

Exhibit "A"
Property

A parcel of land located with a portion of the East one-half (E1/2) Section 32, Township 13 North, Range 20 East, M.D.B.& M., more particularly described as follows:

Commencing at the intersection of Gardner Street and Bell Street as shown on the Meneley Addition to the Town of Gardnerville recorded June 4, 1947, as Document No. 4930, in Book One of Maps; thence South 45° 06' 00" West, 270.00 feet to the Northerly right-of-way line of U.S. Highway 395; thence along said right-of-way South 44° 54' 00" East 233.90 feet to the point of beginning; thence leaving said right-of-way North 44° 39' 41" East 98.87 feet; thence North 44° 11' 13" West 2.07 feet; thence North 44° 39' 41" East 29.15 feet; thence South 89° 52' 00" East 101.13 feet; thence South 44° 50' 08" East 188.26 feet; thence South 45° 06' 00" West 199.30 feet to a point on the Northerly right-of-way of U.S. Highway 395; thence along said right-of-way North 44° 54' 00" West 256.76 feet to the point of beginning.

The Basis of Bearing of the description is North 44° 54' 00" West, the centerline of Gardner Street, as shown on said Meneley Addition to the Town of Gardnerville

Note: The above metes and bounds description previously appeared in Document No. 2017-903979, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1320-32-703-001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-32-703-001
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Corp Docs ok - js

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 1
 b. Explain Reason for Exemption: Transfer between business entity and an affiliated business entity with identical ownership.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity: Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sierra Nevada Media Group
 Address: 527 California Avenue
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Questor Properties Co.
 Address: 527 California Avenue
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Kaempfer Crowell, Ltd.
 Address: 510 W. Fourth Street
 City: Carson City

Escrow # _____
 State: NV Zip: 89703