

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 070100633

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

PARCEL 1:

All that certain piece of land located in a portion of the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, particularly described by metes and bounds as follows, to wit:

Beginning at a point which is the northeast boundary corner of the Meneley Tract addition to the Town of Gardnerville, as made of record and filed in the Douglas County Recorders Office, said point of beginning being further described as bearing N. 62°30'45" W. a distance of 2187.66 feet from the east one-quarter corner of Section 32, T. 13 N., R. 20 E., M.D.B. & M.; thence S. 58°31' W. along the northerly boundary of the Meneley Tract a distance of 51.47 feet to a point; thence N. 31°29' W. along a fence line a distance of 408.17 feet to a point; thence N. 58°31' E., a distance of 150.00 feet to a point, which point is the southeast corner of the Carson Nu Gas property; thence S. 31°29' E. along a fence line a distance of 273.87 feet to a fence corner; thence N. 58°31' E. a distance of 30.00 feet to a 1/2" iron pipe; thence S. 31°29' E. a distance of 70.60 feet to a point at a fence corner; thence S. 8°24' W. a distance of 174.39 feet to a point; thence N. 44°52' W. a distance of 72.10 feet to the point of beginning.

Parcel 1 being a portion of lands deeded to Louis F. Neddenriep and Martha Neddenriep, his wife by deeds recorded in Official Records, Book 41 at page 327 and Book 173 at page 30 in the Douglas County, Nevada, Recorder's Office.

APN 1320-32-601-005

PARCEL 2:

All that certain piece or parcel of land located in a portion of the NW 1/4 of the NE 1/4 of Section 32, T. 13 N., R. 20 E., M.D.B. & M., in the County of Douglas, State of Nevada, and more particularly described by metes and bounds as follows, to wit;

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Beginning at a 1/2" inch iron pipe set at the southwesterly corner of the parcel, which point is the southeasterly corner of the Standard Oil Company property, said point of beginning being further described as bearing N. 54°24'50" W., a distance of 2641.50 feet from the east one-quarter corner of Section 32, T. 13 N., R. 20 E.; thence N. 31°29' W. along the easterly side of said Standard Oil Company property a distance of 259.81 feet to a 1/2" iron pipe set at the north-westerly corner of the parcel, on the south side of the so-called Zerolene Road; thence N. 89°36' E. along the south side of said road a distance of 35.00 feet to a 3/4" iron pipe set at the northeasterly corner of the parcel; thence S. 31°29' E., a distance of 241.70 feet to a 1/2" iron pipe set at the southeasterly corner of the parcel; thence S. 58°31' W. a distance of 30.00 feet to the point of beginning.

APN 1320-32-501-011

PARCEL 3:

An easement and right of way for ingress and egress to Zerolene Road over and across a strip of land 30.00 feet in width as granted to Louis F. Neddenriep and Martha Neddenriep, his wife, in Deed filed in Book 41 of Official Records at page 327 in the Douglas County, Nevada, Recorder's Office, and more particularly described by metes and bounds as follows, to wit:

Beginning at a 1/2" iron pipe set at the northwesterly corner of the parcel, which point is the southeasterly corner of the Standard Oil Company property, said point of beginning being further described as bearing N. 54°24'50" W. a distance of 2641.50 feet from the east one-quarter corner of Section 32, T. 13 N., R. 20 E.; thence N. 58°31' E. a distance of 30.00 feet to a 1/2" iron pipe; thence S. 31°29' E. a distance of 423.87 feet to a 1/2" iron pipe set at the southeasterly corner of the parcel; thence S. 58°31' W. a distance of 30.00 feet to a fence corner at the southwesterly corner of the parcel; thence N. 31°29' W. a distance of 423.87 feet to the point of beginning.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 9, 1973, BOOK 873, PAGE 248, AS FILE NO. 68013, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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PARCEL 4:

Together with an easement for road way purpose described as follows:

The Northwesterly 20 Feet of the Southeasterly 32 Feet of Lot 1, Block A, as measured along the Southwesterly and Northeasterly lines of said Lot 1, for a distance of 148.59 feet, as set forth on the Map of Meneley Addition to the Town of Gardnerville filed for record in the office of the Recorder of Douglas County, State of Nevada, June 9, 1947, in Book 1 of Maps.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 23, 1979, BOOK 879, PAGE 1784, AS FILE NO. 35919, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property."

