

**EXHIBIT "A"****PROPERTY DESCRIPTION
FOR CONVEYANCE BETWEEN
THE HIGBEE 1979 TRUST, DATED FEB. 8, 1979 AND
THE PHYLLIS FRIAS MANAGEMENT TRUST**

A portion of Parcel 1 as shown on the Boundary Line Adjustment filed in the Office of The Lincoln County Recorder on April 25, 2007 in Book C of Maps, Page 328, as Instrument No. 128829, being a portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 32, Township 6 South, Range 61 East, M.D.M. Lincoln County, Nevada being more specifically described as follows:

Commencing at the North Quarter Corner of Section 32, thence along the Westerly boundary of the Northeast Quarter (NE ¼) of said Section 32, South 01°49'30" East, 1346.96 feet to the Northwest corner of said Parcel 1; thence leaving said Westerly boundary and continuing along the Northerly boundary of said Parcel 1, South 89°11'21" East, 228.36 feet to the Northeast corner of said Parcel 1 and the Northwest corner of Parcel 2 as shown on the aforementioned Boundary Line Adjustment, Instrument No. 128829; thence along the Northerly boundary of said Parcel 2, South 89°11'21" East, 561.52 feet to a point on the Westerly right-of-way of US Highway 93; thence along said Westerly right-of-way the following two (2) courses:

thence South 17°54'13" East, 255.65 feet;

thence along a tangent circular curve to the right with a radius of 9900.00 feet and a central angle of 01°53'02" and an arc length of 325.53 feet to the common boundary of aforementioned Parcels 1 & 2, the **POINT OF BEGINNING**;

thence leaving said Westerly right-of-way and continuing along said common boundary the following three (3) courses:

thence with a non-tangent line South 68°11'55" West, 119.45 feet;

thence South 16°36'56" West, 165.18 feet;

thence South 68°46'18" West, 40.93 feet;



thence leaving said common boundary from a tangent which bears South 19°54'34" East, along a circular curve to the right with a radius of 2095.00 feet and a central angle of 01°18'03" and an arc length of 47.56 feet to a point on the southerly boundary of aforementioned Parcel 1; thence South 88°54'55" East, 253.33 feet to the aforementioned Westerly right-of-way; thence along said Westerly right-of-way from a tangent which bears North 14°25'02" West along a circular curve to the left with a radius of 9900.00 feet and a central angle of 01°36'09" and an arc length of 276.88 feet to the **POINT OF BEGINNING**.

Said parcel contains an area of approximately 44,983 square feet.

BASIS OF BEARINGS

North 88°55'12" West being the South boundary of Section 32, Township 6 South, Range 61 East, M.D.M., Lincoln County, Nevada as shown on the Record of Survey for the Phyllis Frias Management Trust, recorded in the Office of the Lincoln County Recorder on March 3, 2008 in Book C, Page 388, as Document No. 131065.

Prepared by:

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State of Nevada Declaration of Value

DOC # DV-135428
02/22/2010 12:25 PM
Official Record

1. Assessor Parcel Number(s)

- a) 011-200-05
- b) 011-200-06
- c) _____
- d) _____

Recording requested By
BRUCE STOKER

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00
Recorded By: DP RPTT:
Book- 254 Page- 0361

FOR RECORDERS OPTIONAL USE ONLY

Document / Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: Doc # 131065 DP

2. Type of Property

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Building
- f) Commercial /Ind'l
- g) Agriculture
- h) Mobile Home
- i) other _____

3. Total Value / Sales Price of Property

Deed In Lieu Only (value of forgiven debt) \$ _____
Taxable Value \$ _____
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 3
- b. Explain Reason for Exemption: CORRECTION DEED

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity AS AGENT FOR

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

TRUSTEES OF THE HIGBEE 1979 TRUST

Print Name JOSEPH AND EVELYN HIGBEE
Address PO BOX 545
City ALAMO
State NV Zip 89001

BUYER (GRANTEE) INFORMATION

THE PHYLLIS FRIAS

Print Name MANAGEMENT TRUST
Address 5010 S. VALLEY VIEW BLVD
City LAS VEGAS
State NV Zip 89118

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name BRUCE STOKER Esc. # _____
Address 5010 S. VALLEY VIEW BLVD
City LAS VEGAS State: NV Zip 89118

(As a public record, this form may be recorded / microfilmed)