

APN: 162-01-402-008
162-01-402-009

EXHIBIT 'A'
DETR OFFICE BUILDING PHASE III CHANNEL IMPROVEMENTS
DRAINAGE EASEMENT LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF THE
SOUTHWEST QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE
61 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST
QUARTER (SE ¼), SAID POINT ALSO BEING THE CENTERLINE
INTERSECTION OF ST. LOUIS AVENUE AND ATLANTIC STREET; THENCE
SOUTH 00°13'00" EAST, ALONG THE CENTERLINE OF ATLANTIC STREET, A
DISTANCE OF 418.10 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH
89°47'00" EAST, A DISTANCE OF 30.00' TO A POINT ON THE EASTERLY
RIGHT-OF-WAY OF ATLANTIC STREET, SAID POINT ALSO BEING THE POINT
OF BEGINNING; THENCE NORTH 89°47'00" EAST, A DISTANCE OF 24.17
FEET; THENCE NORTH 86°58'28" EAST, A DISTANCE OF 93.28 FEET; THENCE
NORTH 84°16'48" EAST, A DISTANCE OF 60.51 FEET; THENCE SOUTH
89°09'55" EAST, A DISTANCE OF 174.37 FEET; THENCE NORTH 87°05'20"
EAST, A DISTANCE OF 116.07 FEET; THENCE NORTH 89°20'22" EAST, A
DISTANCE OF 61.12 FEET; THENCE SOUTH 84°23'36" EAST, A DISTANCE OF
74.86 FEET; THENCE NORTH 80°43'59" EAST, A DISTANCE OF 11.10 FEET;
THENCE NORTH 00°26'41" EAST, A DISTANCE OF 2.87 FEET; THENCE SOUTH
89°33'19" EAST, A DISTANCE OF 14.79 FEET; THENCE SOUTH 00°08'09" EAST,
A DISTANCE OF 30.72 FEET; THENCE SOUTH 80°43'59" WEST, A DISTANCE OF
25.20 FEET; THENCE NORTH 84°23'36" WEST, A DISTANCE OF 77.14 FEET;
THENCE SOUTH 89°20'22" WEST, A DISTANCE OF 58.88 FEET; THENCE
SOUTH 87°05'20" WEST, A DISTANCE OF 116.46 FEET; THENCE NORTH
89°09'55" WEST, A DISTANCE OF 173.64 FEET; THENCE SOUTH 84°16'48"
WEST, A DISTANCE OF 59.50 FEET; THENCE SOUTH 86°58'28" WEST, A
DISTANCE OF 94.72 FEET; THENCE SOUTH 89°47'00" WEST, A DISTANCE OF
24.91 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY; THENCE
ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 00°13'00" WEST, A
DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

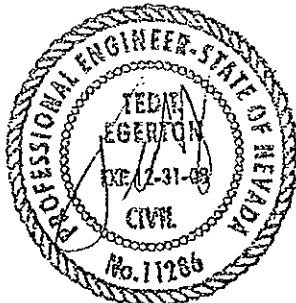
CONTAINS 18,938 SQUARE FEET MORE OR LESS.
SEE EXHIBIT 'B', ATTACHED TO AND MADE BY REFERENCE A PART
HEREOF.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89°40'09" WEST. THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY THAT RECORD OF SURVEY ON FILE IN FILE 09 OF SURVEYS, PAGE 06 IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

PREPARED BY:

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