



# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 020200329

PARCEL NO. 1:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 14 North, Range 18 East, M.D.B. & M., described as follows:

The North 150 feet of the following described parcel:

The South 1/2 of Tract 3 and the North 1/2 of Tract 4 of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B. & M., sometimes known as the A. COHN OR BEATTY TRACT, Lake Tahoe, Nevada, said unofficial BEATTY TRACT SUBDIVISION survey and the plat thereof, made by C.E. TAYLOR, C.E., was filed in the office of the County Recorder of Douglas County, Nevada, on March 4, 1947.

Excepting therefrom that portion conveyed to the State of Nevada for Highway purposes by Deed recorded October 2, 1934 in Book T of Deeds, Page 557 and 559. Said Highway now known as U.S. Highway 50.

Also excepting therefrom that portion conveyed to the United States of America by deed recorded October 12, 1989 in Book 1089, Page 1253, Document No. 212798, Douglas County, Nevada.

Assessors Parcel No. 03-191-080

PARCEL NO. 2:

An easement for ingress and egress, described as follows:

A portion of Lot 3, Section 34, T 14 N, R 18 E M.D.B. & M.

BEGINNING at Southeast corner of APN 03-191-09, Douglas County, Nevada;

Thence, along the South line of said parcel N89°00'43"W 19.09', Thence, leaving said line, N24°16'06"W 43.57', Thence N46°39'51"W 110.21', Thence N37°40'36"W 44.99' to the North line of said parcel; Thence, along said north line S88°57'47"E 38.45', Thence, leaving said North line S37°40'36"E 18.59', Thence S46°39'51" E 107.18' to the West line of US Highway 50; Thence, along a non-tangent curve on said west line, having a radius of 840.00', a central angle of 3°36'46", an arc length of 52.97', and a chord bearing S14°50'17"E 52.97', Thence S16°11.62' to the POINT OF BEGINNING.

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"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 13, 1999, BOOK 499, PAGE 2606, AS FILE NO. 465645, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

COPY

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REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 JUN 24 PM 3:42

LINDA SLATER  
RECORDER

\$16.00 PAID *KJ* DEPUTY

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