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RECORDING REQUESTED BY

Ross Stores, Inc.

AND WHEN RECORDED MAIL TO:

Bartko, Zankel, Tarrant & Miller 900 Front Street, Suite 300 San Francisco, CA 94111 Attn: Theani C. Louskos, Esq.

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

MEMORANDUM OF LEASE

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6 7 1. This Memorandum of Lease is effective upon recordation and is entered into by and between DGD DEVELOPMENT LIMITED PARTNERSHIP, a Nevada limited partnership ("Landlord"), having its principal place of business at PO Box 1724, Carson City, NV 89702, and ROSS STORES, INC., a Delaware corporation ("Tenant"), having its principal place of business at 8333 Central Avenue, Newark, CA 94560, who agree as follows:

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2. By written lease (the "Lease"), Landlord leases to Tenant and Tenant hires from Landlord a portion of the real property located in the City of Carson City, County of Douglas, State of Nevada, described in Exhibit A hereto, for a term of approximately ten (10) years which term is subject to extension by Tenant for four (4) additional periods of five (5) years each. The Exhibit A lands are sometimes herein referred to as the "Shopping Center."

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3. Landlord has granted Tenant and its authorized representatives and invitees the nonexclusive right to use the Shopping Center common area with others who are entitled to use those areas subject to Landlord's rights as set forth in the Lease.

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4. The provisions of the Lease are incorporated into this Memorandum of Lease by reference. The Lease contains the following provision(s):

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"3.2.1. (a) Retail Use. Tenant has entered into this Lease in reliance upon representations by Landlord that Landlord's Parcel is and shall remain retail in character, and, further, except as provided in Section 3.2.1(b) below, no part of Landlord's Parcel (including, without limitation, the Store) shall be used for office or residential purposes or as a theater, auditorium, meeting hall, library, reading room, school, church or other place of public assembly, "flea market,"

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North Valley Plaza Carson City, NV Project No. P625477 6061.445/256140.1

02/12/02

gymnasium, health club, dance hall, billiard or pool hall, massage parlor, hotel or motel, video game arcade, indoor children's recreational activity or other entertainment or amusement center, bowling alley, skating rink, car wash, facility for the sale, display, leasing or repair of motor vehicles, night club, adult products, adult books or adult audio/video products (which are defined as stores in which at least ten percent (10%) of the inventory is not available for sale or rental to children under seventeen (17) years old because such inventory explicitly deals with or depicts human sexuality). Further, no restaurant or other "High Intensity Parking User" (as hereinafter defined) shall be permitted in Landlord's Parcel within three hundred (300) feet of the front and side perimeter walls of the Store. A "High Intensity Parking User" is a tenant or occupant whose use requires more than five (5) parking spaces per one thousand (1,000) square feet of Leasable Floor Area in accordance with either customary shopping center practices or governmental regulations, whichever has a higher parking requirement. Target and Home Depot shall not be deemed a High Intensity Parking User for purposes of this Section 3.2.1.

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Exceptions to Retail Use. Notwithstanding the use (b) provisions described in Section 3.2.1(a) above, the following uses shall be permitted in Landlord's Parcel:

"Retail Office" use and/or "Business Office" use, (i) provided such Retail Office and Business Office use, shall not, in the aggregate, exceed ten percent (10%) of the Leasable Floor Area of Landlord's Parcel. "Retail Office" shall mean an office which provides services directly to consumers, including, but not limited to: financial institutions, real estate offices, stock brokerages, title company and escrow offices, travel and insurance agencies, and medical, dental and legal clinics, provided no medical, dental or legal clinic(s) shall be permitted on Landlord's Parcel within three hundred (300) feet of the front and side perimeter walls of the Store. "Business Office" shall mean an office which does not provide services directly to consumers.

A car wash in conjunction with a gas station, (ii) provided no such car wash and gas station shall be permitted on Landlord's Parcel within three hundred (300) feet of the front and side perimeter walls of the Store."

The provisions of the Lease to be performed by Landlord whether to be performed at the Tenant's store, or any other portion of the Shopping Center, whether affirmative or negative in nature, are intended to and shall bind the Landlord, its successors and assigns at any

time and shall inure to the benefit of Tenant, its successors and assigns.

North Valley Plaza Carson City, NV Project No. P625477 6061.445/256140.1

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This Memorandum of Lease is prepared for the purpose of constructive notice and 6. 1 in no way modifies the provisions of the Lease. Contents of Memorandum of Lease:

Paragraphs 1-6

Exhibit A - Legal Descriptions

Part I - Landlord's Parcel

Part II - Remainder of the Shopping Center

Exhibit B - Site Plan

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IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Memorandum of Lease on this 20th day of february, 2002.

LANDLORD:

DGD DEVELOPMENT LIMITED PARTNERSHIP, a Nevada limited

partnership

SSS Investments LLC, By:

a Nevada limited liability company

By:

John C. Serpa, Jr.

Its: Managing Member

TENANT:

ROSS STORES, INC.,

a Delaware corporation

By:

James Fassio

Its:

Sr. Vice President

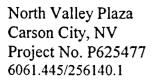
By:

Gregg McGillis

Vice President, Real Estate Its:

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02/12/02

	그렇게 되는 이 가는 사람들이 되는 것이다. 그는 사람들은 한 기가는 많아 하고 있다고 하는 하는 사람들이 가지 않는데 가장 하는 사람들이 되는 사람들이 되었다.
1	State of California)
2	하는 사람들은 사람들이 되었다면 하는 사람들은 사람들이 되었다면 하는 사람들이 되었다면 보다 하는 사람들이 되었다면 하는데 사람들이 되었다.
3	County of Alameda)
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5	on 2/20/02 before me, Jamesa J. Cart,
6	a Notary Public, personally appeared James Fassio and Gregg McGillis, personally known to me
7	or proved to me, on the basis of satisfactory evidence, to be the person whose name six are
8	subscribed to the within instrument and acknowledged to me that he/she/they executed the same
9	in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument
10	the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
11	and person (e), or any approximation (i)
12	WITNESS my hand and official seal.
13	WITHERS my mand and official scale
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15	Jamesa Lar
16	TAMECAY, CARR Notory Dublic
17	Commission # 1191567 Notary Public - California E
1 /	San Mateo County
18	My Comm. Expires Jul 30, 2002
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20	State of Nevada)
21	County of Carson Cuty) ss.
22	County of <u>Carson City</u>
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24	On 2-28-02 before me, M. Doyal, a Notary
25	Public, personally appeared John C. Serga Jr.
26	personally known to me or proved to me, on the basis of satisfactory evidence, to be the
27	person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
28	he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
29	signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
30	acted, executed the instrument.
31	
32	WITNESS my hand and official seal.
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35	M. DOYAL
36	NOTARY PUBLIC - NEVADA Notary Public
37	By Deligers, My Appt. Exp. Feb. 8, 2004
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North Valley Plaza Carson City, NV Project No. P625477 6061.445/256140.1

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EXHIBIT A LEGAL DESCRIPTION PART I – LANDLORD'S PARCEL

LEGAL DESCRIPTION of Adjusted 13-110-18

All that certain real property situate in the southeast ¼ of Section 6, and the northeast ¼ of Section 7, Township 14 North, Range 20 East, M.D.M., further described as a portion of Adjusted 13-110-05, as shown on the Record of Survey to Support a Boundary Line Adjustment, Book 299, Page 4014, Document No. 461506, Official Records of Douglas County, Nevada more particularly described as follows:

BEGINNING at a point on the Easterly Right-of-Way of Vista Grande Boulevard, said point also being the Southwest corner of Adjusted 13-110-04 as shown on said Record of Survey to Support a Boundary Line Adjustment;

THENCE N 67°38'56" E, a distance of 151.71 feet;

THENCE N 22°21'04" W, a distance of 9.33 feet;

THENCE N 67°38'56" E, a distance of 199.34 feet;

THENCE N 88°01'41" E, a distance of 45.94 feet;

THENCE N 67°38'56" E, a distance of 230.00 feet;

THENCE S 22°21'04" E, a distance of 32.50 feet;

THENCE N 67°38'56" E, a distance of 93.75 feet;

THENCE N 10°14'05" E, a distance of 13.45 feet;

THENCE along a curve to the left having a radius of 160.00 feet, arc length of 91.00 feet. delta angle of 32°35'10", a chord bearing of S 06°03'30" E, and a chord length of 89.78 feet;

THENCE S 22°21'04" E, a distance of 14.68 feet;

THENCE along a curve to the right having a radius of 200.00 feet, arc length of 84.42 feet, delta angle of 24°11'05", a chord bearing of S 10°15'32" E, and a chord length of 83.80 feet;

THENCE S 01°50'01" W, a distance of 101.83 feet;

THENCE N 88°09'59" W, a distance of 57.07 feet;

THENCE along a curve to the left having a radius of 100.00 feet, arc length of 42.21 feet, delta angle of 24°11'05", a chord bearing of S 79°44'28" W, and a chord length of 41.90 feet;

THENCE S 67°38'56" W, a distance of 380.35 feet;

EXHIBIT A

1 of 5

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THENCE along a curve to the right having a radius of 100.00 feet, arc length of 82.64 feet, delta angle of 47°21'05", a chord bearing of S 88°40'32" E, and a chord length of 80.31 feet;

THENCE N 65°00'00" W, a distance of 59.33 feet;

THENCE along a curve to the left having a radius of 45.00 feet, arc length of 23.49 feet, delta angle of 29°54'30", a chord bearing of N 79°57'15" W, and a chord length of 23.22 feet;

THENCE S 85°05'30" W, a distance of 18.89 feet to a point on said Easterly Right-of-Way of Vista Grande Boulevard;

THENCE along said Easterly Right-of-Way along a curve to the left having a radius of 305.00 feet, arc length of 151.56 feet, delta angle of 28°28'16", a chord bearing of N 19°08'38" W, and a chord length of 150.00 feet;

THENCE N 33°22'46" W, continuing along said Easterly Right-of-Way a distance of 51.20 feet to the TRUE POINT OF BEGINNING.

CONTAINING 4.39 acres more or less.

Legal Description prepared by: Capital Engineering P.O. Box 3750 Carson City, NV 89702



All that certain real property situate in the southeast ¼ of Section 6, and the northeast ¼ of Section 7, Township 14 North, Range 20 East, M.D.M., further described as all of Adjusted 13-106-01 and a portion of Adjusted 13-110-05, as shown on the Record of Survey to Support a Boundary Line Adjustment, Book 299, Page 4014, Document No. 461506, Official Records of Douglas County, Nevada more particularly described as follows:

COMMENCING at the North 1/2 Corner of said Section 7;

THENCE S 00°51'21" W, along the 1/2 Section line of said Section 7, a distance of 1325.10 feet;

THENCE S 89°40'08" E, a distance of 810.10 feet to a point on the Easterly Right-of-Way line of Vista Grande Boulevard and the TRUE POINT OF BEGINNING;

THENCE along said Easterly Right-of-Way line the following five (5) courses; along a curve to the left having a radius of 220.00 feet, arc length of 169.02 feet, delta angle of 44°01'11", a chord bearing of N 21°37'16" W, and a chord length of 164.90 feet;

THENCE N 43°37'51" W, a distance of 465.00 feet;

THENCE along a curve to the right having a radius of 270.00 feet, arc length of 325.15 feet, delta angle of 69°00'00", a chord bearing of N 09°07'51" W, and a chord length of 305.86 feet;

THENCE N 25°22'09" E, a distance of 139.77 feet;

THENCE along a curve to the left having a radius of 305.00 feet, arc length of 114.80 feet, delta angle of 21°33'60", a chord bearing of N 14°35'09" E, and a chord length of 114.13 feet;

THENCE leaving said Easterly Right-of-Way, N 09°17'50" W, a distance of 48.03 feet;

THENCE N 13°06'54" E. a distance of 73.84 feet;

THENCE S 21°49'40" W. a distance of 165.25 feet;

THENCE along a curve to the left having a radius of 160.00 feet, arc length of 75.32 feet, delta angle of 26°58'21", a chord bearing of N 08°20'30" E, and a chord length of 74.63 feet;

THENCE N 05°08'41" W, a distance of 65.17 feet;

THENCE along a curve to the left having a radius of 63.36 feet, arc length of 54.20 feet, delta angle of 49°00'53", a chord bearing of S 29°39'07" E, and a chord length of 52.57 feet;

THENCE S 57°03'54" E. a distance of 144.21 feet;

THENCE S 71°42'18" E, a distance of 47.57 feet;



THENCE S 56°26'08" E, a distance of 246.91 feet;

THENCE along a curve to the left having a radius of 150.00 feet, are length of 140.23 feet, delta angle of 53°33'52", a chord bearing of S 83°13'04" E, and a chord length of 135.18 feet;

THENCE N 70°00'00" E, a distance of 149.91 feet;

THENCE along a curve to the left having a radius of 50.00 feet, arc length of 43.16 feet, delta angle of 49°27'31", a chord bearing of N 45°16'14" E, and a chord length of 41.83 feet;

THENCE N 20°32'32" E, a distance of 245.50 feet;

THENCE N 01°49'59" E, a distance of 303.55 feet;

THENCE N 65°00'00" W, a distance of 329.04 feet;

THENCE along a curve to the right having a radius of 66.06 feet, are length of 48.77 feet, delta angle of 42°18'08", a chord bearing of N 44°51'51" W, and a chord length of 47.67 feet;

THENCE S 22°21'04" E, a distance of 20.28 feet;

THENCE N 67°38'56" E, a distance of 155.08 feet;

THENCE along a curve to the right having a radius of 100.00 feet, arc length of 42.21 feet, delta angle of 24°11'05", a chord bearing of N 79°44'28" E, and a chord length of 41.90 feet;

THENCE S 88°09'59" E, a distance of 57.07 feet;

THENCE S 01°50'01" W, a distance of 101.83 feet;

THENCE along a curve to the left having a radius of 200.00 feet, arc length of 84.42 feet, delta angle of 24°11'05", a chord bearing of N 10°15'32" W, and a chord length of 83.80 feet;

THENCE S 22°21'04" E, a distance of 14.68 feet;

THENCE along a curve to the right having a radius of 160.00 feet, arc length of 91.00 feet, delta angle of 32°35'10", a chord bearing of N 06°03'30" W, and a chord length of 89.78 feet;

THENCE N 10°14'05" E, a distance of 163.38 feet;

THENCE along a curve to the left having a radius of 160.00 feet, arc length of 91.00 feet, delta angle of 32°35'10", a chord bearing of N 06°03'30" W, and a chord length of 89.78 feet:

THENCE N 22°21'04" W, a distance of 289.94 feet to a point on the Southerly Right-of-Way of Jacks Valley Road;

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THENCE N 67°37'49" E, along said Southerly Right-of-Way a distance of 176.93 feet;

THENCE continuing along said Southerly Right-of-Way along a curve to the right having a radius of 75.00 feet, arc length of 149.49 feet, delta angle of 114°12'10", a chord bearing of S 55°16'06" E, and a chord length of 125.95 feet to a point on the Westerly Right-of-Way of U.S. Highway 395;

THENCE S 01°49'59" W, along said Westerly Right-of-Way a distance of 1999.86 feet;

THENCE leaving said Westerly Right-of-Way N 89°40'08" W, a distance of 369.55 feet to the TRUE POINT OF BEGINNING.

CONTAINING 9.96 acres, more or less.

Legal Description prepared by: Capital Engineering P.O. Box 3750 Carson City, NV 89702



EXHIBIT A LEGAL DESCRIPTION PART II – REMAINDER OF THE SHOPPING CENTER

Target

1420-06-802-004

A parcel of land located within portions of the Southeast onequarter of Section 6 and the Northeast one-quarter of Section 7, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

PARCEL I:

Commencing at the one-quarter corner to Sections 6 and 7, Township 14 North, Range 20 East, M.D.M., a found 1963 B.L.M. brass cap; thence along the center section line of said Section 6, North 00°16'50" East, 279.82 feet to a point on the Southerly line of Jacks Valley Road; thence along said Southerly line of Jacks Valley Road, North 66°54'20" East, 182.41 feet to the Northeasterly return of realigned Vista Grande Boulevard, the POINT OF BEGINNING; thence continuing along said Southerly line of Jacks Valley Road, North 66°54'20" East, 846.82 feet; thence South 23°04'33" East, 289.94 feet; thence along the arc of a curve to the right, tangent to the preceding course, having a radius of 160.00 feet, central angle of 32°35'09", arc length of 91.00 feet, chord bearing of South 06°46'58" East, and chord distance of 89.78 feet; thence South 09°30'36" West, 149.93 feet; thence South 66°55'27" West, 93.75 feet; thence North 23°04'33" West, 32.50 feet; thence South 66°55'27" West, 230.00 feet; thence South 87°18'12" West, 45.94 feet; thence South 66°55'27" West, 199.34 feet; thence South 23°04'33" East, 9.33 feet; thence South 66°55'27" West, 151.71 feet to a point on the Easterly line of said realigned Vista Grande Boulevard; thence along said Easterly line of Vista Grande Boulevard the following four courses: thence North 34°06'15" West, 257.78 feet; thence along the arc of a curve to the right, tangent to the preceding course, having a radius of 470.00 feet, central angle of 11°00'35", arc length of 90.31 feet, chord bearing of North 28°35'58" West, and chord distance of 90.17 feet; thence North 23°05'40" West, 85.22 feet; thence along the arc of a curve to the right, tangent to the preceding course, having a radius of 35.00 feet, central angle of 90°00'00", arc length of 54.98 feet, chord bearing of North 21°54'20" East, and chord distance of 49.50 feet to the POINT OF BEGINNING.

Per NRS 111.312, this Legal Description was previously Recorded at Document No. 462546, Book 399, Page 976, on March 3, 1999.



1420-07-502-003

A parcel of land located within a portion of the Northeast one-quarter of Section 7, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

13-110-19 APN: Commencing at the one-quarter corner common to Sections 6 and 7, Township 14 North, Range 20 East, M.D.M., a found 1963 B.L.M. brass cap; thence along the center section line of said Section 6, North 00°16'50" East, 279.82 feet to a point on the Southerly line of Jacks Valley Road; thence along said Southerly line of Jacks Valley Road, North 66°54'20" East, 182.41 feet to the Northeasterly return of realigned Vista Grande Boulevard; thence along said realigned Vista Grande Boulevard the following five courses: thence along said Northeasterly return, along the arc of a curve to the left, non-tangent to the preceding courses, having a radius of 35.00 feet, central angle of 90°00'00", arc length of 54.98 feet, chord bearing of South 21°54'20" West, and chord distance of 49.50 feet; thence South 23°05'40" East, 85.22 feet; thence along the arc of a curve to the left, tangent to the preceding course, having a radius of 470.00 feet, central angle of 11°00'35", arc length of 90.31 feet, chord bearing of South 28°35'58" East, and chord distance of 90.17; thence South 34°06'15" East, 308.98 feet; thence along the arc of a curve to the right, tangent to the preceding course, having a radius of 305.00 feet, central angle of 28°28'16", arc length of 151.56 feet, chord bearing of South 19°52'07" East, and chord distance of 150.00 feet to the POINT OF BEGINNING; thence North 84°22'01" East, 18.89 feet; thence along the arc of curve to the right, tangent to the preceding course, having a radius of 45.00 feet, central angle of 29°54'30", arc length of 23.49 feet, chord bearing of South 80°40'44" East, and chord distance of 23.22 feet; thence South 65°43'29" East, 59.33 feet; thence along the arc of a curve to the left, tangent to the preceding course, having a radius of 100.00 feet, central angle of 47°21'04", arc length of 82.64 feet, chord bearing of South 89°24'01" East, and chord distance of 80.31 feet; thence North 66°55'27" East, 225.27 feet; thence South 23°04'33" East, 20.28 feet; thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 66.06 feet, central angle of 42°18'08", arc length of 48.77 feet, chord bearing of South 45°35'20" East, and chord distance of 47.67 feet; thence non-tangent to the preceding curve, South 65°43'29" East, 329.04 feet; thence South 01°06'30" West, 303.55 feet; thence South 19°49'03" West, 245.50 feet; thence along the arc of a curve to the right, tangent to the preceding course, having a radius of 50.00 feet, central angle of 49°27'28", arc length of 43.16 feet, chord bearing of South 44°32'47" West, and chord distance of 41.83 feet; thence South 69°16'31" West, 149.91 feet;



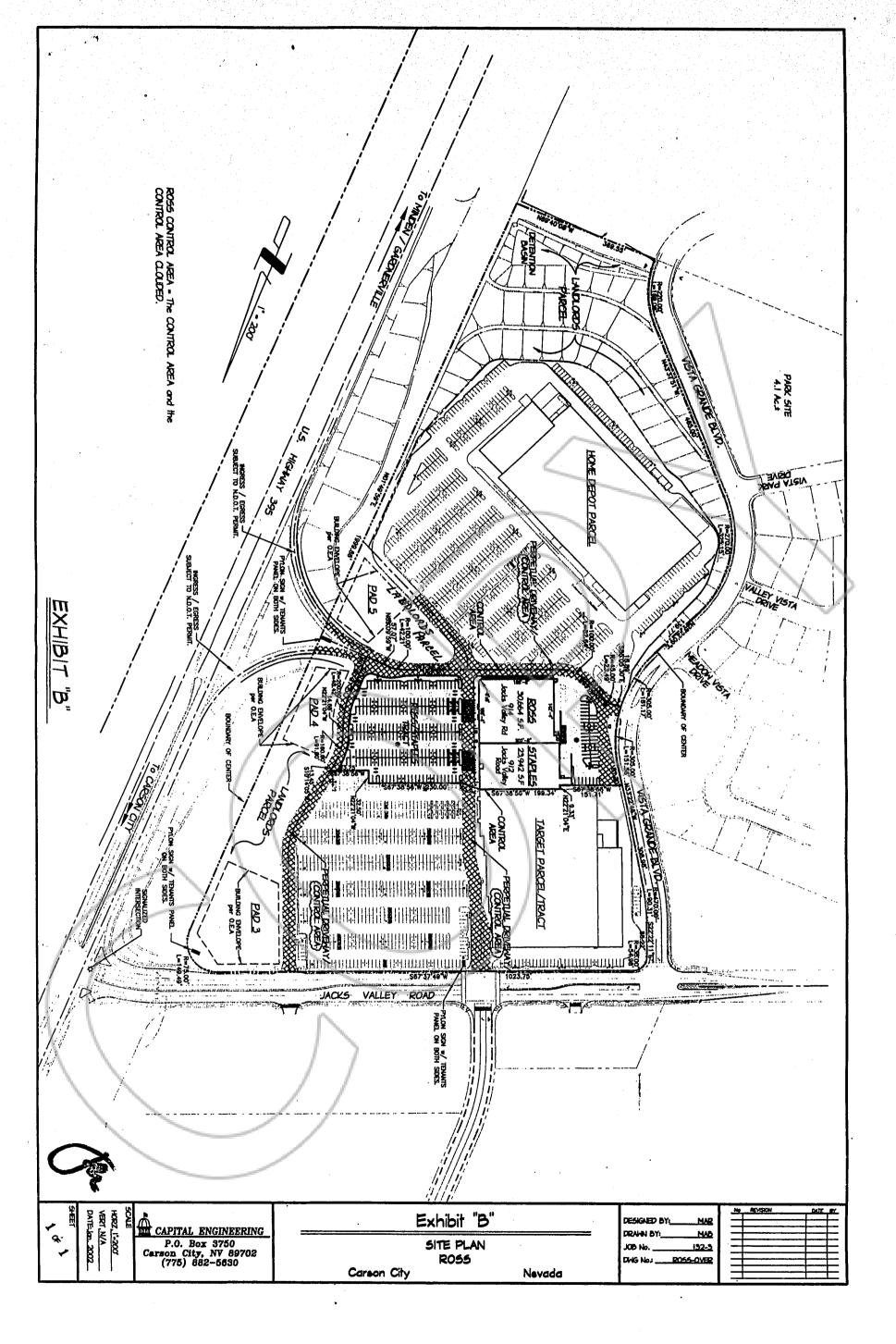
APN: 13-110-19

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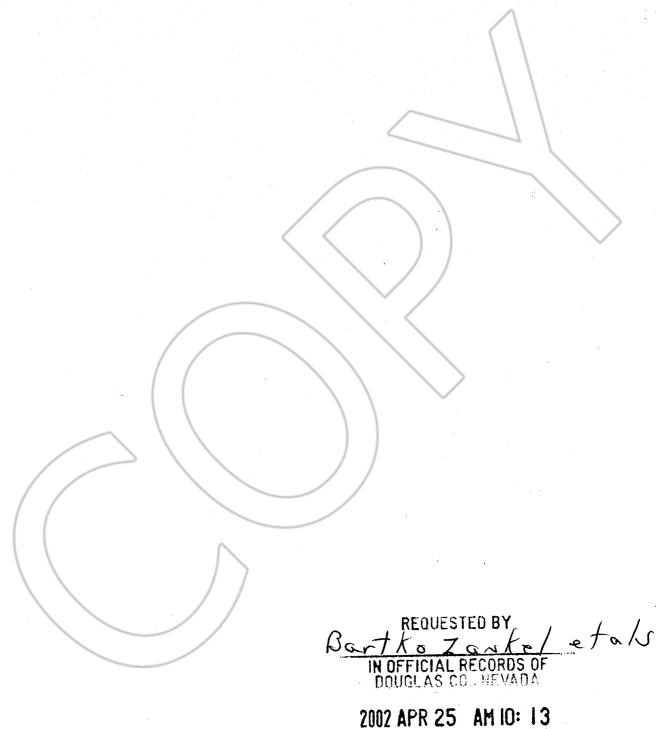
thence along the arc of a curve to the right, tangent to the preceding course, having a radius of 150.00 feet; central angle of 53.33'52", arc length of 140.23 feet, chord bearing of North 83.56.33" West, and chord distance of 135.18 feet; thence North 57°09'37" West, 246.91 feet; thence North 72°25'47" West, 47.57 feet; thence North 57°47'23" West, 144.21 feet; thence along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 63.36 feet, central angle of 49.00'53", arc length of 54.20 feet, chord bearing of North 30°22'37" West, and chord distance of 52.56 feet; thence North 05°52'10" West, 65.17 feet; thence along the arc of a curve to the right, tangent to the preceding course, having a radius of 160.00 feet, central angle of 26°58'21", arc length of 75.32 feet. chord bearing of North 07°37'01" East, and chord distance of 74.63 feet; thence North 21°06'11" East, 165.25 feet; thence North 12°23'25" East, 73.84 feet; thence North 10°01'19" West, 48.03 feet a point on said realigned Vista Grande Boulevard; thence along said realigned Vista Grande Boulevard, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 305.00 feet, central angle of 08°42'39", arc length of 46.37 feet, chord bearing of North 01°16'40" West, and chord distance of 46.33 feet to the POINT OF BEGINNING.

Per NRS 111.312, this Legal Description was previously Recorded at Document No. 462546, Book 399, Page 976, on March 3, 1999.





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