

Portion of APN: 127-36-018-016

“EXHIBIT A”

A description of real property being a portion of that parcel described in that Grant, Bargain, Sale deed recorded in Book 20250416, Instrument Number 01030 of Official Records on file in the Clark County, Nevada Recorder’s Office and situate within the Southeast Quarter (SE 1/4) of section 6, township 30 south, range 80 east, Mount Diablo Meridian, Clark County, Nevada and being more particularly described as follows:

Commencing at the centerline intersection of Theodore Roosevelt Boulevard and Ronald Reagan Drive; Thence along the centerline of said Ronald Reagan Drive, South 00°17’09” East, 224.92 feet; Thence South 89°42’51” West, 60.00 feet to the westerly Right-of-Way of said Ronald Reagan Drive being also the southeast corner of that aforementioned parcel and the **Point of Beginning (P.O.B.)**; Thence along the southerly line of said parcel, North 83°42’46” West, 10.07 feet; Thence, North 00°17’09” West, 10.00 feet; Thence South 83°42’46” East, 10.07 feet to the aforesaid westerly Right-of-Way of Ronald Reagan Drive; Thence along said westerly Right-of-Way, South 00°17’09” East, 10.00 feet to the **Point of Beginning (P.O.B.)**.

The lands described herein contain 100 square feet, more or less.

(see “Exhibit B” attached hereto and made a part hereof)

Basis of Bearings:

The Basis of Bearings for this survey is defined as the centerline of Ronald Reagan Drive between Theodore Roosevelt Boulevard and Harry Truman Lane measured as **South 00°17’09” East** and applying the Nevada Coordinate Reference System (NCRS), Las Vegas Zone (low distortion projection), North American Datum of 1983 defined as follows

Datum/Reference Frame: NAD83(2011) epoch 2010.0
mapping projection parameters:
system: Nevada Coordinate Reference System (NCRS)
zone: Las Vegas zone
projection type: Transverse Mercator
standard parallel (and latitude of grid origin): 36° 15’ 00” N
longitude of Central Meridian: 114° 58’ 00” W
linear unit: US Survey foot (US FT)
false northing: 656,166.6667 US FT (200,000.000 m)
false easting: 328,083.3333 US FT (100,000.000 m)
scale factor at central meridian: 1.0001 (exact)



References:

- 1) Grant, Bargain and Sale Deed, Book 20250416, Instrument Number 01030 Official Records.
- 2) Record of Survey, File 333, Page 44 of Surveys.

Name of Surveyor, PLS

Professional Land Surveyor

Nevada License No. #####

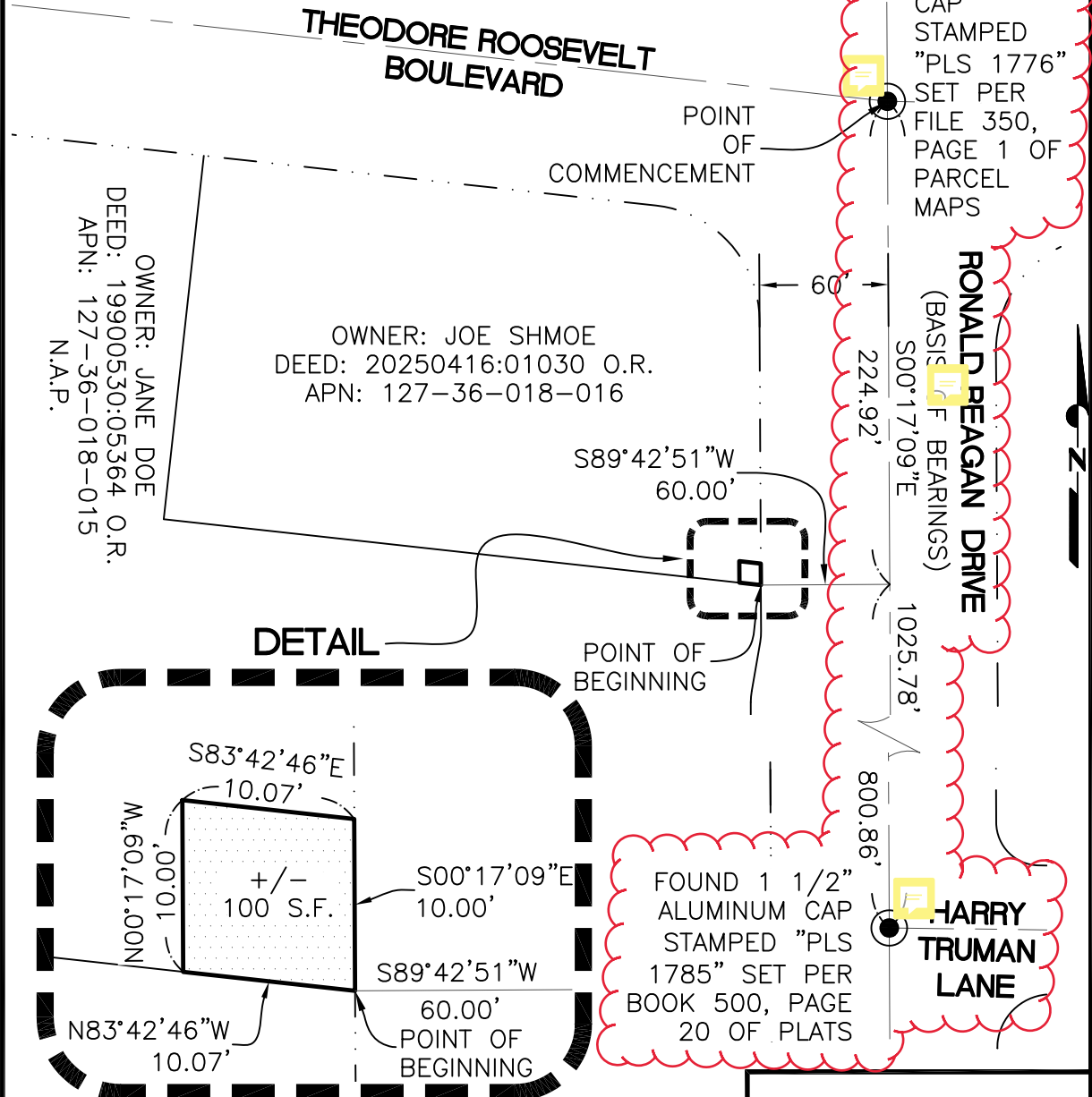
AAA/aaa

A:\PROJECTS\PRESIDENTS ADDITION\LVVWD_METES&BOUNDS_GPSDERIVED_BASIS OF BEARINGS.docx

APN: 127-36-018-016

"EXHIBIT B"
PT., SECTION 06, T.30 S., R.80 E., M.D.M.

FOUND 2"
ALUMINUM
CAP
STAMPED
"PLS 1776"
SET PER
FILE 350,
PAGE 1 OF
PARCEL
MAPS



FOUND 1 1/2"
ALUMINUM CAP
STAMPED "PLS
1785" SET PER
BOOK 500, PAGE
20 OF PLATS

LEGEND

- PARCEL LINES
- EASEMENT AREA
- RIGHT OF WAY LINES
- CENTERLINE TIE LINES
- SQUARE FEET (S.F.)

LAS VEGAS VALLEY WATER DISTRICT SURVEY DRAWING

SCALE
1" = 80'

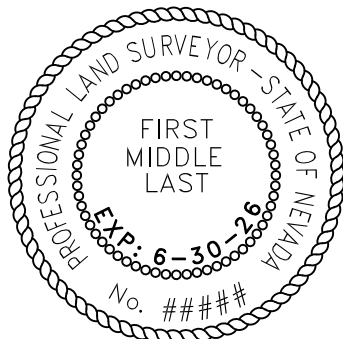
DRAWN BY:
XXX XX/XX/XX

CHECKED BY:
XXX XX/XX/XX

PLS:
PLS XX/XX/XX

PROJECT NUMBER
SAMPLE PROJECT TITLE

EASEMENT AREA DESCRIPTION DIAGRAM



DATE: _____