

After recording, return to the Grantee at the following address:

CVBP, A Nevada Limited Liability Company
318 N. Carson Street, Suite 209
Carson City, Nevada 89701
Attn: Mr. Gary Cook

R.P.T.T. \$ 12 D

APNs: 23-310-15, 27, 32,33, 34,35, 36
23-330-01, 02, 03 and 05

GRANT, BARGAIN AND SALE DEED

For value received, Carson Valley Business Park Partners, a Nevada limited partnership, hereby grants, bargains and sells to CVBP, A Nevada Limited Liability Company, a Nevada limited liability company, the real property situated in Carson City, State of Nevada, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Carson Valley Business Park Partners

Dated: Aug 7, 1996

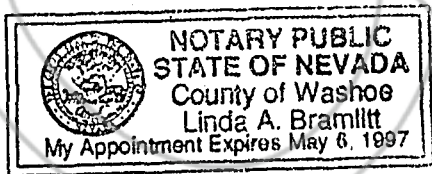
By Leonard Detrick, Trustee
Its GENERAL PARTNER
LEONARD DETRICK

Dated: 10-22, 1996

By Gary Cook, Inc. President
Its GENERAL PARTNER
GARY COOK

STATE OF NEVADA)
COUNTY OF Washoe : ss.

This Grant, Bargain and Sale Deed was acknowledged before me on August 7th, 1996, by LEONARD DETRICK, as the General Partner of Carson Valley Business Park Partners, a Nevada limited partnership.



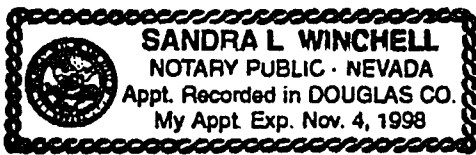
Linda A. Bramlitt
Notary Public

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WALTHER, KEY, MAUPIN, OATS, COX, KLAICH & LEGGOY, ATTORNEYS AT LAW, RENO, NEVADA

STATE OF NEVADA)
COUNTY OF Douglas) SS.

This Grant, Bargain and Sale Deed was acknowledged before me on October 22, 1996, by Gary Cook, as the General Partner of Carson Valley Business Park Partners, a Nevada limited partnership.



Sandra L. Winchell
Notary Public

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WALTHER, KEY, MAUPIN, OATS, COX, KLAICH & LEGGOY, ATTORNEYS AT LAW, RENO, NEVADA

COPY

EXHIBIT "A"

All that certain Real Property situate in the County of Douglas County, State of Nevada and more particularly described as follows:

PARCEL 1:

The East 275.98 feet of the Northeast 1/4 of Section 5 and the Northwest 1/4 of Section 4 in Township 13 North, Range 20 East, M.D.B. & M., excepting therefrom all that portion of said land lying within the exterior boundaries of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada on September 21, 1993 in Book 993 at Page 3579 as File No. 318019, Official Records.

Also, together with that portion of Mid Valley Parkway as abandoned on September 1, 1995 in Book 995 at Page 42 as File No. 369679.

Reference is hereby made to that certain Reversion to Acreage Map for Carson Valley Business Park, recorded in the office of the Douglas County Recorder, State of Nevada on September 21, 1993 in Book 993 at Page 3578 as File No. 318018, Official Records.

PARCEL 2:

A portion of the Southeast 1/4 of Section 5 and the Southwest 1/4 of Section 4, all in Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Lots 19, 20, 21 and 22 of that certain Land Division Map recorded in the office of the Douglas County Recorder, State of Nevada on November 29, 1978 in Book 1178 at Page 1599 as Document No. 27700. Reference is also hereby made to that certain Record of Survey Map recorded in Book 183 at Page 1298 as Document No. 75477.

EXCEPTING THEREFROM Lot 21, all that portion of said land granted to the County of Douglas in Deed recorded on December 16, 1986 in Book 1286 at Page 1918 as Document No. 146773 and further recorded on December 31, 1986 in Book 1286 at Page 4337 as Document No. 147785.

PARCEL 3:

PARCEL A:

Lot A in Block A as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada on September 21, 1993 in Book 993 at Page 3579 as File No. 318019, Official Records.

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PARCEL B:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 13 North, Range 20 East, in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 9, Block D of the CARSON VALLEY BUSINESS PARK PHASE I, recorded in Book 993 at Page 3579 as Document No. 318019 of the Official Records of Douglas County, said corner being on the Westerly right-of-way line of Wildhorse Drive, said corner also being on a curve concave to the Northeast and having a radius of 360.00 feet, a radial line through said corner bears South 72° 51' 03" West; thence South 68° 25' 04" West, 470.21 feet; thence North 79° 21' 34" West, 80.87 feet; thence North 25° 43' 21" West, 491.92 feet to a point on the Southerly right-of-way line of Johnson Lane; thence Easterly along said right-of-way line North 89° 56' 52" East, 664.05 feet to the beginning of a curve concave to the Southwest and having a radius of 50.00 feet; thence Easterly and Southerly along said curve through a central angle of 90° 00' 00" an arc distance of 78.54 feet to a point on the Westerly right-of-way line of said Wildhorse Lane; thence South 0° 03' 08" East, 129.98 feet to the beginning of a curve concave to the Northeast and having a radius of 360.00 feet; thence Southeasterly along said curve through a central angle of 17° 05' 49" an arc distance of 107.42 feet to the Point of Beginning.

Said land is also known as being Lot 9 in Block D as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada on September 21, 1993 in Book 993 at Page 3579 as File No. 318019, Official Records, together with that portion of Mid Valley Parkway as abandoned on September 1, 1995 in Book 995 at Page 42 as File No. 369679.

Reference is hereby made to that certain Record of Survey Map in support of a boundary line adjustment recorded on July 28, 1995 in Book 795 at Page 4518 as Document No. 367095, Official Records wherein said property is hereby referenced as Lot 9A, Block D of the Carson Valley Business Park Phase I.

PARCEL C:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 4, Township 13 North, Range 20 East, in the County of Douglas, State of Nevada being more particularly described as follows:

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Beginning at the most Easterly corner of Lot 10, Block D of the CARSON VALLEY BUSINESS PARK PHASE I, recorded in Book 993 at Page 3579 as Document No. 318019 of the Official Records of said Douglas County, said point being on the Southwesterly right-of-way line of Wildhorse Drive; thence South 40° 08' 16" West, 400.00 feet; thence North 49° 51' 44" West, 152.72 feet to the beginning of a curve concave to the Northeast and having a radius of 1000.00 feet; thence Northwesterly along said curve through a central angle of 3° 41' 36" an arc distance of 64.46 feet; thence South 43° 49' 52" West 60.00 feet; thence North 25° 25' 30" West, 243.70 feet; thence North 68° 25' 04" East, 470.21 feet to a point on the Southwesterly right-of-way line of said Wildhorse Road said point being on a curve concave to the Northeast and having a radius of 360.00 feet, a radial line through said point bears South 72° 51' 03" West; thence Southeasterly along said curve through a central angle of 32° 42' 47" an arc distance of 205.54 feet; thence South 49° 51' 44" East, 25.53 feet to the Point of Beginning.

Said land is also known as being Lot 10 in Block D as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada on September 21, 1993 in Book 993 at Page 3579 as File No. 318019, Official Records, together with that portion of Mid Valley Parkway as abandoned on September 1, 1995 in Book 995 at Page 42 as File No. 369679.

Reference is hereby made to that certain Record of Survey Map in support of a boundary line adjustment recorded on July 28, 1995 in Book 795 at Page 4518 as Document No. 367095, Official Records wherein said property is hereby referenced as Lot 10A, Block D of the Carson Valley Business Park Phase I.

PARCEL D:

Lot 11 in Block D as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada on September 21, 1993 in Book 993 at Page 3579 as File No. 318019, Official Records, together with that portion of Mid Valley Parkway as abandoned on September 1, 1995 in Book 995 at Page 42 as File No. 369679.

Reference is hereby made to that certain Record of Survey Map in support of a boundary line adjustment recorded on July 28, 1995 in Book 795 at Page 4518 as Document No. 367095, Official Records.

PARCEL E:

Lot 12, in Block E as shown on the Official Map of Carson Valley Business Park Phase 1, recorded in the Office of the Douglas County Recorder, State of Nevada on September 21, 1993 in Book 993 at Page 3579 as File No. 318019, Official Records.

REQUESTED BY
Northern Nevada Title Company

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 MAR 24 P3:43

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LINDA SLATER
RECORDER

\$12.00 PAID. *MS* DEPUTY