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 FIRST AMERICAN TITLE COMPANY OF NEVADA

ASSIGNMENT OF CONTRACT OF SALE

This Assignment of Contract of Sale is made as of the date set forth below between MOUNTAIN VENTURES, LLC ("Mountain Ventures"), as assignor, and FALCON CAPITAL, LLC ("Falcon"), as assignee.

Lake Park Associates, a California limited partnership, as seller, Falcon, as buyer, and First American Title Company, as trustee, executed that certain Contract of Sale recorded on May 18, 1999, in the Office of the Recorder of Douglas County, Nevada, in Book 599, page 3611, as Document No. 048317, whereby Falcon agreed to purchase from Lake Park Associates that certain real property commonly known as the Lake Park Apartments, 134 Kahle Drive, Stateline, Douglas County, Nevada, and more particularly described in Exhibit "A" attached hereto and incorporated by reference herein.

Thereafter, Falcon, Mountain Ventures, Lake Park Associates, and First American Title Company executed that certain Assignment of Contract of Sale dated May 18, 1999, and recorded on November 15, 1999, in the Office of the Recorder of Douglas County, Nevada, in Book 1199, page 2661, as Document No. 0480720, whereby Falcon assigned all of its right, title and interest in the Contract of Sale to Mountain Ventures.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, Mountain Ventures hereby reassigns 88.55% of its right, title and interest in the Contract of Sale to Falcon.

This Assignment may be executed in one or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same agreement.

DATED: December 8, 1999

ASSIGNOR:

MOUNTAIN VENTURES, LLC

By: 
 G. Randy Lhae, Managing Member

ACCEPTANCE OF ASSIGNMENT

FALCON CAPITAL, LLC, hereby accepts the foregoing Assignment.

DATED: December 8, 1999

FALCON CAPITAL, LLC

By: 
 Glenn Hartman, Managing Member

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STATE OF NEVADA,

ss.

County of Douglas

On December 8, 1999 personally appeared before me, a notary public, G. Randy Lane 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Douglas the day and year in this certificate first above written.

Karen Pawloski
Signature of Notary



STATE OF NEVADA,

ss.

County of Douglas

On December 8, 1999 personally appeared before me, a notary public, Glenn Hartman 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Douglas the day and year in this certificate first above written.

Karen Pawloski
Signature of Notary



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DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of Section 22, Township 13 North, Range 18 East, M.D.B. & M.

COMMENCING at the Northeast corner of Lot 16, in Block 3 of OLIVER PARK, as shown on the Map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on February 2, 1959; thence along the Northeasterly line of MICHELE DRIVE the following distances and courses; North $18^{\circ} 23' 35''$ East, a distance of 111.645 feet; thence on a curve to the right having a radius of 575.00 feet through a central angle of $10^{\circ} 25' 14''$ for an arc distance of 104.58 feet; thence North $28^{\circ} 48' 49''$ East, a distance of 257.22 feet to the point of intersection with the Southwesterly line of Kahle Drive extended Northwesterly; thence along the Southwesterly line of said Kahle Drive extended North $61^{\circ} 11' 11''$ West, a distance of 486.87 feet to the TRUE POINT OF BEGINNING; thence continuing along said line North $61^{\circ} 11' 11''$ West a distance of 565.63 feet; thence along a curve to the left having a radius of 20.00 feet through a central angle of $90^{\circ} 00'$, an arc distance of 31.42 feet; thence South $28^{\circ} 48' 49''$ West, a distance of 295.29 feet to a point; thence South $60^{\circ} 40' 41''$ East, a distance of 585.65 feet; thence North $28^{\circ} 48' 49''$ East, a distance of 320.54 feet to the POINT OF BEGINNING.

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 DEC -9 PM 3: 08

LINDA SLATER
RECORDER

\$9.00 PAID *K2* DEPUTY

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