

EXHIBIT "A"

LEGAL DESCRIPTION

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

Lot 55, as shown on that certain map entitled "FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3", filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 15, 1971, in Book 2 of Maps, Page 257, as Document No. 54454, Official Records of Douglas County, Nevada.

EXCEPTING THEREFROM the following:

COMMENCING at the Northeasterly corner of Lot 22, Carson Valley Estates Subdivision Unit No. 3, as shown on the Official Map of the Subdivision filed in the Douglas County Courthouse, proceed South $89^{\circ}36'07''$ West, 42.00 feet to the Northerly corner of Lot 55; thence South $53^{\circ}19'29''$ West, 20.00 feet to a point; thence North $89^{\circ}36'07''$ East, 58.00 feet to a point in the Easterly lot line of Lot 55; thence North $0^{\circ}23'53''$ West, 12.00 feet to the Point of Beginning.

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