

COLLATERAL ASSIGNMENT OF DEEDS OF TRUST

Date: September 28, 2001

KNOW ALL MEN BY THESE PRESENTS:

That Quintus Financial Services, LLC, a Nevada limited liability company ("Assignor"), having the address of 2001 Foothill Road, Post Office Box 158, Genoa, Nevada 89411, for value received, does by these presents grant, bargain, sell, assign, transfer, and set over, without recourse, unto The Risdal Enterprises, L.P., having an address of 3331 East Montclair, Suite L, Springfield, Missouri 65804, all interest of Assignor in and to the following deeds of trust covering real property, more particularly described therein, located in Tahoe Village, Douglas County, Nevada, which deeds of trust are recorded in the Official Records of said Douglas County and are described as follows:

1. Deed of Trust Dated: May 31, 1999
Executed by: James A. Johnson and Monica L. Marshall-Johnson
Recorded on: July 6, 1999
in Book: 0799
at Page: 0747
as Document Number: 0471886
Interval Number: Ridge Tahoe 3403705A
2. Deed of Trust Dated: May 25, 1999
Executed by: Leo Long
Recorded on: June 9, 1999
in Book: 0699
at Page: 2024
as Document Number: 0469958
Interval Number: Ridge Tahoe 4226011B
3. Deed of Trust Dated: April 27, 1999
Executed by: Louis S. Kelly and Kadette Kelly
Recorded on: June 1, 1999
in Book: 0699
at Page: 0020
as Document Number: 0469264
Interval Number: Ridge Tahoe 4227210C

together with the Notes therein described, and the monies due and to become due thereon, including interest, reasonable attorneys' fees, and charges.

IN WITNESS WHEREOF, Assignor has hereunto caused these presents to be executed by

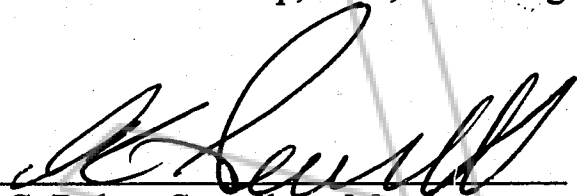
[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

0524218
BK1001PG0771

its duly authorized Manager the day and year first set forth above.

"Assignor"


Quintus Financial Services, LLC, a
Nevada limited liability company
By: Sierra Resorts Group, LLC, its Manager

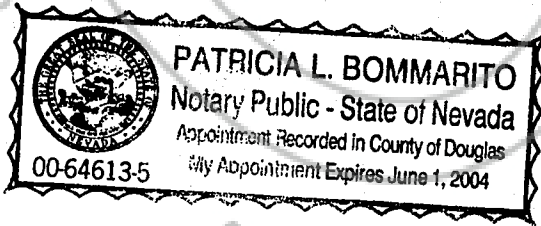
By: 
C. Robert Sewell, its Manager

STATE OF NEVADA)
) ss.
County of Douglas)

On this 15th day of October, 2001, personally appeared before me, a Notary Public, C. Robert Sewell, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Manager of Sierra Resorts Group, LLC, a Nevada limited liability company which is the Manager of Quintus Financial Services, LLC, a Nevada limited liability company, and that he as such, being authorized to do so, executed the foregoing instrument on behalf of Quintus Financial Services, LLC for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public



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

2001 OCT -3 AM 10: 16

LINDA SLATER
RECORDER

0524218
BK 1001 PG 0772 \$1500 PAID BC DEPUTY