



## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 030804441

#### PARCEL 1:

A parcel of land, located in the S1/2 of the NW1/4 of the NE1/4 of Sec. 25, T. 12 N., R. 20 E., M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

Beginning at a concrete right-of-way monument on the Northeasterly 200 ft. right-of-way line of Nevada State Highway, U.S. Route 395, opposite Engineers' Station 87 80.5, which monument bears S. 37°10'45" E., 4980.81 feet, from the West 1/4 corner of Section 24, T. 12 N., R. 20 E., M.D.B.&M., proceed thence West, 111.5 feet, to a concrete right-of-way monument on the 100 foot highway right-of-way line; thence, along the Northeasterly right-of-way line, along a curve to the left, which has a central angle of 3°35'10" and a length of 319.23 feet, to a point; thence East, 1210.92 feet, to the Northeast corner of the parcel; thence South, 286.0 feet, to the Southeast corner of the parcel, thence West, 959.54 feet, to the point of beginning.

Subject to an easement for roadway over the South 25 feet of said Parcel.

#### PARCEL 2:

A parcel of land, located in the NW1/4 of the NE1/4 of Sec. 25, T. 12 N., R. 20 E., M.D.B.&M., Douglas County, Nevada more particularly described as follows:

Commencing at the East 1/4 corner of Sec. 24, T 12 N., R.20 E., M.D.B.&M., proceed West 1320.00 feet, and South, 3300.00 feet, to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence South, 383.15 feet; thence West, 665.01 feet; thence North, 383.15 feet; thence East, 665.01 feet, to the POINT OF BEGINNING, and being a portion of the Ruhenstroth Ranchos Subdivision as shown on the Official Map recorded in the Office of the County Recorder of Douglas County, Nevada on April 14, 1965 as File No. 27706.

Excepting from Parcels 1 and 2 hereinabove all those portions of said lands conveyed in Deeds dated June 25, 1973, Executed by Bud C. Stachler, et ux, recorded June 25, 1973 in Book 673, Pages 1002 and 1005 as Document Nos. 67105 and 67106, of Official Records, more particularly

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described as Parcel's A and B as follows;

PARCEL A:

Commencing at the East quarter corner of Sec. 24, T. 12 N., R. 20 E., M.D.B.&M., proceed South 1320.00 feet, West 1320.00 feet, and South 2649.15 feet, to the True Point of Beginning said true point of beginning being the Southeast corner of the parcel described in the deed to Bud C. Stachler et ux recorded June 3, 1965, in Book 28, Page 543, Official Records, thence West along the South line of the Stachler parcel 325.49 feet; thence North 669.15 to the North line of the parcel described in the deed to Bud C. Stachler recorded March 8, 1966 in book 38, page 429, official records; thence East along said line 325.49 feet to the Northwest corner of the last mentioned parcel; thence South along the East line of the above Stachler parcels 669.15 feet more or less to the point of beginning.

Subject to an easement for roadway over the South 25 feet of said Parcel.

PARCEL B:

Situate in the County of Douglas, State of Nevada, as follows:

Commencing at the West quarter corner of Section 24, T. 12 N., R. 20 E., M.D.B.&M., proceed S 37°10'45" E. 4980.81 feet, to a concrete right-of-way monument on the Northerly 200 foot right of way line of Nevada State Highway U.S. 395 opposite Engineer's Station 87+80.5 which monument is the true point of beginning proceed thence West, 111.5 feet, to a conc. monument on the highway 100 ft. right-of-way line; thence Northwesterly, along the Northeasterly highway right-of-way line, around a curve to the left, having a central angle of 3°35'10", a radius of 5100 feet, and a length of 319.22 feet to a point, which is the Northwest corner of the parcel; thence East, 198.62 feet, to a point; thence S. 10°47'43" E., 291.15 feet, to the point of beginning.

Subject to an easement for roadway over the South 25 feet of said Parcel.

A.P.N. 1220-25-501-010

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"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE  
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT  
RECORDED JANUARY 5, 1965, BOOK 28, PAGE 543, AS FILE NO.  
26892, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,  
STATE OF NEVADA."

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE  
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT  
RECORDED MARCH 8, 1966, BOOK 38, PAGE 429, AS FILE NO.  
31274, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,  
STATE OF NEVADA."

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