

EXHIBIT "A"
(F. Heise Land & Live Stock Co., Inc. Partial Reconveyance)

The land referenced herein is situated in the State of Nevada, County of LINCOLN, described as follows:

All land located in Sections 2, 3 and 10, Township 5 South, Range 66 East, M.D.B.&M., described in that certain Deed of Trust ("Deed of Trust") recorded September 12, 2003 in Book 177 of Official Records, page 460 as File No. 120900, Lincoln County, Nevada records, together with all appurtenant water rights appurtenant thereto or associated therewith;

EXCEPT Parcel 6 of the record of Survey of Large Parcels for 325 East Fourth Street L.L.C. recorded February 13, 2004 in Book C of Plats, page 30 as File No. 121774, Lincoln County, Nevada records; and

EXCEPT the following described water rights:

- (1) All those certain water rights for irrigation purposes associated with 38.0 acres located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 5 South, Range 66E, M.D.B.&M., being 165.0 acre-feet per year of the combined duty of Proof #01262 and Proof #01704, Records of the Division of Water Resources, Office of the State Engineer, State of Nevada; and
- (2) An undivided 20% interest in and to 334.5 acre-feet per year (66.90 acre-feet per year) of Permit #45945, limited to use as stated therein, issued by the Division of Water Resources, Office of the State Engineer, State of Nevada; and

EXCEPT a non-exclusive easement and right-of-way in, over, and across the lands described in the Deed of Trust necessary or convenient to the access, operation, maintenance, replacement and repair of any and all existing ditches, flumes, and division and distribution boxes in order that all of the lands irrigated or entitled to be irrigated pursuant to Proof #01262, Proof #01704, records of the Division of Water Resources, Office of the State Engineer, State of Nevada, may be fully irrigated in keeping with historic priorities and irrigation practices and Proof #01262, Proof #01704, and Permit #45945; and

EXCEPT a non-exclusive easement and right-of-way in, over, and across the above-described lands necessary or convenient for the operation, maintenance, replacement and repair of the water well and related improvements and electrical equipment and piping constructed and installed pursuant to Permit #45945, records of the Division of Water Resources, Office of the State Engineer, State of Nevada.

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