

EXHIBIT A

Parcel: S-445-WA-001.304

Situate, lying and being in the City of Sparks, County of Washoe, State of Nevada and more particularly described as being a portion of the W 1/2 of the SW 1/4 of Section 33, T. 20 N., R. 20 E., M.D.M., and more fully described by metes and bounds as follows:

BEGINNING on the right or easterly right-of-way line of SR-445 (Pyramid Way), 157.57 feet right of and at right angles to Highway Engineer's Station "P1" 67+54.95 P.O.T., said point of beginning further described as bearing N. 79°07'38" W. a distance of 5,220.18 feet from a STANDARD NHD MONUMENT DISC IN A SURVEY WELL STAMPED FOR THE CORNER COMMON TO SECTIONS 33 34 3 & 4, accepted as the corner common to Sections 33, 34, 3 & 4, as depicted on that certain OFFICIAL PLAT MORGAN SUBDIVISION, Subdivision Map No. 3762, filed for record on October 8, 1999, as File No. 2387987, in Official Records Washoe County, Nevada; thence N. 0°50'53" E., along the former right-of-way line of Nelson Way, a distance of 365.98 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 15.00 feet, through an angle of 90°00'00", an arc distance of 23.56 feet to the southerly right-of-way line of York Way; thence N. 89°09'07" W., along said right-of-way line, a distance of 97.69 feet to the former right-of-way line of said SR-445; thence N. 2°16'56" E., along said former right-of-way line, a distance of 59.84 feet to the northerly right-of-way line of said York Way, thence S. 89°09'07" E., along said right-of-way line, a distance of 96.84 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 15.00 feet, through an angle of 89°10'12", an arc distance of 23.35 feet to said former right-of-way line of Nelson Way; thence N. 1°40'40" E., along said right-of-way line, a distance of 1,063.15 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 15.00 feet, through an angle of 90°49'48", an arc distance of 23.78 feet to the southerly right-of-way line of Gault Way; thence N. 89°09'07" W., along said right-of-way line, a distance of 84.87 feet to said former easterly right-of-way line of said SR-445; thence N. 2°16'56" E., along said former right-of-way line, a distance of 50.07 feet to the northerly right-of-way line of Gault Way; thence S. 89°09'30" E., along said right-of-way line, a distance of 29.47 feet; thence S. 89°09'14" E., along said right-of-way line, a distance of 1,051.12 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 15.00 feet, through an angle of 34°12'29", an arc distance of 8.96 feet to said right or easterly right-of-way line of SR-445; thence along said right-of-way line the following six (6) courses and distances:

- 1) S. 0°50'35" W. – 8.10 feet;
- 2) N. 89°09'25" W. – 943.63 feet;

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- 3) from a tangent which bears the last described course, curving to the left with a radius of 41.00 feet, through an angle of 89°09'55", an arc distance of 63.81 feet;
- 4) S. 1°40'40" W. – 1,127.12 feet;
- 5) S. 0°50'53" W. – 410.94 feet;
- 6) N. 89°09'07" W. – 5.50 feet to the point of beginning; said parcel contains an area of 26,365 square feet.

Parcel: S-445-WA-001.653

Situate, lying and being in the City of Sparks, County of Washoe, State of Nevada and more particularly described as being a portion of the W 1/2 of the NW 1/4 of Section 33, T. 20 N., R. 20 E., M.D.M., and more fully described by metes and bounds as follows:

BEGINNING on the left or northerly right-of-way line of SR-659 (N. McCarran Blvd.), 140.07 feet left of and at right angles to Highway Engineer's Station "Pe" 191+94.78 P.O.T., said point of beginning further described as bearing N. 57°32'39" W. a distance of 5,301.45 feet from a STANDARD NHD MONUMENT DISC IN A SURVEY WELL STAMPED FOR THE CORNER COMMON TO SECTIONS 33 34 3 & 4, accepted as the corner common to Sections 33, 34, 3 & 4, as depicted on that certain OFFICIAL PLAT MORGAN SUBDIVISION, Subdivision Map No. 3762, filed for record on October 8, 1999, as File No. 2387987, in Official Records Washoe County, Nevada; thence N. 88°17'56" W., along the former southerly right-of-way line of Lenwood Drive, a distance of 529.09 feet; thence from a tangent which bears the last described course, along said former right-of-way line, curving to the left with a radius of 20.00 feet, through an angle of 41°44'46", an arc distance of 14.57 feet to a point of reverse curvature at the former westerly right-of-way line of Sprout Way; thence along said former right-of-way line the following three (3) courses and distances:

- 1) from a tangent which bears S. 49°57'18" W., curving to the right with a radius of 45.00 feet, through an angle of 174°04'41", an arc distance of 136.72 feet to a point of reverse curvature;
- 2) from a tangent which bears N. 44°01'59" E., curving to the left with a radius of 20.00 feet, through an angle of 41°43'52", an arc distance of 14.57 feet;
- 3) N. 2°18'07" E. – 407.67 feet;

thence from a tangent which bears the last described course, curving to the left with a radius of 20.00 feet, through an angle of 90°35'59", an arc distance of 31.63 feet to the southerly right-of-way line of Emerson Way;

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thence N. 88°17'52" W., along said right-of-way line, a distance of 73.66 feet; thence N. 88°18'45" W., along said right-of-way line, a distance of 5.83 feet to the former easterly right-of-way line of SR-445 (Pyramid Way); thence N. 2°16'56" E., along said former right-of-way line, a distance of 60.00 feet to the northerly right-of-way line of said Emerson Way; thence S. 88°17'56" E., along said right-of-way line, a distance of 79.93 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 20.00 feet, through an angle of 89°23'57", an arc distance of 31.21 feet to said former westerly right-of-way line of Sprout Way; thence along said former right-of-way line the following three (3) courses and distances:

- 1) N. 2°18'07" E. – 177.96 feet;
- 2) from a tangent which bears the last described course, curving to the left with a radius of 20.00 feet, through an angle of 46°11'13", an arc distance of 16.12 feet to a point of reverse curvature;
- 3) from a tangent which bears N. 43°53'06" W., curving to the right with a radius of 45.00 feet, through an angle of 84°36'17", an arc distance of 66.45 feet to the right or easterly right-of-way line of said SR-445 (Pyramid Way);

thence along said right-of-way line the following seven (7) courses and distances:

- 1) S. 22°33'05" E. – 24.84 feet;
- 2) from a tangent which bears the last described course, curving to the right with a radius of 58.50 feet, through an angle of 25°02'47", an arc distance of 25.57 feet;
- 3) S. 2°29'42" W. – 30.25 feet;
- 4) S. 2°18'07" W. – 707.99 feet;
- 5) from a tangent which bears the last described course, curving to the left with a radius of 41.00 feet, through an angle of 90°36'03", an arc distance of 64.83 feet;
- 6) S. 88°17'56" E. – 554.19 feet;
- 7) S. 1°42'04" W. – 5.50 feet to the point of beginning; said parcel contains an area of 16,712 square feet.

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Situate, lying and being in the City of Sparks, County of Washoe, State of Nevada and more particularly described as being a portion of the W 1/2 of the NW 1/4 of Section 33, T. 20 N., R. 20 E., M.D.M., and more fully described by metes and bounds as follows:

BEGINNING on the right or easterly right-of-way line of SR-445 (Pyramid Way), 59.00 feet right of and measured radially from Highway Engineer's Station "Z3N" 62+54.55 P.O.C., said point of beginning further described as bearing N. 51°48'39" W. a distance of 6,421.12 feet from a STANDARD NHD MONUMENT DISC IN A SURVEY WELL STAMPED FOR THE CORNER COMMON TO SECTIONS 33 34 3 & 4, accepted as the corner common to Sections 33, 34, 3 & 4, as depicted on that certain OFFICIAL PLAT MORGAN SUBDIVISION, Subdivision Map No. 3762, filed for record on October 8, 1999, as File No. 2387987, in Official Records Washoe County, Nevada; thence from a tangent which bears S. 8°03'34" W., curving to the left along said right-of-way line, with a radius of 1,160.00 feet, through an angle of 2°43'38", an arc distance of 55.22 feet to the former southerly right-of-way line of Mercy Court; thence N. 88°17'56" W., along said former right-of-way line, a distance of 57.14 feet; thence from a tangent which bears the last described course, curving to the left with a radius of 20.00 feet, through an angle of 86°24'54", an arc distance of 30.17 feet to the former easterly right-of-way line of said SR-445; thence from a tangent which bears N. 5°17'10" E., curving to the right along said former right-of-way line, with a radius of 1,260.00 feet, through an angle of 4°24'47", an arc distance of 97.05 feet; thence from a tangent which bears S. 9°41'58" W., curving to the left with a radius of 20.00 feet, through an angle of 98°26'09", an arc distance of 34.36 feet to the former northerly right-of-way line of said Mercy Court; thence S. 88°17'56" E., along said former right-of-way line, a distance of 52.16 feet to the point of beginning; said parcel contains an area of 4,338 square feet.

Parcel: S-445-WA-001.948

Situate, lying and being in the City of Sparks, County of Washoe, State of Nevada and more particularly described as being a portion of the W 1/2 of the NW 1/4 of Section 33, T. 20 N., R. 20 E., M.D.M., and more fully described by metes and bounds as follows:

BEGINNING on the right or easterly right-of-way line of SR-445 (Pyramid Way), 265.65 feet right of and measured radially from Highway Engineer's Station "Z3N" 71+80.08 P.O.C., said point of beginning further described as bearing N. 44°14'05" W. a distance of 6,407.76 feet from a STANDARD NHD MONUMENT DISC IN A SURVEY WELL STAMPED FOR THE CORNER COMMON TO SECTIONS 33 34 3 & 4, accepted as the corner common to Sections 33, 34, 3 & 4, as depicted on that certain OFFICIAL PLAT MORGAN SUBDIVISION, Subdivision Map No. 3762, filed for record on October 8, 1999, as File No. 2387987, in Official Records Washoe County, Nevada; thence S. 20°39'54" E.,

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along said easterly right-of-way line, a distance of 49.60 feet; thence along the following three (3) courses and distances:

- 1) S. 69°11'00" W. – 381.80 feet;
- 2) from a tangent which bears the last described course, curving to the right with a radius of 125.00 feet, through an angle of 19°47'59", an arc distance of 43.20 feet;
- 3) S. 68°40'23" W. – 138.71 feet to the former easterly right-of-way line of said SR-445;

thence along said former right-of-way line the following three (3) courses and distances:

- 1) S. 68°40'10" W. – 26.94 feet;
- 2) from a tangent which bears N. 26°17'16" E., curving to the right with a radius of 1,260.00 feet, through an angle of 3°05'41", an arc distance of 68.06 feet;
- 3) N. 69°08'37" E. – 159.96 feet to the former northerly right-of-way line of said Queen Way;

thence along said former right-of-way line the following three (3) courses and distances:

- 1) N. 68°52'06" E. – 250.15 feet;
- 2) N. 73°33'56" E. – 34.45 feet;
- 3) N. 69°15'34" E. – 94.38 feet to the point of beginning; said parcel contains an area of 27,773 square feet.

The Basis of Bearing for these descriptions is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone as determined by the State of Nevada, Department of Transportation.