

WHEN RECORDED RETURN TO:
DNS VENTURES
ATTN: BILL NICHOLS
1480 MAIN ST.
GARDNERVILLE, NV 89410

000701773

PARTIAL
RELEASE OF LEASE

THIS RELEASE is made and entered into this 21ST day of December, 2000 by and between DILORETO HOMES OF NEVADA, INC. A NEVADA CORPORATION AND SARATOGA SPRINGS REVOCABLE 1995 TRUST, AS "LESSOR", AND DNS VENTURES, LTD., A NEVADA LIMITED LIABILITY COMPANY, AS "LESSEE",

WITNESSETH:

WHEREAS, on September 29, 1999, DILORETO HOMES OF NEVADA, INC., A NEVADA CORPORATION AND SARATOGA SPRINGS REVOCABLE 1995 TRUST, "Lessor", entered into a Lease with Option to Purchase with DNS VENTURES, LTD., A NEVADA LIMITED LIABILITY COMPANY, "Lessees", which was evidenced by Memorandum of Lease recorded October 1, 1999, in Book 1099, Page 365, as Document No. 478033, Official Records of Douglas County, Nevada, for certain real property situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1420-28-211-032 and more particularly described as follows: 1420-28-211-032 & 1420-28-301-001

AS PER ATTACHED EXHIBIT "A" WHICH BY REFERENCE HERETO BECOMES A PART HEREOF

WHEREAS, the Lessor and Lessee are desirous of releasing and cancelling this Lease with Option to Purchase.

NOW, THEREFORE, the parties hereto release and cancel the lease with Option to Purchase above described and hold the other harmless from any and all matters arising out of said lease.

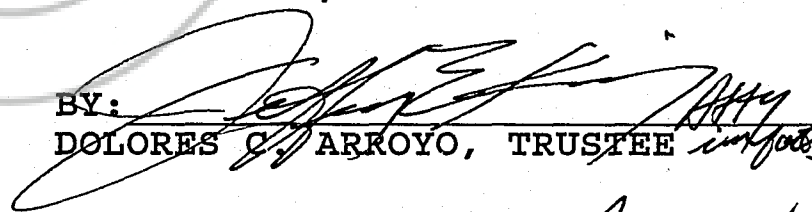
IN WITNESS WHEREOF, the parties have caused this Release of Lease with Option to Purchase to be executed the day and year first above written:

"LESSORS":

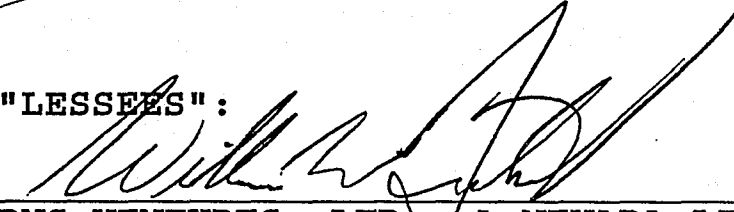
DILORETO HOMES OF NEVADA, INC., a Nevada Corporation and

BY: 
AUTHORIZED OFFICER

SARATOGA SPRINGS REVOCABLE 1995 TRUST
DATED MAY 5, 1995

BY: 
DOLORES C. ARROYO, TRUSTEE

"LESSEES":


DNS VENTURES, LTD., A NEVADA LIMITED LIABILITY COMPANY

STATE OF NEVADA)

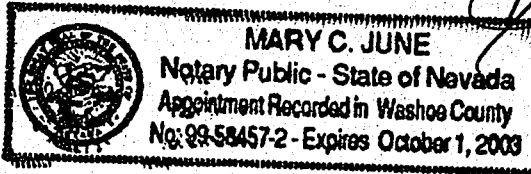
COUNTY OF WASHOO)

This instrument was acknowledged before me on December
21 2000, by PERRY DILORETO, PRESIDENT AND DOLORES C. ARROYO,
TRUSTEE
By a Power in fact Jeffrey E. Kirby

[Signature]
Notary Public

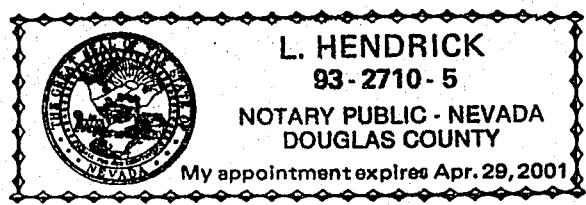
STATE OF Nevada)

COUNTY OF Douglas)



This instrument was acknowledged before me on 1-17-01
~~2000~~, by WILLIAM W. NICHOLS, MANAGING MEMBER

[Signature]
Notary Public



COPY

EXHIBIT "A"

LEGAL DESCRIPTION

("Not a Part" Parcel)

APN 1420-28-201-001

PARCEL 1:

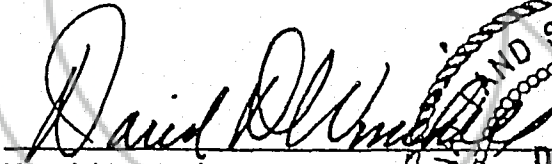
That portion of the West ½ of Section 28, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

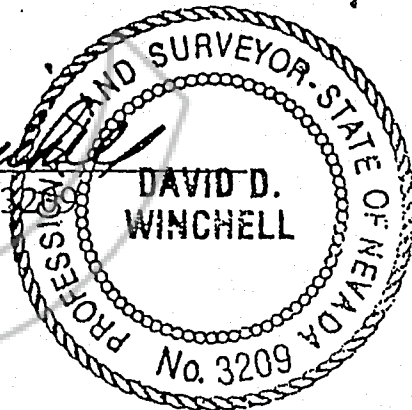
Beginning at the Northwest corner of Lot 32, as said lot was shown on the Final Map for Saratoga Springs Estate Unit 2, as said Map was recorded in Book 594 at Page 3894 as Document No. 338088 of the Official Records of said Douglas County, said corner being on the Southerly right-of-way line of South Santa Barbara Drive; thence Westerly along said right-of-way line N. 89° 51' 06" W., 304.42 feet to the beginning of a curve concave to the Southeast and having a radius of 560.00 feet; thence Westerly and Southerly along said curve through a central angle of 37° 09' 22" an arc distance of 363.16 feet to a point on said curve, a radial line through said point bears N. 37° 00' 28" W., said point being the TRUE POINT OF BEGINNING for this description; thence leaving said right-of-way line S. 53° 36' 34" E., 469.12 feet; thence S. 10° 39' 37" E., 97.32 feet; thence S. 20° 42' 25" W., 97.32 feet; thence S. 52° 04' 26" W., 97.32 feet; thence S. 83° 26' 28" W., 97.32 feet; thence N. 53° 36' 34" W., 470.48 feet to a point on the Southeasterly right-of-way line of said South Santa Barbara Drive; thence Northeasterly along said right-of-way line N. 23° 44' 16" E., 38.27 feet to the beginning of a curve, concave to the Southeast and having a radius of 560.00 feet; thence Northeasterly along said curve through a central angle of 29° 15' 15" an arc distance of 285.93 feet to the TRUE POINT OF BEGINNING.

Said Parcel is also shown as "Not a Part" on Sheet No. 5 of that Certain Final Map #PD99-02-04 for Saratoga Springs Estates Unit 4, as said Final Map was recorded in Book 500 at Page 4445 as Document No. 492337 of the Official Records of said Douglas County.

Said Parcel Contains 4.033 Acres, more or less.

Prepared By:


David D. Winchell, PLS 3209



8/28/2000
Date

0509161

BK0201PG4284

LEGAL DESCRIPTION

("Lot A" Parcel)

PARCEL 2:

APN 1420-28-211-032

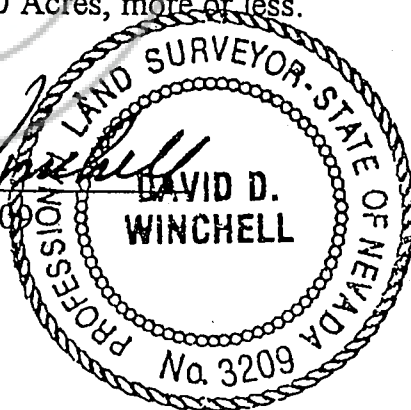
That portion of the West 1/2 of Section 28, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwest corner of Lot 32, as said lot was shown on the Final Map for Saratoga Springs Estate Unit 2, as said Map was recorded in Book 594 at Page 3894 as Document No. 338088 of the Official Records of said Douglas County; thence Southerly along the Westerly line of said Saratoga Springs Estates Unit 2 and the Westerly line of Block B of that Certain Final Map #PD99-02-04 for Saratoga Springs Estates Unit 4, as said Final Map was recorded in Book 500 at Page 4445 as Document No. 492337 of the Official Records of said Douglas County, S. 0° 08' 54" W., 120.00 feet; thence S. 9° 03' 21" E., 218.82 feet; thence S. 0° 08' 54" W., 322.05 feet to the Southwest corner of Lot 18 of said Saratoga Springs Estates Unit 2, said corner also being the Northwesterly corner of Lot 20, Block B of Saratoga Springs Estates Unit 4; thence S. 64° 38' 37" W., 52.20 feet; thence S. 31° 14' 43" W., 52.20 feet; thence S. 15° 42' 40" E., 65.00 feet; thence S. 86° 02' 10" E., 80.00 feet to a point on a curve concave to the East and having a radius of 55.00 feet, a radial line through said point bears N. 69° 01' 01" W.; thence Southerly along said curve through a central angle of 41° 40' 10" an arc distance of 40.00 feet to a point on said curve, a radial line through said point bears S. 69° 18' 49" W.; thence S. 77° 23' 53" W., 78.75 feet; thence S. 0° 08' 54" W., 65.00 feet; thence S. 20° 55' 05" E., 59.00 feet; thence S. 23° 05' 33" W., 140.00 feet; thence S. 15° 42' 40" E., 152.66 feet; thence S. 39° 50' 25" W., 80.00 feet; thence S. 16° 11' 51" W., 121.00 feet to the Southwesterly corner of Lot 45, Block B of said Saratoga Springs Estates Unit 4; thence S. 45° 15' 39" W., 168.26 feet to a point on a curve concave to the Southwest and having a radius of 375.00 feet, a radial line through said point bears N. 45° 15' 39" E.; thence Northwesterly along said curve through a central angle of 7° 38' 22" an arc distance of 50.00 feet to a point on said curve, a radial line through said point bears N. 37° 37' 17" E.; thence N. 37° 37' 17" E., 155.00 feet; thence N. 55° 59' 46" W., 113.71 feet; thence N. 77° 47' 35" W., 113.50 feet; thence N. 38° 12' 37" W., 286.88 feet; thence N. 40° 55' 34" W., 598.53 feet to a point on a curve concave to the Northwest and having a radius of 1400.00 feet, a radial line through said point bears S. 59° 04' 05" E., said curve being the Southeasterly right-of-way line of South Santa Barbara Drive; thence Northeasterly along said curve through a central angle of 7° 11' 39" an arc distance of 175.79 feet; thence N. 23° 44' 16" E., 106.15 feet; thence leaving said right-of-way line S. 53° 36' 34" E., 470.48 feet; thence N. 83° 26' 28" E., 97.32 feet; thence N. 52° 04' 26" E., 97.32 feet; thence N. 20° 42' 25" E., 97.32 feet; thence N. 10° 39' 37" W., 97.32 feet; thence N. 53° 36' 34" W., 469.12 feet to a point on a curve concave to the Southeast and having a radius of 560.00 feet, a radial line through said point bears N. 37° 00' 28" W., said curve being the Southeasterly right-of-way line of South Santa Barbara Drive; thence Northeasterly along said curve through a central angle of 37° 09' 22" an arc distance of 363.16 feet; thence S. 89° 51' 06" E., 304.42 feet to the Point of Beginning.

Said Parcel is also shown as "Lot A (Open Space)" on Sheet No. 5 of that Certain Final Map #PD99-02-04 for Saratoga Springs Estates Unit 4 as said Final Map was recorded in Book 500 at Page 4445 as Document No. 492337 of the Official Records of said Douglas County.

Said Parcel Contains 17.690 Acres, more or less.

David D. Winchell
David D. Winchell, PLS 3209
8/28/2000
Date



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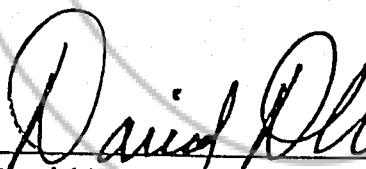
LEGAL DESCRIPTION
(A.P.N. 1420-28-301-001)

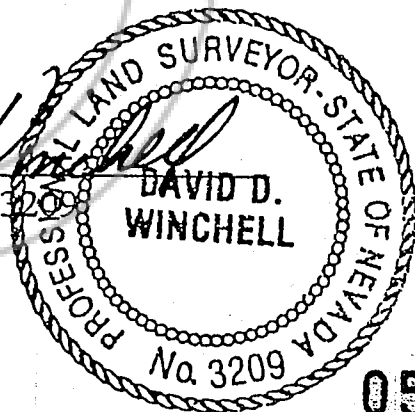
PARCEL 3:

That portion of the West 1/2 of Section 28 and the East 1/2 of Section 29, Township 14 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 Southwesterly corner of Lot 82, Block D of that Certain Final Map #PD99-02-04 for Saratoga Springs Estates Unit 4 as said Final Map was recorded in Book 500 at Page 4445 as Document No. 492337 of the Official Records of said Douglas County; thence Westerly along the Northerly line of Lot D as said lot was shown on Sheet 6 of said Final Map for Saratoga Springs Estates Unit 4; thence S. 88° 33' 00" W., 262.28 feet; thence N. 89° 27' 46" W., 266.72 feet; thence S. 88° 16' 55" W., 177.87 feet; thence N. 88° 29' 47" W., 177.87 feet; thence S. 89° 53' 34" W., 177.70 feet; thence S. 89° 06' 31" W., 189.44 feet; thence N. 45° 00' 00" W., 100.00 feet; thence N. 0° 06' 26" W., 630.00 feet; thence N. 88° 13' 58" W., 1060.45 feet to the Northeasterly corner of Lot 59, Block F of that Certain Final Map #98-045-3 Saratoga Springs Estates Unit III as said Final Map was recorded in Book 698 at Page 5063 as Document No. 442616 of the Official Records of said Douglas County; thence N. 56° 14' 29" W., 230.40 feet, more or less, to the Northwesterly corner of Lot 60, Block F of said Saratoga Springs Estates Unit III, said corner being on the Southeasterly right-of-way line of South Santa Barbara Drive, which is a curve concave to the Southeast and having a radius of 1160.00 feet, a radial line through said point bears N. 56° 13' 57" W.; thence Northeasterly along said right-of-way line through a central angle of 43° 49' 25" an arc distance of 887.24 feet to a point of reversing curvature, a radial line through said point bears S. 12° 24' 32" E., said reversing curve being concave to the Northwest and having a radius of 1400.00 feet; thence Northeasterly along said curve through a central angle of 46° 39' 33" an arc distance of 1140.10 feet to a point on said curve, a radial line through said point bears S. 59° 04' 05" E.; thence leaving said right-of-way line S. 40° 55' 34" E., 598.53 feet; thence S. 38° 12' 37" E., 286.88 feet; thence S. 77° 47' 35" E., 113.50 feet; thence S. 55° 59' 46" E., 113.71 feet; thence S. 37° 37' 17" W., 155.00 feet to a point on a curve concave to the Southwest and having a radius of 375.00 feet, a radial line through said point bears N. 37° 37' 17" E.; thence Southeasterly along said curve through a central angle of 7° 38' 22" an arc distance of 50.00 feet to a point on said curve, a radial line through said point bears N. 45° 15' 39" E.; thence N. 45° 15' 39" E., 168.26 feet to the Northwesterly corner of Lot 46, Block B of said Saratoga Springs Estates Unit 4; thence Southerly along the Westerly line of Block B and Block D of said Saratoga Springs Estates Unit 4, S. 27° 44' 34" E., 172.10 feet; thence S. 26° 06' 46" E., 102.59 feet; thence S. 0° 08' 54" W., 942.11 feet to the Point of Beginning.

Said Parcel Contains 63.205 Acres, more or less.


David D. Winchell, PLS



8/28/2000
Date

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 FEB 22 PM 3: 21

LINDA SLATER
RECORDER

\$11.00 PAID KJ DEPUTY

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