

Recording Requested by
WELLS FARGO BANK, N.A.

AFTER RECORDING, PLEASE RETURN TO:
UNITED ELECTRICAL SERVICES INC.
2241 PK PL SUITE A
MINDEN, NV 89423-8616

Loan No. 9236714226/42 (CHS)

SUBSTITUTION OF TRUSTEE
AND RECONVEYANCE

THIS SUBSTITUTION OF TRUSTEE AND RECONVEYANCE is entered into this 7TH day of SEPTEMBER, 1999, by and between AMERICAN SECURITIES COMPANY OF NEVADA (Successor Trustee), and WELLS FARGO BANK, N. A. (Successor Beneficiary).

Whereas, UNITED ELECTRICAL SERVICES, INC., A NEVADA CORPORATION, executed that certain PROMISSORY NOTE dated DECEMBER 20, 1994, in the amount of ONE HUNDRED SIXTEEN THOUSAND SIX HUNDRED AND 00/100 Dollars (\$116,600.00) in favor of FIRST INTERSTATE BANK OF NEVADA, N.A. (Original Beneficiary), which PROMISSORY NOTE is secured by that certain Deed of Trust (Deed of Trust) dated DECEMBER 20, 1994, and executed by UNITED ELECTRICAL SERVICES, INC., A NEVADA CORPORATION, as Trustor, to WESTERN TITLE COMPANY, INC., A NEVADA CORPORATION, as Trustee (Original Trustee), for the benefit of Original Beneficiary, which Deed of Trust was recorded on DECEMBER 22, 1994, in the office of the Recorder of the County of DOUGLAS, State of NEVADA, as Serial No. 353135 in Book (Reel) 1294 at Page (Image) 3469;

WHEREAS, Successor Beneficiary is successor in interest to Original Beneficiary;

WHEREAS, Successor Beneficiary desires to appoint Successor Trustee to act as trustee in place of Original Trustee named in the Deed of Trust, and to request Successor Trustee to reconvey to all persons legally entitled thereto all of the right, title and interest granted to Original Trustee by the Deed of Trust.

NOW THEREFORE, Successor Trustee and Successor Beneficiary agree as follows:


1. Successor Beneficiary, pursuant to California Civil Code Section 2934A, appoints Successor Trustee to act as trustee in place of Original Trustee named in the Deed of Trust.

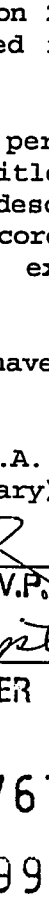
2. Successor Trustee does hereby quitclaim and reconvey unto the person or persons legally entitled thereto, without any warranty, all of the right, title and interest granted to Original Trustee by the Deed of Trust in the real property described therein, reference being hereby specifically made to the Deed of Trust and the record thereof for a particular description of said real property. This reconveyance is executed at the request of Successor Beneficiary.


IN WITNESS WHEREOF, Successor Trustee and Successor Beneficiary have executed this SUBSTITUTION OF TRUSTEE AND RECONVEYANCE the day and year written above.


AMERICAN SECURITIES COMPANY OF NEVADA
(Successor Trustee)

WELLS FARGO BANK, N.A.
(Successor Beneficiary)

By: 
JOANNE DOUGLASS A.V.P.

By: 
JOANNE DOUGLASS A.V.P.

By: 
Dean M. Harpster III OFFICER

By: 
Dean M. Harpster III OFFICER

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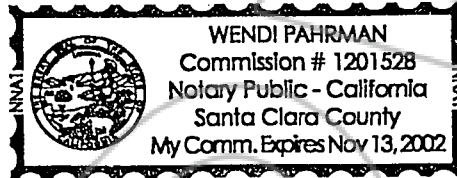
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On SEP 13 1999, before me, WENDI PAHRMAN, Notary Public,
personally appeared JOANNE DOUGLASS / Dean M. Harpster III,
personally known to me to be the persons whose names are subscribed to the within
instrument and acknowledged to me that they executed the same in their authorized
capacities, and that by their signatures on the instrument the persons, or the entity upon
behalf of which the persons acted, executed the instrument.

WITNESS my hand official seal.

Wendi Pahrman
Signature of Notary



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REQUESTED BY
Wells Fargo Bank
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

1999 SEP 16 PM 2: 16

LINDA SLATER
RECORDER

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