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Prepared by and when
recorded mail to:

James L. Morgan, Esq.
Henderson & Morgan, LLC
164 Hubbard Way, Suite B
Reno, NV 89502

AP Nos. 1320-29-401-002
1320-29-401-004
1320-30-803-002
1320-30-703-004
1320-29-301-002
1320-29-401-010
1320-29-407-009
1320-29-401-005
1320-29-401-003
1320-30-703-003

**FIRST AMENDMENT TO DEED OF TRUST,
FIXTURE FILING AND SECURITY AGREEMENT
WITH ASSIGNMENT OF RENTS**

NOTICE: THIS INSTRUMENT MODIFIES THAT CERTAIN DEED OF TRUST, FIXTURE FILING AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS WHICH WAS EXECUTED UNDER DATE OF JULY 30, 1997 BY CARSON VALLEY INN, INC., A NEVADA CORPORATION, AND MULREANY ASSOCIATES, A NEVADA GENERAL PARTNERSHIP, AS TRUSTORS AND DEBTORS, AND RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA ON AUGUST 1, 1997 IN BOOK 0897 AT PAGE 0335 AS DOCUMENT NO. 418591 (THE "EXISTING DEED OF TRUST"). THE MODIFICATIONS TO THE EXISTING DEED OF TRUST WHICH ARE MADE HEREBY INCLUDE, WITHOUT LIMITATION:

- A. THE ADDITION OF CERTAIN REAL AND PERSONAL PROPERTY TO THE COLLATERAL WHICH IS ENCUMBERED THEREBY; AND
- B. PROVIDING RECORD NOTICE OF THE CREDIT FACILITY MODIFICATIONS WHICH ARE REFERRED TO HEREIN.

THIS FIRST AMENDMENT TO DEED OF TRUST, FIXTURE FILING AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS (the "First Amendment to Deed of Trust") is made as of the 15th day of March, 2000 by and among CARSON VALLEY INN, INC., a Nevada corporation, as trustor and debtor ("CVII"), and MULREANY ASSOCIATES, a Nevada general partnership, as an additional trustor and debtor ("MA"), with CVII and MA being hereinafter collectively referred to as "Trustors", STEWART TITLE OF DOUGLAS COUNTY, a Nevada corporation, as trustee (hereinafter referred to as

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"Trustee"), and WELLS FARGO BANK, National Association, as secured party and beneficiary (together with its successors and assigns, hereinafter referred to as "Beneficiary").

W_I_T_N_E_S_S_E_T_H:

A. Reference is made to that certain Credit Agreement dated as of July 30, 1997, by and among Trustors, as Borrowers, Beneficiary, as Lender, and Patrick Mulreany and Jean Mulreany, as Guarantors (collectively, "Guarantors"), as it has been amended by that certain First Amendment to Credit Agreement dated as of October 6, 1998 (collectively, the "Existing Credit Agreement").

B. Under the terms of the Existing Credit Agreement, Beneficiary established a reducing revolving line of credit in favor of Trustors in an initial maximum principal amount not to exceed Fourteen Million Five Hundred Thousand Dollars (\$14,500,000.00) (the "Existing Credit Facility").

C. Trustors executed, among other instruments, a Deed of Trust, Fixture Filing and Security Agreement with Assignment of Rents (hereinafter the "Existing Deed of Trust"), to Stewart Title of Douglas County, a Nevada corporation, as Trustee, for the benefit of Beneficiary, dated July 30, 1997, and recorded in the Official Records of Douglas County, Nevada on August 1, 1997 in Book 0897 at Page 0335 as Document No. 0418591, for the purpose, among other things, of encumbering the real and personal property collateral referred to therein (the "Existing Collateral") as security for, among other things, payment and performance of the obligations of Trustors under the Existing Credit Agreement and the Existing Credit Facility.

D. The Existing Collateral consists, among other things, of the real property which is particularly described as Parcels 1 through 10 on "Exhibit A" attached hereto and incorporated by reference herein (the "Existing Land"). In addition to the Existing Land: (i) CVII is the owner of that real property which is particularly described as Parcel 12 on "Exhibit A" attached hereto (the "CVII Additional Land"); and (ii) MA is the owner of that real property which is particularly described as Parcels 11 and 13 on "Exhibit A" attached hereto (the "MA Additional Land" and, together with the CVII Additional Land, the "Additional Land").

E. Trustors, Beneficiary and Guarantors have entered into that certain Second Amendment to Credit Agreement dated concurrently, or substantially concurrent, herewith (the "Second Amendment to Credit Agreement"), pursuant to which, among other things:

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(i) the Existing Credit Facility has been modified to provide for: (aa) the maximum principal amount which may be outstanding thereunder, at any one time, as such amount has been reduced from time to time, to be increased from Ten Million Eight Hundred Seventy-five Thousand Dollars (\$10,875,000.00) to Twelve Million Nine Hundred Seventy-five Thousand Dollars (\$12,975,000.00); and (bb) the maturity date thereof to be extended; all as more particularly set forth therein (collectively, the "Credit Facility Modifications"); and

(ii) Trustors have agreed to encumber the Additional Land as well as the real and personal property interests associated therewith (collectively, the "Additional Collateral").

F. Trustors and Beneficiary now wish to amend the Existing Deed of Trust for the purpose, among other things, of: (i) providing record notice of the Credit Facility Modifications; (ii) confirming that the Existing Deed of Trust secures Trustors' payment and performance under the Existing Credit Facility, as modified by the Credit Facility Modifications; and (iii) causing the Existing Deed of Trust to encumber the Additional Collateral (collectively, the "Deed of Trust Modifications").

NOW, THEREFORE, for the purpose, among other things, of: (i) amending the Existing Deed of Trust; and (ii) providing for the Deed of Trust Modifications; all as hereinafter set forth, and for good and valuable consideration, the parties hereto do agree as follows:

1. For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Trustors hereby additionally grant, bargain, sell, transfer, convey and assign the following described real property and related collateral (which real property and related collateral shall be in addition to, and not in substitution for, the Existing Collateral) to Trustee, in trust, with power of sale, for the benefit and security of Beneficiary upon the trusts, covenants and agreements expressed in the Existing Deed of Trust, as amended hereby:

DESCRIPTION OF ADDITIONAL COLLATERAL

All right, title and interest of Trustor which is now owned, or hereafter acquired, in or to that certain real property situate in the County of Douglas, State of Nevada, that is more particularly described as Parcels 11 and 13 on that certain exhibit marked "Exhibit A", affixed hereto and by this reference incorporated herein and made a part hereof (collectively, the "Additional Land"), together with and including, without limitation:

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(a) all right, title and interest of each of the Trustors whether now owned or hereafter acquired, in or to any real property lying within the right of way of any street, open or proposed, which adjoins any of said Additional Land and any and all sidewalks, bridges, elevated walkways, tunnels, alleys, strips and gores of real property adjacent to, connecting or used in connection with any of said Additional Land (collectively, the "Additional Adjacent Property");

(b) all buildings, structures and all other improvements and fixtures that are, or that may be hereafter erected or placed on, or in, the Additional Land and all right, title and interest of each of the Trustors which is now owned or hereafter acquired, in or to, all buildings, structures and all other improvements and fixtures that are, or that may be hereafter, erected or placed on, or in, any of the Additional Adjacent Property (collectively, the "Additional Improvements");

(c) all water rights and rights to the use of water that are now, or may hereafter be, appurtenant to, used in connection with the Additional Land, the Additional Adjacent Property and/or the Additional Improvements, or any part thereof (collectively, the "Additional Water Rights", and together with the Additional Land, the Additional Adjacent Property and the Additional Improvements, the "Additional Real Estate");

(d) all leases, subleases, licenses, concessions, franchises and other use or occupancy agreements now or hereafter relating to any of the Additional Real Estate and all renewals, extensions, amendments, restatements and other modifications thereof (collectively, the "Additional Leases");

(e) the rents, issues, products, earnings, revenues, payments, profits, royalties and other proceeds and income of the Additional Real Estate, and of any activities conducted thereon or in connection therewith, regardless of whether such proceeds or income accrue by virtue of the Additional Leases, or otherwise (collectively, the "Additional Rents"), subject, however, to the absolute assignment given to Beneficiary in Section 10 of the Deed of Trust, and to which Section this grant to the Trustee is subject and subordinate; and

(g) all and singular the tenements, hereditaments and appurtenances belonging to or in any wise appertaining to the Additional Real Estate and/or the Additional Rents and the reversion and reversions, remainder and remainders thereof and all the estate, right, title, interest or other claim which

Trustors now have or hereafter may acquire of, in and to the Additional Real Estate, the Additional Leases, the Additional Rents and/or any part thereof, with the appurtenances thereto (collectively, the "Additional Other Interests").

The Additional Real Estate, the Additional Leases, the Additional Rents and the Additional Other Interests are hereinafter collectively referred to as the "Additional Real Property".

2. As set forth by Paragraph 4 below, all references herein, and in the Existing Deed of Trust, to the "Real Property" shall be to the Existing Real Property and the Additional Real Property. To the extent that such definitional amendment causes the Existing Deed of Trust to describe additional personal property collateral (the "Additional Personal Property"), Trustor hereby grants a security interest to Beneficiary in said Additional Personal Property pursuant to the Uniform Commercial Code (which is defined in the Deed of Trust).

3. Trustors and Beneficiary hereby acknowledge and agree that: (i) the Trustors' obligations under the Existing Credit Agreement, as amended by the Second Amendment to Credit Agreement (and as it may be hereafter renewed, extended, amended, restated or otherwise modified) are secured by the lien and security interest of the Existing Deed of Trust (in addition to all other obligations secured thereby); and (ii) to the extent that any of the Trustors' obligations under the Existing Credit Agreement, as amended by the Second Amendment to Credit Agreement (and as it may be hereafter renewed, extended, amended, restated or otherwise modified) may not be secured by the lien and security interest of the Existing Deed of Trust, the Existing Deed of Trust is hereby amended to provide that, in addition to the obligations secured thereby, it also secures payment and performance of all obligations which Trustors, or any of them, may have under the Existing Credit Agreement, as amended by the Second Amendment to Credit Agreement and as it may hereafter be renewed, extended, amended, restated or otherwise modified, including, without limitation, any and all additional obligations which may be imposed upon Trustors, or any of them, as a result of the Credit Facility Modifications.

4. All references which are made herein, or which are made in the Existing Deed of Trust, to:

"Credit Agreement" shall mean the Existing Credit Agreement as amended by the Second Amendment to Credit Agreement and as it may hereafter be renewed, extended, amended, restated or otherwise.

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"Deed of Trust" shall be to the Existing Deed of Trust, as amended by this First Amendment to Deed of Trust, and as it may hereafter be further extended, renewed, amended, restated, supplemented or otherwise modified from time to time.

"Existing Personal Property" shall mean the personal property and related collateral which is defined as the "Personal Property" by the Existing Deed of Trust.

"Existing Real Property" shall mean the real property and related collateral which is defined as the "Real Property" by the Existing Deed of Trust.

"Land" shall mean a collective reference to the Existing Land and the Additional Land.

"Personal Property" shall mean a collective reference to the Existing Personal Property and the Additional Personal Property.

"Real Property" shall mean a collective reference to the Existing Real Property and the Additional Real Property.

5. That all other trusts, covenants and agreements contained in the Existing Deed of Trust are hereby specifically referred to by this reference and are incorporated into this instrument as though fully set forth herein, except as modified herein, it being the intent of Trustor to subject the Additional Real Property and the Additional Personal Property described herein, as well as the Existing Real Property and the Existing Personal Property and other collateral described in the Existing Deed of Trust, including, without limitation, the real property which is particularly described by "Exhibit A" attached hereto, to all of the same trusts, covenants and agreements which are set forth in the Existing Deed of Trust, as amended hereby, to the same extent and with the same force and effect as though fully restated herein.

6. This First Amendment to Deed of Trust may be executed in any number of separate counterparts with the same effect as if the signatures hereto and hereby were upon the same instrument. All such counterparts shall together constitute but one and the same document.

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IN WITNESS WHEREOF, the parties have executed this instrument as of the day and year first above written.

TRUSTORS:

CARSON VALLEY INN, INC., a Nevada corporation

BENEFICIARY:

WELLS FARGO BANK, National Association, as Agent Bank

By Jean E. Mulreany
Name Jean E. Mulreany
Title Secretary

By _____
Rochanne L. Hackett,
Vice President

MULREANY ASSOCIATES, a Nevada general partnership

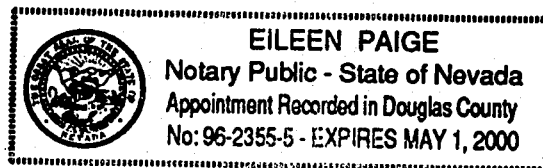
By Patrick A. Mulreany
Patrick A. Mulreany,
General Partner

By Jean E. Mulreany
Jean E. Mulreany,
General Partner

STATE OF NEVADA)
) ss
COUNTY OF Douglas)

This instrument was acknowledged before me on March 14, 2000, by Jean E. mulreany as Secretary of CARSON VALLEY INN, INC.

Eileen Paige
Notary Public



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IN WITNESS WHEREOF, the parties have executed this instrument as of the day and year first above written.

TRUSTORS:

CARSON VALLEY INN, INC., a Nevada corporation

By _____

Name _____

Title _____

MULREANY ASSOCIATES, a Nevada general partnership

By _____

Patrick A. Mulreany, General Partner

By _____

Jean E. Mulreany, General Partner

STATE OF NEVADA)

) ss

COUNTY OF _____)

This instrument was acknowledged before me on March ____, 2000, by _____ as _____ of CARSON VALLEY INN, INC.

Notary Public

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STATE OF NEVADA)
) SS
COUNTY OF Douglas)

This instrument was acknowledged before me on March 14, 2000, by PATRICK A. MULREANY as General Partner of MULREANY ASSOCIATES.

Eileen Paige
Notary Public



STATE OF NEVADA)
) SS
COUNTY OF Douglas)

This instrument was acknowledged before me on March 14, 2000, by JEAN E. MULREANY as General Partner of MULREANY ASSOCIATES.

Eileen Paige
Notary Public



STATE OF NEVADA)
) SS
COUNTY OF Douglas)

This instrument was acknowledged before me on March ____, 2000, by ROCHANNE L. HACKETT as Vice President of WELLS FARGO BANK, National Association.

Notary Public

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STATE OF NEVADA)
) ss
COUNTY OF _____)

This instrument was acknowledged before me on March ____, 2000, by PATRICK A. MULREANY as General Partner of MULREANY ASSOCIATES.

Notary Public

STATE OF NEVADA)
) ss
COUNTY OF _____)

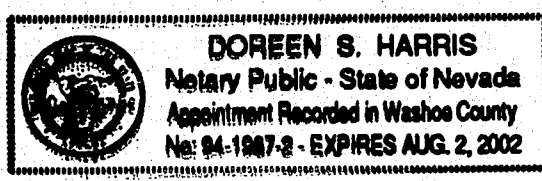
This instrument was acknowledged before me on March ____, 2000, by JEAN E. MULREANY as General Partner of MULREANY ASSOCIATES.

Notary Public

STATE OF NEVADA)
) ss
COUNTY OF Washoe)

This instrument was acknowledged before me on March 14, 2000, by ROCHANNE L. HACKETT as Vice President of WELLS FARGO BANK, National Association.

Notary Public



LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1:

A parcel of land situate in the Town of Minden, Nevada, and being a portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point lying on the Northerly right-of-way of U.S. Highway 395 being the Southwest corner of a 3.40 acre parcel as shown on the Record of Survey map filed in Book 980, Page 057, Document No. 48058, within the Official Records of Douglas County, Nevada; thence North 26°35'00" East, 120 feet to the POINT OF BEGINNING; thence North 26°35'00" East, 187.77 feet; thence South 63°25'00" East, 585.96 feet; thence South 79°00'00" West, 307.86 feet; thence North 63°25'00" West, 342.00 feet to the TRUE POINT OF BEGINNING.

Together with a parcel of land as deeded to PATRICK A. MULREANY AND JEAN E. MULREANY, in Deed recorded August 17, 1984 as Document No. 105270, more particularly described as follows:

A parcel of land located within a portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada being further described as Area "B" as shown on the map filed within the Official Records of Douglas County, Nevada as Document No. 86414 and being more particularly described as follows:

Commencing at a point lying at the intersection of the Northerly right-of-way line of U.S. Highway 395 and the Westerly right-of-way line of 8th Street; thence North 26°35'00" East, 154.05 feet along the Westerly right-of-way line of 8th Street; thence North 79°00'00" East, 58.44 feet to the POINT OF BEGINNING, thence North 79°00'00" East, 96.79 feet; thence South 26°35'00" West, 59.04 feet to a point on the Northerly right-of-way line of the 8th Street; thence North 63°25'00" West, 76.70 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom a parcel of land located within a portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, being further

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described as Area "A" as shown on the map filed within the Official Records of Douglas County, Nevada as Document No. 86414 and being more particularly described as follows:

Commencing at a point lying at the intersection of the Northerly right-of-way line of U.S. Highway 395 and the Westerly right-of-way line of 8th Street; thence North $26^{\circ}35'00''$ East, 154.05 feet along the Westerly right-of-way line of 8th Street; thence North $79^{\circ}00'00''$ East, 155.23 feet to the POINT OF BEGINNING; thence North $26^{\circ}35'00''$ East, 59.03 feet; thence South $63^{\circ}25'00''$ East, 76.71 feet; thence South $79^{\circ}00'00''$ West, 96.80 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

Portion A:

A parcel of land situated in the Southwest 1/4 of Section 29 and a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Beginning at the Northwest corner of a 2.00 acre more or less parcel as set forth on that certain Record of Survey for Patrick A. and Jean E. Mulreany, filed for record in the Office of the County Recorder of Douglas County, Nevada on the 2nd day of September, 1983, in Book 983 at Page 101, Document No. 86414; said point also bears North $28^{\circ}02'03''$ East, a distance of 1,221.56 feet from the section corner common to Sections 29, 30, 31, and 32; thence South $26^{\circ}35'00''$ West, a distance of 187.77 feet; thence North $63^{\circ}25'00''$ West, a distance of 98.23 feet; thence North $16^{\circ}53'00''$ East, a distance of 214.60 feet; thence North $63^{\circ}25'00''$ West, a distance of 86.00 feet; thence South $16^{\circ}53'00''$ West, a distance of 214.60 feet; thence North $63^{\circ}25'00''$ West, a distance of 368.97 feet; thence South $00^{\circ}03'20''$ West, a distance of 139.71 feet to the Northeasterly right-of-way line of U.S. Highway 395; thence North $63^{\circ}25'00''$ West along the Northeasterly right-of-way line of U.S. Highway 395 a distance of 45.20 feet; thence North $05^{\circ}41'00''$ East, a distance of 412.40 feet to the Section line common to Sections 29 and 30; thence North $00^{\circ}03'20''$ East along the section line common to Sections 29 and 30, a distance of 57.04 feet; thence South $72^{\circ}39'07''$ East, a distance of 449.37 feet; thence South $62^{\circ}50'16''$ East, a distance of 265.06 feet; thence South $26^{\circ}35'00''$ West, a distance of 192.97 feet, returning to THE TRUE

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POINT OF BEGINNING.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

EXCEPTING THEREFROM a parcel of land located within a portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of the 2.00 acre more or less parcel as set forth on that certain Record of Survey for Patrick A. and Jean E. Mulreany, that was filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 2, 1983, in Book 983, at Page 101, under Document No. 86414, thence North $26^{\circ}35'00''$ East, 192.97 feet; thence North $62^{\circ}50'16''$ West, 265.06 feet; thence North $72^{\circ}39'07''$ West, 8.06 feet, to the POINT OF BEGINNING; thence continuing North $72^{\circ}39'07''$ West, 439.37 feet; thence South $00^{\circ}16'26''$ West, 56.63 feet; thence South $05^{\circ}54'44''$ West, 412.40 feet to the Northerly right-of-way line of U.S. Highway 395 (Railroad Avenue); thence South $63^{\circ}25'00''$ East, 188.00 feet along the Northerly right-of-way line of U.S. Highway 395; thence North $26^{\circ}35'00''$ East, 125.00 feet; thence South $63^{\circ}25'00''$ East, 75.00 feet; thence North $26^{\circ}35'00''$ East, 382.12 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion deeded to Mulreany Associates, a Limited Partnership, by instrument recorded April 29, 1985, in Book 485 of Official Records, at page 2305, Douglas County, Nevada, as Document No. 116605, more particularly described as follows:

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., situated on the Northerly side of U.S. Highway 395 and West of the Westerly line of 10th Street extended across the highway, in Douglas County, Nevada, more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way line of U.S. Highway 395 and the extension of the Westerly line of 10th Street in Minden, from which the Southeast corner of Section 30, Township 13 North, Range 20 East, M.D.B. & M., bears $07^{\circ}20'31''$ West, 962.14 feet; thence along the highway North

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63°25'00" West, 188.00 feet; thence North 05°37'32" East, 133.85 feet; thence South 63°25'00" East, 235.88 feet; thence South 26°35'00" West, 125.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion that lies within the above described Parcel and was deeded to HENRY SEEMAN, et al, in Deed recorded February 11, 1971, in Book 83, Page 593, Document No. 51865, Official Records of Douglas County, State of Nevada, described as follows:

That certain irregular Parcel of land situate, lying and being in the East 1/2 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., Westerly of the Town of Minden, in Douglas County, Nevada, more particularly described as follows:

Beginning at the concrete monument which is 30 feet Northeasterly, measured at right angles, from the Surveyed centerline of Nevada State Highway Route 3 (U.S. Highway 395), and along the Northerly extension of the Westerly side of 10th Street of said Town of Minden; said concrete monument further described as being North 07°20' East, a distance of 962.20 feet from the Southeast corner of said Section 30; thence North 63°25' West, along the Northeasterly right-of-way line of said highway a distance of 142.80 feet to the TRUE POINT OF BEGINNING; thence North 63°25' West, along the Northeasterly highway right-of-way line, a distance of 45.20 feet to a point; thence Northerly and Easterly along a fence line a distance of 412.40 feet, more or less, to a point; thence South a distance of 430.60 feet to the POINT OF BEGINNING.

Portion B:

A parcel of land located within a portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of the 2.00 acre more or less parcel as set forth on that certain Record of Survey for Patrick A. and Jean E. Mulreany, that was filed for record in the Office of the County Recorder of Douglas County, Nevada, on

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September 2, 1983, in Book 983, at Page 101, as Document No. 86414, thence North 26°35'00" East, 192.97 feet; thence North 62°50'16" West, 265.06 feet; thence North 72°39'07" West, 8.06 feet, to the TRUE POINT OF BEGINNING; thence continuing North 72°39'07" West, 439.37 feet; thence South 00°16'26" West, 56.63 feet; thence South 05°54'44" West, 412.40 feet to the Northerly right-of-way line of U.S. Highway 395 (Railroad Avenue); thence South 63°25'00" East, 188.00 feet along the Northerly right-of-way line of U.S. Highway 395; thence North 26°35'00" East, 125.00 feet; thence South 63°25'00" East, 75.00 feet; thence North 26°35'00" East, 382.12 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion deeded to Mulreany Associates, a Limited Partnership, by instrument recorded April 29, 1985, in Book 485 of Official Records, at Page 2305, Douglas County, Nevada, as Document No. 116605, more particularly described as follows:

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., situated on the Northerly side of U.S. Highway 395 and West of the Westerly line of 10th Street extending across the highway, in Douglas County, Nevada, more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way line of U.S. Highway 395 and the extension of the Westerly line of 10th Street in Minden, from which the Southeast corner of Section 30, Township 13 North, Range 20 East, M.D.B. & M., bears South 07°20'31" West, 962.14 feet; thence along the highway North 63°25'00" West, 188.00 feet; thence North 05°37'32" East, 133.85 feet; thence South 63°25'00" East, 235.88 feet; thence South 26°35'00" West, 125.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion that lies within the above described Parcel and was deeded to HENRY SEEMAN, et al, in Deed recorded February 11, 1971, in Book 83, Page 593, Document No. 51865, Official Records of Douglas County, State of Nevada, described as follows:

That certain irregular Parcel of land situate, lying and being in the East 1/2 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., Westerly of the Town of Minden, in Douglas County, Nevada, more particularly described

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as follows:

Beginning at a concrete monument which is 30 feet Northeasterly, measured at right angles, from the surveyed centerline of Nevada State Highway Route 3 (U.S. Highway 395), and along the Northerly extension of the Westerly side of 10th Street of said Town of Minden; said concrete monument further described as bearing North 07°20' East, a distance of 962.20 feet from the Southeast corner of said Section 30; thence North 63°25' West, along the Northeasterly right-of-way line of said highway a distance of 142.80 feet to the TRUE POINT OF BEGINNING; thence North 63°25' West, along the Northeasterly highway right-of-way line a distance of 45.20 feet to a point near a fence corner; thence Northerly and Easterly along a fence line a distance of 412.40 feet, more or less, to a point; then South a distance of 430.60 feet to the POINT OF BEGINNING.

Portion C:

A parcel of land located within a portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of the 2.000 acre more or less parcel as set forth on that certain Record of Survey for Patrick A. and Jean E. Mulreany, that was filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 2, 1983, in Book 983, at Page 101, as Document No. 86414, thence North 26°35'00" East, 192.97 feet; thence South 63°25'00" East, 720.06 feet; thence South 32°38'00" West, 98.28 feet; thence North 63°25'00" West, 47.70 feet; thence South 26°35'00" West, 36.71 feet; thence South 79°00'00" West, 95.96 feet; thence North 63°25'00" West, 585.96 feet, to the POINT OF BEGINNING.

PARCEL 3:

Being all that certain land or parcel of land lying in the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M. on the Northerly side of the Virginia and Truckee Railroad Spur (bearing North 63°25' West), Douglas County, Nevada, and more particularly described by metes and bounds as follows, to wit:

Beginning at a point at the Southeast corner of the parcel 45

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feet from the centerline of the said Virginia and Truckee Railroad Spur, said POINT OF BEGINNING being described as bearing North $57^{\circ}47'40''$ West, 1,899.13 feet from the Town Monument (No. 1) to the Town of Minden, said POINT OF BEGINNING being further described as bearing North $72^{\circ}33'$ East, 3,189.40 feet from the 1/4 corner common to Sections 30 and 31, being North $63^{\circ}25'$ West parallel to the railroad spur 86.00 feet to a point; thence North $16^{\circ}53'$ East, 214.60 feet to a point; thence South $63^{\circ}25'$ East, 86.00 to a point on the fence line at the Northeast corner of the parcel thence South $16^{\circ}53'$ West along said fence line 214.60 feet to the POINT OF BEGINNING.

PARCEL 4:

A parcel of land in the Town of Minden, North of U.S. Highway 395, and West of Buckeye Lane (Sixth Street), and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Northwest corner of the intersection of Buckeye Lane and U.S. Highway 395 from which the Minden Town Monument bears South $58^{\circ}06'23''$ East 713.05 feet. The Town Monument being located South $89^{\circ}18'25''$ West, 4,649.90 feet from the one-quarter corner common to Sections 30 and 31, Township 13 North Range 20 East, M.D.B.&M., thence running along the Northerly side of U.S. Highway 395, North $63^{\circ}25'$ West, 1,423.40 feet to the Point of Beginning; thence North $26^{\circ}35'$ East 120.00 feet; thence South $63^{\circ}25'$ East 273.00 feet more or less, to the Northwest corner of that certain parcel of land conveyed to GERALD L. BELANGER and wife, in Deed recorded February 5, 1969, in Book 65, Page 38, File No. 43658 of Official Records; thence along the Northwesterly line of the BELANGER parcel; South $26^{\circ}35'$ West, 120.00 feet to the Southwesterly corner of the BELANGER parcel; thence North $63^{\circ}25'$ West, 273.00 feet, more or less, to the True Point of Beginning.

Said Parcel of land further imposed on that certain Record of Survey recorded December 10, 1984, as Document No. 111078.

APN 1320-29-401-002

PARCEL 5:

A parcel of land situate in the Town of Minden, Nevada, and
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being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., and being further described as follows:

Commencing at a point in the northerly right-of-way line of Railroad Avenue, more commonly known as U.S. Highway 395, and the intersection of the centerline of Ninth Street, projected; thence along the Northerly right-of-way line of Railroad Avenue, North $63^{\circ}25'00''$ West, 57.00 feet to the True Point of Beginning; thence North $26^{\circ}35'00''$ East, 120.00 feet, thence parallel to said right-of-way line, South $63^{\circ}25'00''$ East, 342 feet; thence North $79^{\circ}00''$ East, 55 feet more or less to the intersection of the westerly right-of-way line of Eighth Street as said right-of-way line is described in Deed recorded January 1, 1981, Book 181, Page 508, Document No. 52451, Official Records of Douglas County, State of Nevada; thence along said westerly right-of-way line, South $26^{\circ}35''$ East 154.36 feet to the northerly right-of-way line of Railroad Avenue; thence along said right-of-way line North $63^{\circ}25''$ West, 385 feet, more or less, to the point of beginning.

Together with all that portion lying and being in the Southwest Quarter of Section 29 T 13 North, R 20 East, M.D.B.&M., described as follows:

Commencing at the intersection of the Northerly right-of-way line of U.S. Highway 395, also known as Railroad Avenue, and the Westerly right-of-way line of Eighth Street, also being the Southeasterly corner of the Mulreany parcel as shown on that certain record of survey for Patrick A. and Jean E. Mulreany, recorded on September 2, 1983, Book 983, Page 101, Document Number 86414, in the Official Records of Douglas County, Nevada; being the TRUE POINT OF BEGINNING; thence North $26^{\circ}35'$ East a distance of 154.05 feet; thence North $79^{\circ}00'$ East, a distance of 58.44 feet; thence South $63^{\circ}25'$ East, a distance of 32.79 feet; thence South $79^{\circ}00'$ West a distance of 33.04 feet; thence along a tangent curve to the left, having a radius of 110.00 feet, throughout a central angle of $52^{\circ}25'$, an arc length of 100.63 feet; thence South $26^{\circ}35'$ West, a distance of 72.36 feet; thence along a tangent curve to the right, having a radius of 10.00 feet, throughout a central angle of 90° , an arc length of 15.71 feet to the TRUE POINT OF BEGINNING.

Parcels 1, 2, 3, and 5 comprised of APN 1320-29-401-004

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PARCEL 6:

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

A Parcel of land situate, lying and being in the East 1/2 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Westerly of the Town of Minden, in Douglas County, Nevada, described as follows:

Commencing at the concrete monument which is 30.00 feet Northeasterly measured at right angles from the surveyed centerline of the Nevada State Highway Route 3, (U.S. 395) and along the Northerly extension of the Westerly side of Tenth Street of said Town of Minden; said concrete monument further described as bearing North 7°20' East, a distance of 962.20 feet from the Southeast corner of said Section 30: thence North 63°25' West, on the Northeasterly right of way line of said Highway a distance of 469.30 feet to the most Westerly corner of the Richard D. Blanchard property described in that certain Deed, recorded in Book 29 of Official Records, Page 137, Douglas County, Records, said corner being the TRUE POINT OF BEGINNING: thence North 23°51' East, a distance of 200.00 feet; thence South 63°25' East, a distance of 90.00 feet; thence South 23°46'12" West, (of record thence South 23°51' West), a distance of 200.00 feet to a point on the Northeasterly right of way of the above mentioned Highway; thence North 63°25' West, on and along the Northeasterly right of way line of said Highway a distance of 90.00 feet to the TRUE POINT OF BEGINNING.

APN 1320-30-803-02

PARCEL 7

Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 2 of that certain PARCEL MAP for WESTERN NEVADA PROPERTIES, INC., as said map was recorded in Book 690 at Page 524 as Document No. 227471 of the Official Records of said Douglas County; thence Southerly along the Easterly line of Parcels 2 and 3 of said Parcel Map, South 0°15'05" West, 761.80 feet to the Southeasterly corner of said Parcel 3, said corner also being

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the Northeasterly corner of that certain parcel of land described in deed recorded in Book 12 at Page 4364 as Document No. 147795 of said Official Records; thence Southerly along the Easterly line of said parcel, South 5°47'19" West, 411.65 feet to the Southeasterly corner of said parcel, said corner being on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line North 63°25'00" West, 191.30 feet to the Southwesterly corner of said parcel; thence Northeasterly along the Northwesterly line of said parcel, North 23°46'12" East, 200.00 feet; thence North 63°25'00" West, 90.00 feet; thence North 23°46'21" East, 155.40 feet, (of Record 185.30 feet); thence North 0°15'05" East, 795.13 feet to a point on the Southwesterly right-of-way line of Ironwood Drive, said line also being the Northeasterly line of Parcel 3 of said PARCEL MAP for WESTERN NEVADA PROPERTIES, INC.; thence Southeasterly along said right-of-way line South 63°25'00" East, 167.37 feet to the Point of Beginning.

Said premises further set forth as Parcel 4 on Record of Survey/Boundary line adjustment recorded April 22, 1997, Book 497, Page 3362, Document No. 411078.

APN 1320-30-703-004

PARCEL 8:

A parcel of land located within a portion of the Southwest one-quarter (SW 1/4) of Section 29, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Center one-quarter (C 1/4) corner of said Section 29 as set forth on that certain Record of Survey for Bently Nevada Corp., filed for record in the Office of the County Recorder of Douglas County, Nevada, on the 23rd day of December, 1985, in Book 1285, at Page 1984, under Document No. 128591, thence South 28°31'06" West, 1,786.92 feet to the Westerly right-of-way line of BUCKEYE ROAD; thence North 44°22'00" West 406.00 feet; thence North 69°06'21" West, 581.42 feet to the POINT OF BEGINNING; thence continuing North 69°06'21" West, 1,031.07 feet; thence South 00°16'20" West, 427.69 feet; thence South 72°39'07" East, 447.43 feet; thence South 62°50'16" East, 265.06 feet; thence South 63°25'00" East,

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129.75 feet; thence North 26°36'00" East, 416.47 feet; to the POINT OF BEGINNING.

APN 1320-29-301-002

PARCEL 9:

A rectangular piece or parcel of land situate, lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., adjacent to the Northern side of Railroad Avenue (U.S. 395) in the Town of Minden, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the point of intersection of the Western Boundary of Seventh Street extended Northerly and the Northern Boundary of Railroad Avenue (U.S. 395) in said Town of Minden; thence North 63°25' West along said Northern Boundary a distance of 159 feet to a point; thence North 26°35' East a distance of 120 feet to a point; thence South 63°25' East a distance of 159 feet to a point; thence South 26°35' West a distance of 120 feet to THE POINT OF BEGINNING.

EXCEPT THEREFROM: that portion of a parcel of said land conveyed to the County of Douglas in Deed recorded May 7, 1982, in Book 582, Page 342, Document No. 67574, of Official Records of Douglas County, Nevada.

APN 1320-29-401-010

TOGETHER WITH a non-exclusive easement for roadway and incidental purposes over, under and across the West 13 feet of that portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., as set forth in Easement Deed recorded January 5, 1984 in Book 184, Page 149, Document No. 093839, of Official Records of Douglas County, Nevada.

PARCEL 10:

That portion of the Southwest one-quarter of Section 29, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the intersection of the Northerly right of way line of U.S. Route 395, also known as Railroad Avenue, and the
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Easterly right of way line, extension of Seventh Street as shown on that certain Record of Survey recorded September 2, 1980, in Book 980, Page 057, Document No. 48058, Official Records of Douglas County, State of Nevada, being the True Point of Beginning; thence North $63^{\circ}25'00''$ West, 70.25 feet; thence North $26^{\circ}35'00''$ East, 110.00 feet; thence South $63^{\circ}25'00''$ East, 70.00 feet; thence South $26^{\circ}35'00''$ West, 110.00 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey recorded September 2, 1980 in Book 980, Page 57, Document No. 48058, Official Records, Douglas County, Nevada.

APN 1320-29-407-009

Together with a Non-exclusive easement for road and incidental purposes, over, under and across the East 13 feet of the following described Parcel of land:

A rectangular piece of parcel of land situate, lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., adjacent to the Northern side of Railroad Avenue (U.S. 395) in the Town of Minden, Douglas County, Nevada, more particularly described as follows:

Beginning at the point of intersection of the Western Boundary of Seventh Street extended Northerly and the Northern Boundary of Railroad Avenue (U.S. 395) in said Town of Minden; thence North $63^{\circ}25'$ West, along said Northern Boundary, a distance of 159 feet to a point; thence North $26^{\circ}35'$ East, a distance of 120 feet to a point; thence South $63^{\circ}25'$ East, a distance of 159 feet to a point; thence South $26^{\circ}35'$ West, a distance of 120 feet to POINT OF BEGINNING.

PARCEL 11:

PARCEL A:

A parcel of land in the Town of Minden, North of Highway 395, and West of Buckeye Lane (Sixth Street), and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13, North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

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BEGINNING at the Northwest corner of the intersection of Buckeye Lane and Highway 395 from which the Minden Town Monument bears South 59°06'23" East, 713.05 feet. The Town Monument being located South 89°18'25" East, 4649.90 feet from the one-quarter corner common to Sections 30 and 31, in Township 13 North, Range 20 East, M.D.B.&M., thence running along the Northerly side of Highway 395, North 63°25' West, 1423.40 feet; thence North 26°35' East, 120.00 feet; thence South 63°25' East, 690.00 feet; thence North 79°00' East, 114.27 feet to the True Point of Beginning; thence continuing North 79°00' East, 289.54 feet to a point; thence South 26°35' West, 176.29 feet to a point; thence North 63°25' West, 222.45 feet to the Point of Beginning.

EXCEPTING THEREFROM, a parcel of land located within a portion of the Southwest one-quarter of Section 29, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, Being further described as area "B" as shown on the map filed within the Official Records of Douglas County, Nevada as Document No. 86414 and being more particularly described as follows:

Commencing at a point lying at the intersection of the Northerly right-of-way line of U.S. Highway 395 and the Westerly right-of-way line of 8th Street; thence North 26°35'00" East, 154.05 feet along the Westerly right-of-way line of 8th Street; thence North 79°00'00" East, 58.44 feet to the POINT OF BEGINNING; thence North 79°00'00" East, 96.79 feet; thence South 26°35'00" West, 59.04 feet to a point on the Northerly right-of-way line of 8th Street; thence North 63°25'00" West, 76.70 feet to the POINT OF BEGINNING.

PARCEL B:

A parcel of land located within a portion of the Southwest One-Quarter of Section 29, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, Being further described as area "A" as shown on the map filed within the Official Records of Douglas County, Nevada, Document No. 86414 and being more particularly described as follows:

Commencing at a point lying at the intersection of the Northerly right-of-way line of U.S. Highway 395 and the Westerly right-of-way line of 8th Street; thence North 26°35'00" East, 154.05 feet along the Westerly right-of-way line of 8th Street; thence North 79°00'00" East, 155.23 feet to the

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POINT OF BEGINNING; thence North 26°35'00" East, 59.03 feet; thence South 63°25'00" East, 76.71 feet; thence South 79°00'00" West, 96.80 feet to the POINT OF BEGINNING.

APN 1320-29-401-005

PARCEL 12:

A parcel of land situate in the TOWN OF MINDEN, Nevada, and being a portion of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M. and being more particularly described as follows:

Commencing at a point in the Northerly right of way line of Railroad Ave. at the intersection of the centerline of Ninth St. produced; thence along the Northerly right of way line of Railroad Ave., North 63°25'00" West, 57.00 feet to the True Point of Beginning; thence continuing North 63°25'00" West, 75.00 feet to a 1/2" rebar; thence normal to said right of way line North 26°35'00" East 120.00 feet to a 1/2" rebar; thence parallel to said right of way line South 63°25'00" East, 75.00 feet to a 12" rebar; thence South 26°35'00" West, 120.00 feet to a 1/2 rebar at the Point of Beginning.

APN 1320-29-401-003

PARCEL 13:

Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 1 of that certain PARCEL MAP for WESTERN NEVADA PROPERTIES, INC., as said map was recorded in Book 690 at Page 524 as Document No. 227471 of the Official Records of said Douglas County, said corner being on the Northeasterly right-of-way line of Lucerne Street; thence N. 70°04'55" E., 70.00 feet to the beginning of a curve concave to the South and having a radius of 260.00 feet; thence Easterly along said curve through a central angle of 40°00'00" and arc distance of 181.51 feet to a point of reversing curvature, a radial line through said point bears N. 20°04'55" E., said curve being concave to the North and having a radius of 250.00 feet; thence Easterly along said curve through a central angle of 40°00'00" an arc distance of 174.53 feet;

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thence N. 70°04'55" E., 29.12 feet; thence S. 0°15'05" W., 266.69 feet; thence S. 23°46'21" W., 216.85 feet; thence N. 64°13'36" W., 107.04 feet; thence S. 26° 23'33" W., 59.88 feet; thence N. 63°36'27" W., 2.00 feet thence S. 26°23'33" W., 4.00 feet; thence S. 63°36'27" E., 2.00 feet; thence S. 26°23'33" W., 72.89 feet to a point on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line N. 63°25'00" W., 135.00 feet to the beginning of a curve concave to the Northeast and having a radius of 55.00 feet; thence Northwesterly along said curve through a central angle of 82°39'07" an arc distance of 79.34 feet to a point of reversing curvature, said point being on the Easterly right-of-way line of Lucerne Street, a radial line through said point bears S. 70°45'53" E., said curve being concave to the West and having a radius of 375.04 feet; thence Northerly along said curve through a central angle of 39°09'12" an arc distance of 256.29 feet; thence N. 19°55'05" W., 137.08 feet to the Point of Beginning.

Said parcel of land further imposed as Parcel 1A on that Record of Survey/Boundary line adjustment Deed recorded April 22, 1997, Book 497, Page 3362, Document No. 411078 and by Certificate of Amendment to Boundary Line Adjustment recorded October 24, 1997, in Book 1097, Page 4500, Document No. 424658.

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REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 MAR 17 PM 3: 38

LINDA SLATER
RECORDER

3/10 PAID BC DEPUTY

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