

EXHIBIT "A"

All that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Being a portion of the Southwest ¼ of Section 33, Township 13 North, Range 20 East, M.D.B.M. more particularly described as follows:

Beginning at the Gardnerville Town Monument, located at the intersection of Main and School Streets; proceed South 89°43' West, 42.33 feet, to a point; thence South 45°35' West, 8.49 feet, to a point on the South right-of-way line of Main Street and the West right-of-way line of School Street; thence North 45°10' West, 116.50 feet, to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence South 44°35' West, 181.52 feet, to the Southeast corner; thence North 45°10' West, 91.50 feet, to the Southwest corner; thence North 44°35' East, 181.52 feet, to the Northwest corner; thence South 45°10' East, along the South right-of-way line of Main Street, 91.50 feet to the TRUE POINT OF BEGINNING.

Being the same lands, intended to be described as Parcel No. 2 of the Order Confirming Sale, recorded July 2, 1953, in Book A-1 of Deeds at Page 459, Douglas County, Nevada, records.

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All that real property situate in the County of Douglas , State of Nevada, described as follows:

PARCEL 2:

BEGINNING at a point that marks the intersection of the Southerly line of Main Street and the Westerly line of School Street in the Town of Gardnerville, Nevada, which point bears South 89°43' West, 42.33 feet from the intersection of the center lines of said Main and School Streets; thence North 45°10' West, along the Southerly line of said Main Street 118 feet, more or less to the Easterly boundary of the parcel conveyed to Mitchell P. Oxoby by deed recorded June 3, 1953, in Book A-1, Page 463; thence South 44°35' West along the Easterly boundary of said Oxoby parcel, a distance of 110 feet more or less; thence South 45°10' East along the Northerly boundary of that parcel conveyed to H. S. Rosenbrock, by Deed recorded April 7, 1949, in Book Y, Page 572, a distance of 118 feet more or less; thence North 44°35' East, a distance of 110 feet more or less to the Point of Beginning.

EXCEPTING THEREFROM all that portion conveyed to the State of Nevada for Highway purposes.

PARCEL 3:

COMMENCING at a point that marks the intersection of the Southerly line of Main Street and the Westerly line of School Street (now Gilman Avenue) which point bears South 89°43' West 42.33 feet from the intersection of the center line of said Main and School Street; thence Southwesterly along the Northwesterly side of School Street (Gilman Avenue), a distance of 191 feet more or less to a point on the Southerly boundary of that Parcel conveyed to H. S. Rosenbrock by Deed recorded April 7, 1949, in Book Y, Page 572, and this being the True Point of Beginning; thence continuing along the Northwesterly side of School Street (Gilman) a distance of 100 feet more or less to a point on the Northerly boundary of that Parcel conveyed to Henry W. Atchison and Wife, recorded May 5, 1930, in Book T, Page 115; thence in a Northwesterly direction along the Northerly boundary of said Atchison Parcel a distance of 200 feet more or less; thence at right angles in a Northeasterly direction and parallel with the Northwesterly line of School Street (Gilman) a distance of 100 feet, more or less, to a point on the Southerly boundary of that Parcel conveyed to Mitchell P. Oxoby, by Deed recorded June 3, 1953, in Book A-1, Page 463; thence at right angles in a Southeasterly direction and along the Southerly boundary of said Oxoby Parcel and said Rosenbrock Parcel a distance of 200 feet, more or less, to the Point of Beginning.

TOGETHER WITH a perpetual easement and right of way for ingress and egress as described in deed recorded December 28, 1965, in Book 36, Page 704, as File No. 30515.

All that real property situate in the County of Douglas , State of Nevada, described as follows:

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Being a portion of the Southwest ¼ of Section 33, Township 13 North, Range 20 East, M.D.B.M. more particularly described as follows:

PARCEL 4:

(A) Commencing at the intersection of the most Southerly line of Main Street with the most Easterly line of School Street (now Gilman Avenue) in the Town of Gardnerville, Douglas County, Nevada; thence Southeasterly along the Southerly line of Main Street a distance of 51.4 feet more or less to the Westerly line of the property formerly owned by Martha Heitman; thence Southwesterly along the Westerly line of said property 70 feet more or less; thence Northwesterly and parallel to the most Southerly line of Main Street 51.4 feet more or less to the most Easterly line of School Street (now Gilman Avenue); thence Northeasterly along the most Easterly line of School Street (now Gilman Avenue) 70 feet more or less to the point of beginning.

(B) Commencing at a point on the most Easterly line of School Street (now Gilman Avenue) 70 feet Southwesterly from the intersection of the most Easterly line of School Street (now Gilman Avenue) and most Southerly line of Main Street; thence Southeasterly and parallel with the most Southerly line of Main Street, 51.4 feet more or less; thence Southwesterly and parallel with the most Easterly line of School Street (now Gilman Avenue) 3 feet more or less; thence Northwesterly 51.8 feet more or less to the point of beginning, and

Commencing at a point on the Easterly line of Gilman Avenue (formerly School Street) 151 ½ feet Northeasterly from the intersection of the Northerly line of Douglas Avenue (formerly Minnie Street) to the Point of Beginning. Said point being also the Northeasterly corner of the certain parcel of land described in Deed dated March 24, 1929, executed by C. M. Krummes in favor of John A. Shaughnessy, recorded in Book V, Page 168, Deed Records, Douglas County, Nevada; thence Northeasterly along the Easterly line said Gilman Avenue, a distance of 160 feet more or less to the Northwesterly corner of that certain parcel conveyed to Charles B. Donaldson and wife, in Deed recorded December 13, 1952, in Book Z, Page 354, Deed Records of Douglas County, Nevada; thence Southeasterly a distance of 51.8 feet more or less; thence Northeasterly 3 feet to the Northwesterly corner of the certain Deed from the Estate of Herman Lampe to Charles C. Meneley, Sr. and wife, recorded November 20, 1964, in Book W, Page 164, Deed Records of Douglas County, Nevada; thence continuing Southeasterly and parallel to Main Street (U.S. Highway 395) along the Southwesterly line of said Meneley Parcel a distance of 30 feet more or less to the center line of Jepsen Ditch; thence Southerly along the center line of said Jepsen Ditch a distance of 33 feet to a point adjoining the Granke property; thence Southwesterly 140 feet more or less to the Lillian Logan property; thence Northwesterly 108.6 feet more or less to the Easterly line of Gilman Avenue and the Point of Beginning.



All that real property situate in the County of Douglas, State of Nevada, described as follows:

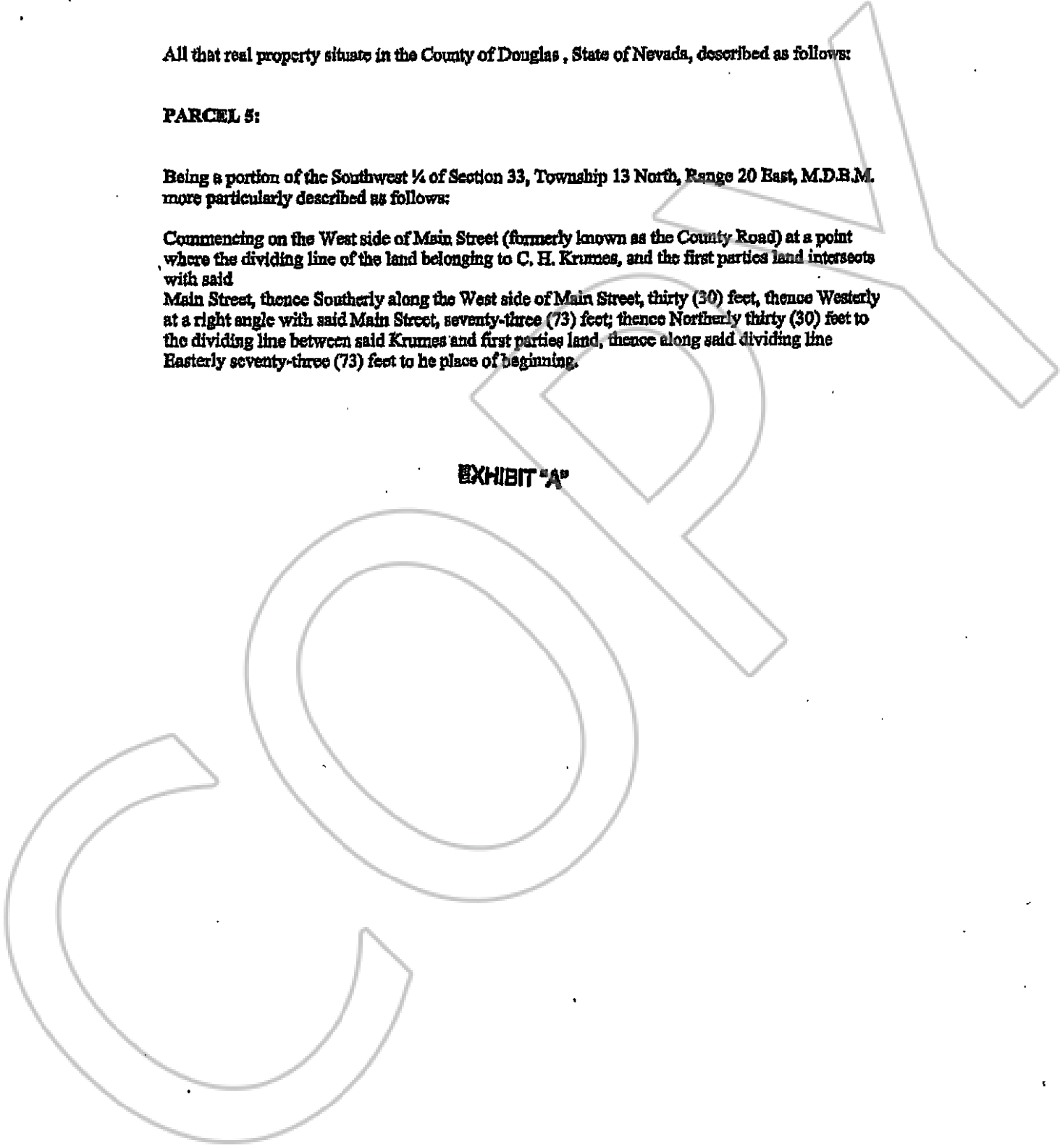
PARCEL 5:

Being a portion of the Southwest ¼ of Section 33, Township 13 North, Range 20 East, M.D.B.M. more particularly described as follows:

Commencing on the West side of Main Street (formerly known as the County Road) at a point where the dividing line of the land belonging to C. H. Krumes, and the first parties land intersects with said

Main Street, thence Southerly along the West side of Main Street, thirty (30) feet, thence Westerly at a right angle with said Main Street, seventy-three (73) feet; thence Northerly thirty (30) feet to the dividing line between said Krumes and first parties land, thence along said dividing line Easterly seventy-three (73) feet to the place of beginning.

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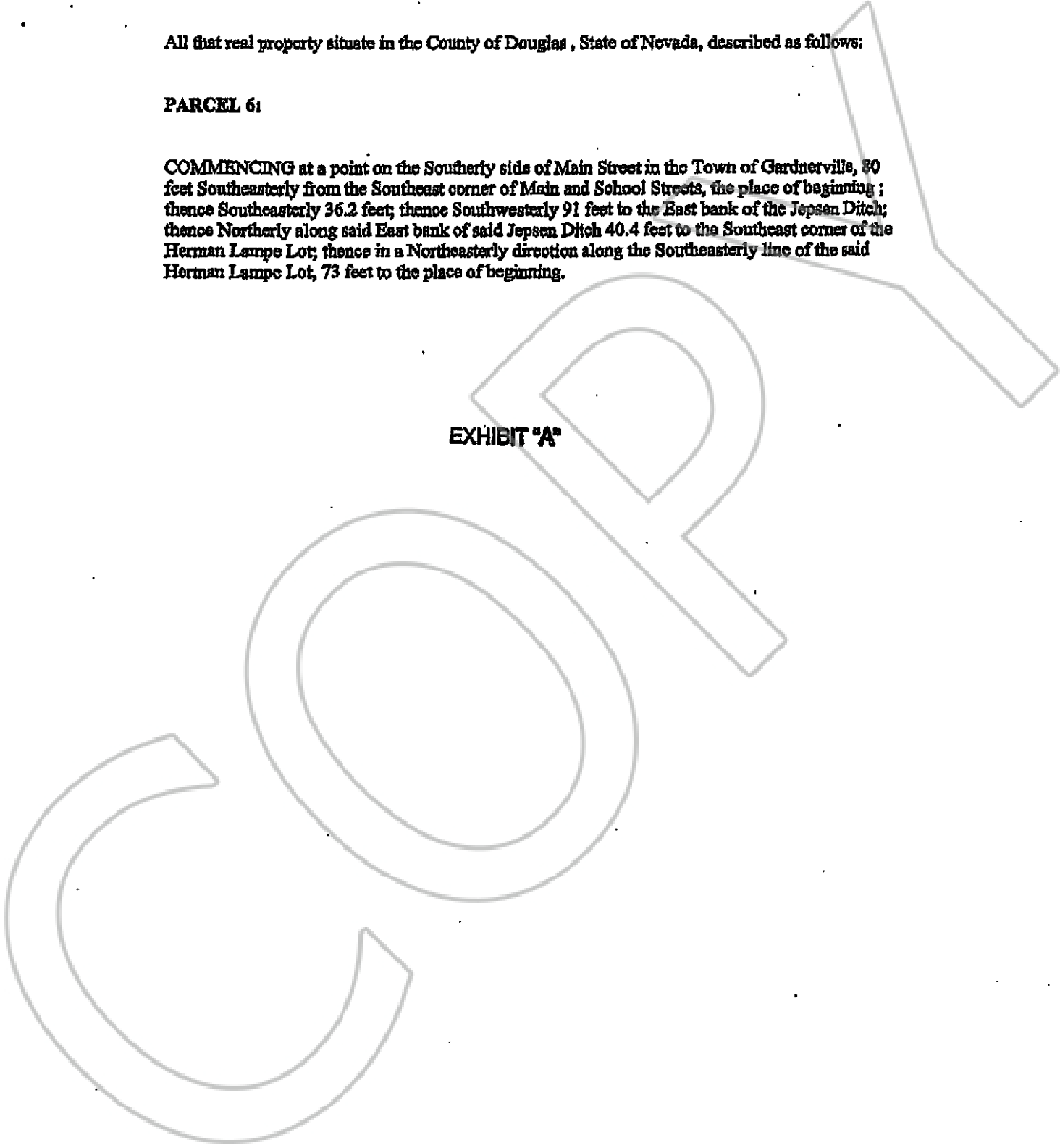


All that real property situate in the County of Douglas , State of Nevada, described as follows:

PARCEL 6:

COMMENCING at a point on the Southerly side of Main Street in the Town of Gardnerville, 80 feet Southeasterly from the Southeast corner of Main and School Streets, the place of beginning ; thence Southeasterly 36.2 feet; thence Southwesterly 91 feet to the East bank of the Jepsen Ditch; thence Northerly along said East bank of said Jepsen Ditch 40.4 feet to the Southeast corner of the Herman Lampe Lot; thence in a Northeasterly direction along the Southeasterly line of the said Herman Lampe Lot, 73 feet to the place of beginning.

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All that real property situate in the County of Douglas , State of Nevada, described as follows:

PARCEL 7:

Beginning at a point in the town of Gardnerville, County of Douglas, State of Nevada, which is South 45°10' East, 117.2 feet from the Southwest corner of Main and School Streets and parallel in distance 8 feet 11 inches from the Southerly side of Douglas County Farmers' Bank Building; thence South 44°28' West, 96.3 feet along the Bank property line; thence North 45°10' West, 8 feet 11 inches; thence South 44°28' West, 35.4 feet; thence South 45°10' East, 58 feet 11 inches; thence North 44°28' East, 131.7 feet to Main Street; thence North 45°10' West, 50 feet along Main Street to point of beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded in the office of the County Recorder of Douglas County, Nevada on January 2, 2002, in Book 102, Page 461, as Document No. 531471, of Official Records.

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