

**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;

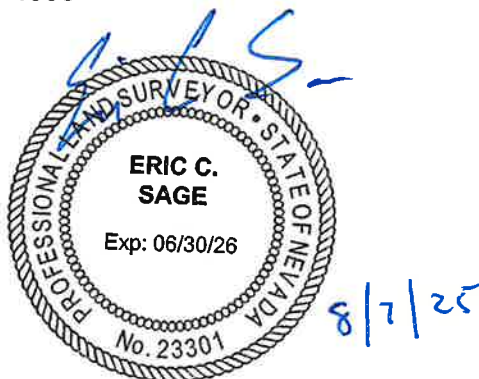
**THENCE** South 44°58'22" East a distance of 419.39 feet to the beginning of a tangent curve to the right;  
**THENCE** 73.76 feet along the arc of a 50.00 foot radius curve to the right through a central angle of 84°31'36";  
**THENCE** South 39°33'14" West a distance of 36.68 feet to the beginning 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:  
Wood Rodgers, Inc.  
1361 Reno Corporate Dr.  
Reno, NV 89502  
(775) 823-4068

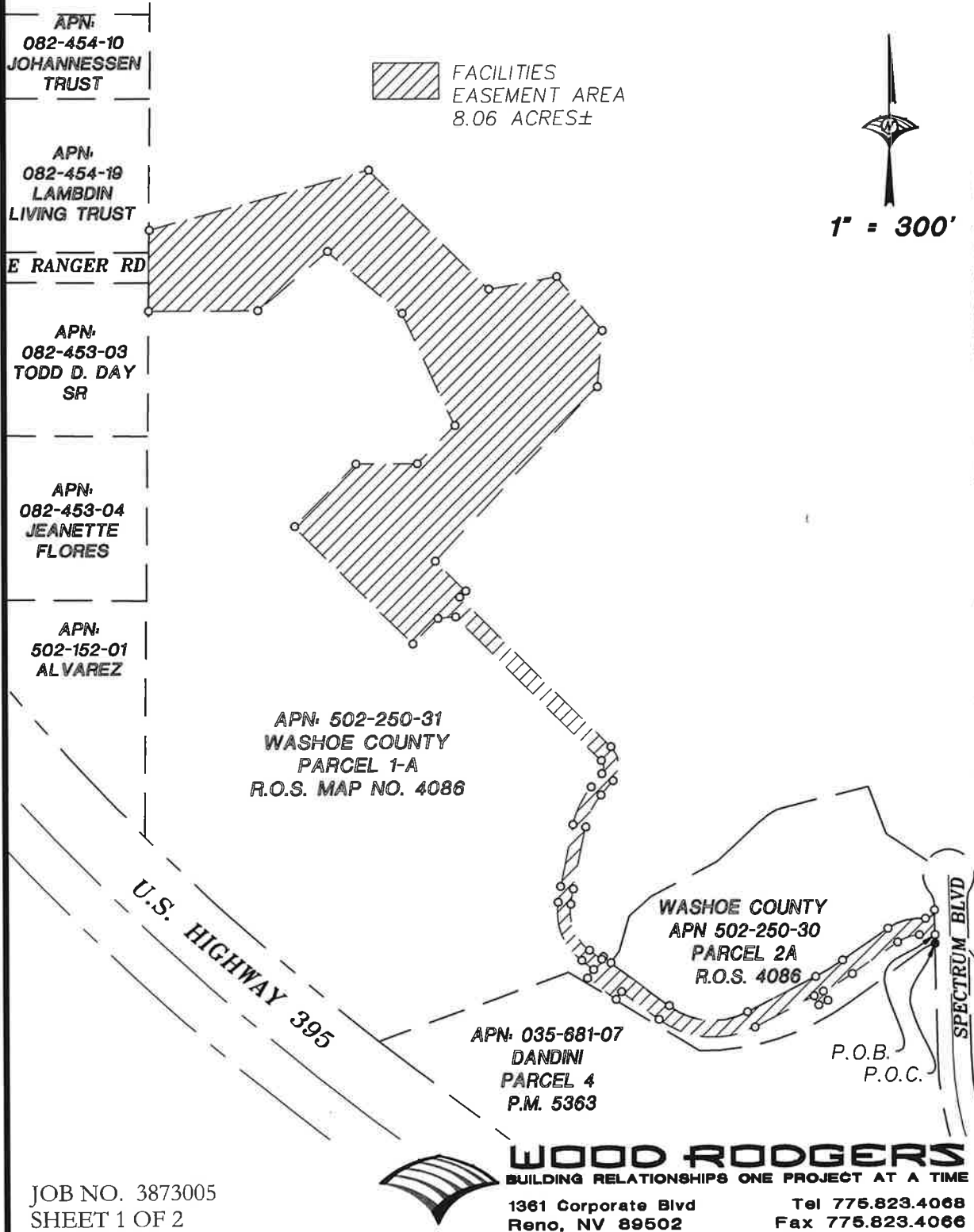


Eric C. Sage, P.L.S.  
Nevada Certificate No. 23301

# 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