

EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL 1:

A portion of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., situate and being in the Townsite of Gardnerville, Douglas County, Nevada, described as follows:

COMMENCING at the intersection of the Southerly line of Main Street with the Easterly line of Eddy Street in the Town of Gardnerville, Nevada, and running thence Southeasterly along the Southerly line of Main Street, 50 feet, more or less, to the Westerly line of the property formerly known as the Valhalla Hall property; thence Southwesterly along the Westerly line of said property formerly known as Valhalla Hall Property, 90 feet; thence at a right angle Northwesterly, 50 feet, more or less, to the Easterly line of Eddy Street; thence Northeasterly along the Easterly line of Eddy Street 90 feet to the Point of Beginning.

Assessors Parcel No. 1320-33-401-040

PARCEL 2:

All that portion of the Southeast 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M. lying within the Townsite of Gardnerville, described as follows:

BEGINNING AT THE intersection of the most Easterly line of Eddy Street with the most Southerly line of Main Street in the Townsite of Gardnerville, Douglas County, Nevada, and running Southeasterly along the most Southerly line of Main Street a distance of 50 feet to the True Point of Beginning; running thence Southwesterly, parallel with the most Easterly line of Eddy Street, a distance of 101 feet; thence Southeasterly parallel with the most Southerly line of Main Street a distance of 12 feet; thence Southwesterly parallel with the most Easterly line of Eddy Street a distance of 79 feet to the South line of the 12 foot easement heretofore conveyed to the United Farmers Telephone and Telegraph Company; thence Southeasterly parallel with the most Southerly line of Main Street a distance of 52 feet to the most Westerly line of the property of Anna C.

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Frey; thence Northeasterly and parallel with the most Easterly line of Eddy Street and along the most Westerly line of the property of said Anna C. Frey, a distance of 180 feet, more or less, to the most Southerly line of Main Street; thence Northwesterly along the most Southerly line of Main Street, a distance of 64 feet to the True Point of Beginning.

Assessors Parcel No. 1320-33-401-041

PARCEL 3:

A portion of the Southwest 1/4 of the Southeast 1/4 Section 33, T. 13 N., R. 20 E. M.D.B.&M., more particularly described as follows:

Beginning at the point of intersection of the Southeast line of Eddy Street with the Southwest line of Main Street; thence South 45° 41' 00" West along the Southeast line of Eddy Street a distance of 90.00 feet to the True Point of Beginning; thence South 44° 51' 00" East 49.50 feet; thence South 45° 41' 00" West 11.00 feet; thence South 44° 51' 00" East 12.50 feet; thence South 45° 41' 00" West 60.50 feet; thence South 44° 51' East along said Southwest line a distance of 52 feet, more or less, to the Northwest line of that certain parcel of land conveyed by Anna C. Frey and Walter Frey, her husband to Ray G. Whitaker, Et Ux recorded in Book Z of Deeds, Page 69; thence South 45° 41' West along said Northwest line, a distance of 19.5 feet, more or less to the Southwest line of said aforementioned parcel; thence South 44° 51' East along said Southwest line, a distance of 38.75 feet, more or less to the Northwest line of that certain parcel of land conveyed by J. C. Larson and Amelia Larson, his wife, to Mrs. Mary Jeperson, recorded in Book O of Deeds, Page 206, thence South 45° 41' West, along said Northwest line a distance of 61.5 feet, more or less, to the Southwest line of that certain parcel of land conveyed by J.C. Larson and Amelia Larson, his wife, to P.J. Hickey, recorded in Book R of Deeds, Page 223, thence North 44° 51' West, along said aforementioned Southwest line, a distance of 152.75 feet more or less to the Southeast line of Eddy Street, thence North 45° 41' East along the Southeast line of Eddy Street a distance of 152.50 feet more or less, to the True Point of Beginning.

Assessors Parcel Nos. 1320-33-401-039 & 1320-33-401-038

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REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 DEC 15 PM 12:43

LINDA SLATER
RECORDER

\$ ^{9.00} PAID ₂ DEPUTY

0505130

BK 1200PG2972