

When recorded, mail to:
Biff Plemel
P.O. Box 2671
Minden NV 89423

MEMORANDUM OF JOINT VENTURE AGREEMENT

THIS MEMORANDUM OF JOINT VENTURE AGREEMENT is made this 13TH day of February, 1996, to give notice to the world that the undersigned has entered into a Joint Venture Agreement effecting the real property described hereinbelow on the following terms:

The undersigned shall construct the dwelling unit located upon the property; the undersigned is entitled to thirty percent (30%) of the net profits earned as a result of the sale of the property after completion of construction; and, title to the property would be taken in the name of William B. Brandenburg until sold.


The property which is subject to the undersigned's interest is commonly known as 1520 Willowcreek Lane, Gardnerville, Douglas County, Nevada, and more particularly described as follows:

Lot 16, Block B, as set forth on the map of Willow Creek, filed for record in the Office of the Douglas County Recorder on June 30, 1992, in Book 692, Page 5954, as Document 282394, Official Records.

APN 23-520-16

Anyone requiring further details is directed and referred to the described Joint Venture Agreement.

WITNESS my hand this 13TH day of February, 1996.

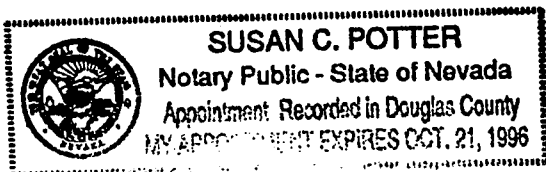

Biff Plemel

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

FOR RECORDERS USE

On FEB. 13, 1996, before me, a notary public, personally appeared BIFF PLEMEL, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.


Notary Public



REQUESTED BY
Biff Plemel
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 FEB 13 P12:25

381195

LINDA SLATER
RECORDER

\$7.00 PAID kr DEPUTY

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