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EXHIBIT "A"

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M.

AND

THE NORTHEAST QUARTER (NE 1/4) AND THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND SITUATE ON THE WESTERLY SIDE OF HIGHWAY 93 AND BEING IN THE SOUTHEAST QUARTER (SE I/4) OF THE NORTHEAST QUARTER (NE I/4) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 61 EAST, MOUNT DIABLO BASE MERIDIAN, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 93 INTERSECTS THE SOUTH BOUNDARY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING WEST 216.79 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE RUNNING WEST ALONG SAID SOUTH BOUNDARY OF SAID SOUTHEAST QUARTER (SE 1/4) OF THENORTHEAST QUARTER (NE 1/4) OF SECTION 19, 975 FEET, THENCE IN A NORTHERLY 375 FEET; THENCE IN A EASTERLY DIRECTION 1050 FEET TO THE WESTERLY BOUNDARY OF SAID HIGHWAY 33 RIGHT-OF-WAY; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE 600 FEET TO THE PLACE OF BEGINNING, AS CONVEYED TO NORVIN MANN BY DEED RECORDED MARCH 27, 1967 IN BOOK "N-1" OF REAL ESTATE DEEDS, PAGE 178.

AND

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M.

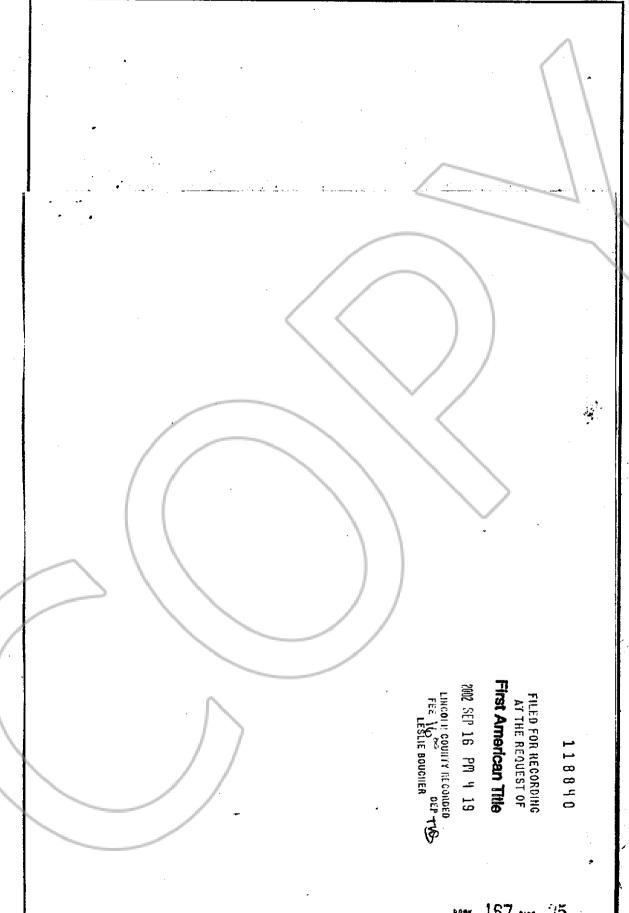
AND

LOT 5 AND THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B & M.

That portion of the West Half of Section 7, Township 6 South, Range 61 East, Mount Diablo Meridian, described as follows:

Parcels Two (2) and Three (3) as shown on Parcel Maps recorded August 20, 2002 in Plat Book. B, Pages 445 and 446 as File Nos. 118695 and 118696 in the Office of the County Recorder of Lincoln County, Nevada.

TOGETHER WITH the right to use 841,60 acre feet of water diverted from Ash Spring Creek, a tributary of Pahranagat Lake, at a point located at the NW 1/4 SE 1/4 of Section 19, Township 6 South, Range 61 East, M.D.B.& M., for the irrigation of 210.40 acres of the security from March 14th to October 1st each year. Evidenced by the State of Nevada Certificate of Appropriation of Water No. 305, Proof No. 01394, as now fully described in that certain decree entered by the Tenth Judicial District Court of Lincoln County, on October 14, 1929, entitled, "Determination of Relative Rights In and To the Water of Pahranagat Lake and its Tributaries in Lincoln County, State of Nevada".



BOOK 167 MGE 35