

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 050302153

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

PARCEL 1:

A parcel of land situated in and being a portion of the Southeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at a point that bears South 65°49'20" West, a distance of 936.57 feet from the 1/4 corner common to Sections 32 and 33, Township 13 North, Range 20 East, M.D.B. & M., and further described as bearing North 42°00' West, a distance of 592.80 feet from the so-called Mill Street Monument in the Town of Gardnerville; thence North 45°06' East, a distance of 10.00 feet to the True Point of Beginning, said Point of Beginning being 40 feet Northeasterly from the center line of the State Highway or Main Street; thence North 44°54' West along the Northeasterly 40 foot highway right of way line, a distance of 148.00 feet; thence North 45°06' East, a distance of 199.30 feet to a fence corner, said point being more particularly described as the Northwest corner of that certain parcel conveyed by KATE S. THORNE and GEORGE O. THORNE to JEAN ETCHAMANDY and MARIE ETCHAMANDY, by Deed recorded in Book A-1 of Deeds, Page 22, Douglas County, Nevada, records; thence South 44°54' East along the West line of the aforesaid Etchamandy parcel, a distance of 148 feet to the Southwest corner of the aforesaid Etchamandy parcel; thence South 45°06' West, a distance of 199.30 feet to the POINT OF BEGINNING.

TOGETHER WITH all that portion of the Southeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.M., more particularly described as follows:

Commencing at the 1/4 corner common to Sections 32 and 33, Township 13 North, Range 20 East, M.D.M.; thence South 77°46'44" West 612.16 feet to the True Point of Beginning; thence South 45°06'00" West 151.70 feet; thence North 44°54'00" West 148.00 feet; thence North 58°59'43" East 117.95 feet; thence North 88°58'30" East 102.58 feet; thence South 07°48'00" East 60.91 feet to the True 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 JULY 26, 1976, BOOK 776, PAGE 1391, AS FILE NO.
02013 AND INSTRUMENT RECORDED APRIL 19, 1991, BOOK 491,
PAGE 2358, AS FILE NO. 248729, RECORDED IN THE OFFICIAL
RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

APN 1320-32-703-004

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS as shown
on Document recorded in Book C-1 of Deeds, at Page 72, and
on Record of Survey recorded April 19, 1991, in Book 491,
at Page 2355, as Document No. 248727.

Said land further shown on Record of Survey to support a
Lot Line Adjustment for CARLOS AND ISABEL IRIBARREN, filed
for record with the Douglas County Recorder April 19, 1991
in Book 491, Page 2355, Document No. 248727, Official
Records, Douglas County Nevada.