



EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 040303103

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

Being a portion of the Southeast 1/4 of Section 27, Township 13 North, Range 20 East, M.D.B.&M., further described as follows:

Parcel No. 15-C set forth in that certain Parcel Map of Robert L. Burns, filed for record in the office of the County Recorder of Douglas County, Nevada on January 19, 1982, as Document No. 64133.

ASSESSOR'S PARCEL NO. 1320-27-002-010

"Together with 3.96 acre feet of water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property, more specifically defined in Certificate of Appropriation No. 15686, Permit No. 63251."