

EXHIBIT "A"
LEGAL DESCRIPTION FOR
FACILITIES EASEMENT AREA

All that certain facilities easement area situate within the Southeast One-Quarter (SE 1/4) of Section 23, Township 20 North, Range 19 East, M.D.M., City of Reno, Washoe County, State of Nevada, being a portion of Parcel 1-A as described in a Boundary Line Adjustment Deed, recorded as File No. 2696379, and as shown on R.O.S. Map No. 4086, recorded as file No. 2696380, both recorded June 5, 2002, filed in the Official Records of Washoe County, Nevada, more particularly described as follows:

COMMENCING at the most Northeasterly corner of Parcel 4 as shown on Parcel Map No. 5363, recorded June 29, 2018 as file no. 4827562, also being a point on the Westerly right-of-way of Spectrum Blvd.

THENCE along said right-of-way North 01°10'19" West a distance of 17.84 feet to the **POINT OF BEGINNING**.

THENCE departing said right-of-way South 88°49'41" West a distance of 30.72 feet to the beginning of a tangent curve to the left;

THENCE 45.76 feet along the arc of a 78.02 foot radius curve through a central angle of 33°36'10";

THENCE South 55°13'31" West a distance of 108.63 feet to the beginning of a tangent curve to the right;

THENCE 66.43 feet along the arc of a 504.79 foot radius curve through a central angle of 07°32'24";

THENCE South 27°14'05" East a distance of 20.00 feet;

THENCE South 62°45'55" West a distance of 20.00 feet;

THENCE North 27°14'05" West a distance of 20.00 feet;

THENCE South 62°45'55" West a distance of 131.83 feet to the beginning of a tangent curve to the right;

THENCE 200.00 feet along the arc of a 178.71 foot radius curve through a central angle of 64°07'13";

THENCE North 53°06'52" West a distance of 91.94 feet;

THENCE South 36°32'32" West a distance of 18.86 feet;

THENCE North 53°27'28" West a distance of 70.00 feet;

THENCE North 36°32'32" East a distance of 21.37 feet;

THENCE North 52°45'49" West a distance of 29.36 feet to the beginning of a tangent curve to the right;

THENCE 130.21 feet along the arc of a 120.00 foot radius curve through a central angle of 62°10'08";

THENCE North 09°24'20" East a distance of 31.18 feet;

THENCE North 11°34'24" East a distance of 124.57 feet to the beginning of a tangent curve to the right;

THENCE 83.02 feet along the arc of a 170.00 foot radius curve through a central angle of 27°58'50";

THENCE North 39°33'14" East a distance of 33.19 feet to the beginning of a tangent to the left;

THENCE 29.51 feet along the arc of a 20.00 foot radius curve through a central angle of 84°31'36";

THENCE North 44°58'22" West a distance of 402.69 feet;

THENCE South 83°54'51" West a distance of 35.46 feet;

THENCE South 45°15'43" West a distance of 70.07 feet;

THENCE North 45°05'54" West a distance of 329.17 feet;

THENCE North 44°54'06" East a distance of 173.87 feet;

THENCE North 89°54'06" East a distance of 120.45 feet;

THENCE North 44°54'06" East a distance of 106.03 feet;

THENCE North 25°05'54" West a distance of 244.79 feet;

THENCE North 50°05'54" West a distance of 191.77 feet;

THENCE South 49°54'06" West a distance of 180.55 feet;

THENCE North 90°00'00" West a distance of 213.36 feet to the Westerly boundary of said Parcel 1-A;

THENCE along said Westerly boundary North 00°33'03" East a distance of 160.85 feet;

THENCE departing said Westerly boundary North 75°00'00" East a distance of 447.04 feet;

THENCE South 45°00'00" East a distance of 334.01 feet;

THENCE North 80°00'00" East a distance of 135.96 feet;

THENCE South 40°00'00" East a distance of 138.61 feet;

THENCE South 05°00'00" West a distance of 111.65 feet;

THENCE South 43°00'00" West a distance of 468.85 feet;

THENCE South 45°05'54" East a distance of 83.69 feet;

THENCE South 45°15'43" West a distance of 16.82 feet;

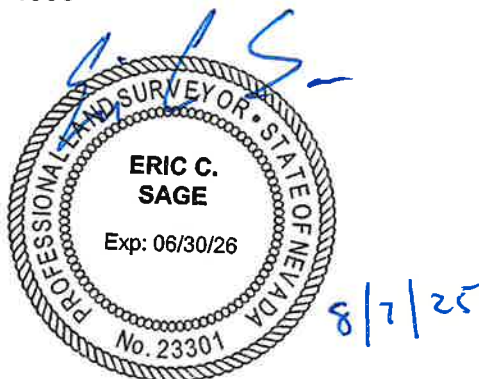
THENCE South 44°58'22" East a distance of 419.39 feet to the beginning of a tangent curve to the right;
THENCE 73.76 feet along the arc of a 50.00 foot radius curve to the right through a central angle of 84°31'36";
THENCE South 39°33'14" West a distance of 36.68 feet to the beginning of a tangent curve to the left;
THENCE 70.54 feet along the arc of a 145.00 foot radius curve through a central angle of 27°52'28";
THENCE South 11°34'24" West a distance of 124.37 feet;
THENCE South 09°24'20" West a distance of 30.70 feet to the beginning of a tangent curve to the left;
THENCE 103.08 feet along the arc of a 95.00 foot radius curve through a central angle of 62°10'08";
THENCE South 52°45'49" East a distance of 29.36 feet;
THENCE North 37°14'11" East a distance of 5.91 feet;
THENCE South 53°06'52" East a distance of 18.74 feet to the Southerly boundary of Parcel 2A of said Record of Survey Map No. 4086;
THENCE along said Southerly boundary the following seven (7) arcs, courses, and distances:
1) South 53°06'52" East a distance of 143.01 feet to the beginning of a tangent curve to the left;
2) 163.07 feet along the arc of a 145.71 foot radius curve through a central angle of 64°07'13";
3) North 62°45'55" East a distance of 151.83 feet to the beginning of a tangent curve to the left;
4) 62.09 feet along the arc of a 471.79 foot radius curve through a central angle of 07°32'24"
5) North 55°13'31" East a distance of 108.63 feet to the beginning of a tangent curve to the right;
6) 77.22 feet along the arc of a 111.02 foot radius curve through a central angle of 39°51'17" to the beginning of a reverse curve;
7) 28.22 feet along the arc of a 16.80 foot radius curve through a central angle of 96°15'09" to a point of cusp, also being a point on the Westerly right-of-way of Spectrum Blvd;
THENCE departing said Southerly boundary, along said right-of-way, South 01°10'19" East a distance of 49.04 feet to the **POINT OF BEGINNING**.

Containing 8.04 acres of land, more or less.

The Basis of Bearings for this description is the Nevada State Plane Coordinate System, West Zone, North American Datum (NAD 83/94). All distances are ground, combined grid to ground factor is 1.000197939.

See Exhibit A-1 attached hereto and made a part hereof.

Prepared by:
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Reno, NV 89502
(775) 823-4068

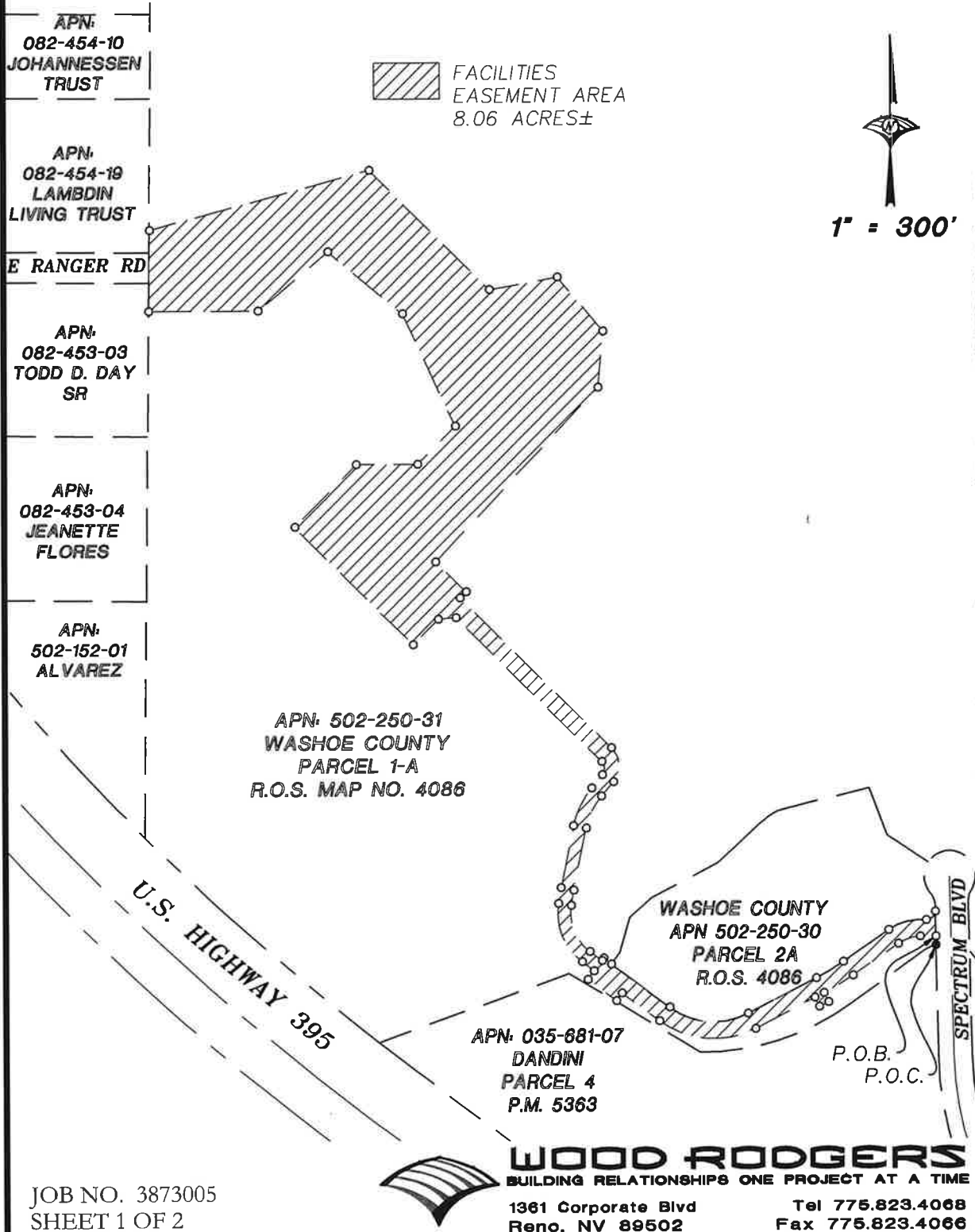


Eric C. Sage, P.L.S.
Nevada Certificate No. 23301

EXHIBIT A-1

PLAT TO ACCOMPANY

FACILITIES EASEMENT AREA
BEING A PORTION OF THE SE 1/4 OF SECTION 23
TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M.
RENO WASHOE COUNTY NEVADA



JOB NO. 3873005
SHEET 1 OF 2

J:\Jobs\3873_Dandini_Bldg_Property\Drawings\MFR_Southwestern_Prop_0A\Geomatics\legals_exhibits\EASEMENTS_2025\FEA_EXA-1.dwg 8/7/2025 8:57 AM Don Callahan