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After recording return to:

Fred Scarpello, Esq.
Scarpello, Huss & Oshinski, Ltd.
600 E. William Street, Suite 300
Carson City, NV 89701

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY
and without liability for the consideration therefor, or as to the validity or
sufficiency of said instrument or for the effect of such recording on the title of
the property involved.

APN: 1320-20-802-021, 1320-30-802-022
& 25-050-57

RELEASE OF EASEMENT

This Agreement is made and entered into this 14th day of FEBRUARY, 2003, by and between NVBP, THREE, LTD., a Nevada limited liability company and MTEB, LLC, a Nevada limited liability company:

WHEREAS, NVBP, THREE, LTD., a Nevada limited liability company (hereinafter NVBP) is the owner of parcels 1 and 3 as more particularly described in Exhibit "A" attached hereto and hereby incorporated through reference; and

WHEREAS, MTEB, LLC, a Nevada limited liability company (hereinafter MTEB) is the owner of parcel 2, more particularly described in Exhibit "B" attached hereto and hereby incorporated through reference; and

WHEREAS, a 24-foot private emergency vehicle access easement was delineated in a parcel map described as the Official Parcel Map No. 265804, recorded in the office of the County Recorder of Douglas County, State of Nevada on November 25, 1991 in Book 1191, Page 4010, as Document No. 265804; and

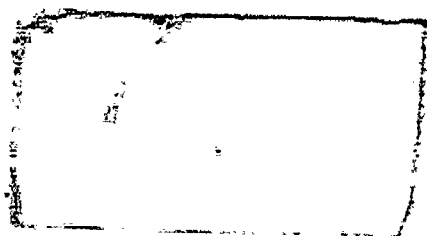
WHEREAS, the said 24-foot private emergency vehicle access easement burdens parcel 3 for the exclusive use of the owners of parcels 1, 2 and 3; and

WHEREAS, the owners of parcels 1, 2 and 3 as herein described have agreed that the subject 24-foot private emergency vehicle access easement is no longer required, valid or of mutual use and should be released and rescinded of record; and

WHEREAS, the parties have mutually agreed that the subject 24-foot private emergency vehicle access easement is hereby released and rescinded;

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, receipt of which is hereby acknowledged, the beneficial owners of parcels 1, 2 and 3 hereby agree as follows:

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1. The 24-foot private emergency vehicle access easement, as delineated on the parcel map for Bank Building Inc. filed in the office of the County Recorder of Douglas County, State of Nevada on November 25, 1991 in Book 1191, Page 4010, as Document No. 265804, is hereby released, cancelled and void.

2. The parties hereto agree that this release of easement shall be recorded in the office of the County Recorder of Douglas County, State of Nevada.

NVBP, THREE, LTD., a Nevada limited liability company, as to Parcel 1

By: CORPORATE MANAGEMENT SERVICES, INC., a Nevada corporation, Manager

By: 
JAMES S. BRADSHAW, President

NVBP, THREE, LTD., a Nevada limited liability company, as to Parcel 3

By: CORPORATE MANAGEMENT SERVICES, INC., a Nevada corporation, Manager

By: 
JAMES S. BRADSHAW, President

MTEB, LLC, a Nevada limited liability company, as to Parcel 2

By: CORPORATE MANAGEMENT SERVICES, INC., a Nevada corporation, Manager

By: 
JAMES S. BRADSHAW, President

STATE OF NEVADA)
COUNTY OF Carson City)

The above instrument was subscribed before me this 14th day of February, 2003, by James S. Bradshaw as President of Corporate Management Services, Inc.




NOTARY PUBLIC

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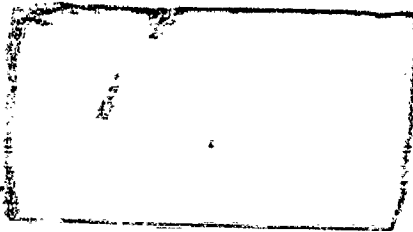


EXHIBIT "A"

All that real property situate in the State of Nevada, County of Douglas, described as follows:

PARCEL 1:

All that real property situate in the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Parcel 3, as set forth on Parcel Map for BANK BUILDING, INC., filed for record in the office of the Recorder, Douglas County, State of Nevada on November 25, 1991, in Book 1191, Page 4010, as Document No. 265804.

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PARCEL 3:

All that certain real property situated in the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Parcel 3, as set forth on Parcel Map for BANK BUILDING INC., filed for record in the office of the County Recorder, Douglas County, State of Nevada on November 25, 1991, in Book 1191, Page 4010, as Document No. 265804.

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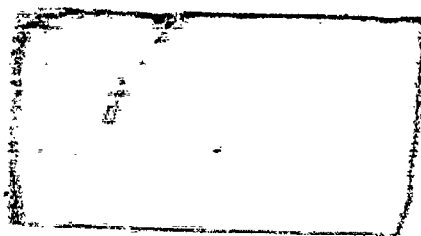


EXHIBIT "B"

All that real property situate in the State of Nevada, County of Douglas, described as follows:

PARCEL 2:

All that real property situate in the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Beginning at the most Westerly corner of Parcel 2, as shown on that certain Parcel Map, recorded October 23, 1979, Document #38047; thence North 26°35'00" East 141.30 feet to the Southwesterly corner of the Redwine parcel as described in deed recorded in Book 72, Page 245, Document #46655; thence along the boundary of said Redwine parcel North 26°35'00" East 192.70 feet to a point on the Southerly right-of-way line of U.S. Highway 395; thence South 63°25'00" East along said right-of-way line 313.05 feet; thence South 26°35'00" West 334.00 feet; thence North 63°25'00" West 313.05 feet to the POINT OF BEGINNING.

Excepting therefrom that parcel conveyed to the State of Nevada by Deed recorded May 9, 1966 in Book 40, Page 111, as File No. 31955, Official Records of Douglas County, Nevada.

A.P.N.: 1320-30-802-022

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed of Trust, recorded in the office of the County Recorder of Douglas County, Nevada on May 29, 2001, in Book 0501, Page 8802, as Document No. 515344, of Official Records.

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 FEB 18 AM 11:56

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID *K2* DEPUTY

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