book 60, Page 545; thence South 20 feet; thence South 89°55'30" West 625.35 feet; thence North 00°04'30" West 40 feet; thence North 89°55'30" East 625.35 feet; thence South 20 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all gold, silver, copper, lead, cinnabar and other valuable minerals.

TOGETHER WITH all water, water rights, ditch and ditch rights, appurtenant to the herein described real property.

(Partnership)

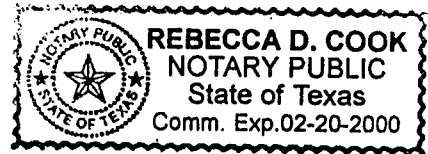
State of TEXAS
County of COCONINO } ss.

On NOVEMBER 18, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared PERRY ANN DRAYTON

proved to me on the basis of satisfactory evidence to be THE PERSON of the partners of the partnership that executed the within instrument, and who acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Rebecca D. Cook
NOTARY PUBLIC for said County and State



FNT 9-88/009

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 NOV 25 P3:58

0427159

BK 1197 PG 5168

LINDA SLATER
RECORDER
\$9.00 PAID 2 DEPUTY