

EXHIBIT A

BENTLY FAMILY LIMITED PARTNERSHIP TO NU-SYSTEMS INC.

LEGAL DESCRIPTION

A parcel of land located within a portion of Section 9, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeasterly corner of Parcel 1 as shown on the Record of Survey for A. Shawn Estes and Bing Construction of Nevada, Document No. 429582 of the Douglas County Recorder's Office, being a point on the Northerly right-of-way line of Dresslerville Road, which bears N.82°58'09" E., 292.04 feet from the NDOT centerline monument at Centerville Lane (SR 756) and Dresslerville Road:

thence N. 89°05'20" W., along said Northerly right-of-way line, 219.43 feet;

thence N. 89°05'20" W., continuing along said Northerly right-of-way line, 5.80 feet;

thence N. 38.90 feet along the arc of a curve to the right having a central angle of 89°11'46" and a radius of 25.00 feet, (chord bears N. 44°29'27" W., 35.09 feet), to a point on the Easterly right-of-way line of Centerville Lane (SR 756);

thence N. 00°04'34" E., along said Easterly right-of-way line, 237.43 feet

thence S. 89°05'20" E., 249.84 feet to a point on the Easterly line of said Parcel 1;

thence S. 00°04'18" E., along said Easterly line of Parcel 1, 262.07 feet to the POINT OF BEGINNING.

Containing 65,340 square feet more or less.

Basis of Bearing

The Southerly property line of Parcel 1 as shown on said Record of Survey, (N89°05'20"W.).

Excluding and reserving therefrom all surface water rights which may be appurtenant to the real property as a result of the decree entered in the United States District Court for the District of Nevada, Civil #D-183BRT Captioned The United States of America, Plaintiff vs Alpine Land and Reservoir Company, a Corporation, et al, Defendants.

Further reserving therefrom, as a covenant running with the land to the benefit of that property described in Exhibit B attached hereto and incorporated herein by reference, a non-exclusive access easement 40 feet in width Westerly from the Southeast boundary of the subject property, adjacent to Dresslerville Road, and then running 100 feet in length in a Northerly direction and then running East for a distance of forty (40) feet to the Exhibit B property line, to serve as joint access to the Exhibit B property.

The owner of the dominant and servient tenements created by this easement may, but absent agreement are not required to maintain and improve this access easement.

EXHIBIT B

BENTLY FAMILY LIMITED PARTNERSHIP TO NU-SYSTEMS INC.

LEGAL DESCRIPTION

DOMINANT TENEMENT - ACCESS EASEMENT

March 1, 2001

A parcel of land located within a portion of Section 9, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwesterly corner of Parcel 2 as shown on the Record of Survey for A. Shawn Estes and Bing Construction of Nevada, Document No. 429582 of the Douglas County Recorder's Office, being a point on the Northerly right-of-way line of Dresslerville Road, which bears N.82°58'09" E., 292.04 feet from the NDOT centerline monument at Centerville Lane (SR 756) and Dresslerville Road;

thence N. 00°04'18" E., along the Westerly line of said Parcel 2, 262.07 feet;

thence N. 89°05'20" W., 249.84 feet to a point on the Easterly right-of-way line of Centerville Lane;

thence N. 00°04'34" E., along said Easterly right-of-way line, 255.97 feet to a 5/8" rebar with cap stamped PLS 3209, being the Northwesterly corner of Parcel 1 as shown on said Record of Survey;

thence N. 88°18'49" E., along the Northerly line of said Parcel 1, 249.91 feet to the Northeasterly corner thereof;

thence N. 88°15'28" E., along the Northerly line of said Parcel 2, 400.27 feet to a 5/8" rebar with cap stamped PLS 3209;

thence S. 46°26'32" E., along the Easterly line of said Parcel 2, 486.50 feet to a 1/2" rebar;

thence S. 31°36'52" W., continuing along said Easterly line, 253.82 feet to a point on the Northerly right-of-way line of Dresslerville Road being a 5/8" rebar with cap stamped PLS 3209;

thence N. 89°05'20" W., along said Northerly right-of-way line, 620.33 feet to the POINT OF BEGINNING.

Containing 9.219 acres more or less.

Basis of Bearing

The Southerly property line of Parcel 1 as shown on said Record of Survey, (N89°05'20"W.).

COPY

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2001 MAR 23 PM 1: 24

LINDA SLATER
RECORDER

\$ 10⁰⁰ PAID *J* DEPUTY

0510916

BK0301PG5758