

When Recorded, Return to:

Western Title Company, Inc.
Attention: IC Department
301 W. Washington Street
Carson City, NV 89701

APN: 1220-03-000-023
1220-03-000-024

DEED OF TRUST

THIS DEED OF TRUST, made this 1st day of April, 2003, between SIERRA NEVADA SW ENTERPRISES, Ltd., a Nevada limited liability company, herein called "Trustor", whose address is P.O. Box 1700 Dayton, Nevada 89403, WESTERN TITLE COMPANY, INC., of 301 W. Washington Street, Carson City, NV 89701 herein called "Trustee" and TERRY M. AND LINDA JACOBSEN, husband and wife, whose address is 1525 TOLER LANE GARDNERVILLE, NV 89410, herein "Beneficiary."

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the State of Nevada, County of Douglas, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

A.P.N. 1220-03-000-023
1220-03-000-024

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject, however, to the right of Beneficiary, during any period of default hereunder, and without waiver of such default, to

SCARPELLO & ALLING, LTD.
600 E. William Street, Suite 300
Carson City, NV 89701

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collect said rents, issues and profits by any lawful means, and to apply the same, less costs and expenses of collection, to any indebtedness secured hereby.

For the purpose of securing: (1) payment of the sum of \$3,203,905.60, with interest thereon according to the terms of that certain Promissory Note, of even date herewith, executed by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; and (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or to their successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security interest of this Deed of Trust, Trustor agrees:

1. To properly care for and keep said property in good condition and repair; not to remove or demolish any building thereon; to complete in a good and workmanlike manner any building which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws, ordinances and regulations requiring any alterations or improvements to be made thereon; not to commit or permit any waste thereof; not to commit suffer or permit any act to be done in or upon said property in violation of law; to cultivate, irrigate,

fertilize, fumigate, prune and/or do any other act or acts, all in a timely and proper manner, which, from the character or use of said property, may be reasonably necessary, the specific enumerations herein not excluding the general.

2. The Trustor agrees to pay and discharge all costs, fees and expenses of these Trusts, including cost of evidence of title and Trustee's fees in connection with sale, whether completed or not, which amounts shall become due upon delivery to Trustee of Declaration of Default and Demand for sale, as hereinafter provided.

3. The amount collected under any fire insurance policy shall be credited: first, to accrued interest; next to expenditures hereunder; and any remainder upon the principal, and interest shall thereupon cease upon the amount so credited upon principal; provided, however, that at the option of the Beneficiary, the entire amount collected under the policies or any part thereof may be released to the Trustor, without liability upon the Trustee for such release.

4. The Trustor promises and agrees that if, during the existence of the Trust there be commenced or pending any suit or action affecting said conveyed premises, or any part thereto, or the title thereto, or if any adverse claim for or against said premises, or any part thereof, be made or asserted, Trustor will appear in and defend any such matter purporting to affect the

security and will pay all costs and damages arising because of such action.

5. Any award of damages in connection with any condemnation for public use of or injury to any property or any part thereof is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by it in the same manner and with the same affect as herein provided for disposition of proceeds of insurance.

6. Trustee shall be under no obligation to notify any party hereto of any pending sale hereunder or of action or proceeding of any kind in which Trustor, Beneficiary and/or Trustee shall be named as defendant, unless brought by Trustee.

7. Acceptance by Beneficiary of any sum in payment of any indebtedness secured hereby, after the date when the same is due, shall not constitute a waiver of the right either to require prompt payment, when due, of all other sums so secured or to declare default as herein provided for failure so to pay.

8. Trustee may, at any time, or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the notes secured hereby for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or the effect of this Deed of Trust upon the remainder of said property: reconvey any part of said property; consent in

writing to the making of any map or plot thereof; join in granting any easement thereon; or join in any extension agreement or subordination agreement in connection herewith.

9. Upon receipt of written request from Beneficiary reciting that all sums secured hereby have been paid and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, the Trustee shall reconvey without warranty the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truth thereof. The Grantee in such reconveyance may be described in general terms as "the person or persons legally entitled thereto," and Trustee is authorized to retain this Deed of Trust and note.

10. (a) Should default be made by Trustor in payment of any indebtedness secured hereby and/or in performance of any agreement herein, then Beneficiary may declare all sums secured hereby immediately due by delivery to Trustee of a written declaration of default and demand for sale, and of written notice of default and election to cause said property to be sold (which notice Trustee shall cause to be filed for record) and shall surrender to Trustee this Deed, the notes and all documents evidencing any expenditure secured hereby.

(b) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during

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the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, following the expiration of time to cure any default after the recording of the notice of default and election to sell in the office of the appropriate county recorder as provided in NRS 107.080, to collect and retain such rents, issues and profits as they become due and payable. Upon such period, Beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name, sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any action done pursuant to such notice.

(c) After three months shall have elapsed following recordation of any such notice of default, Trustee shall sell said property at such time and at such place in the State of Nevada as the Trustee, in its sole discretion, shall deem best to accomplish

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the object of these Trustees, having first given notice of such sale as then required by law. Place of sale may be either in the county in which the property to be sold, or any part thereof, is situated, or at an office of the Trustee located in the State of Nevada.

(d) The Trustor, Pledgor and Mortgagor of the personal property herein pledged and/or mortgaged waives any and all demands or notices as conditions precedent to sale of such personalty.

(e) Trustee may postpone sale of all, or any portion, of said property by public announcement at the time fixed by said notice of sale, and may thereafter postpone said sale from time to time by public announcement at the time previously appointed.

(f) At the time of sale so fixed, Trustee may sell the property so advertised or any part thereof, either as a whole or in separate parcels at its sole discretion, at public auction, to the highest bidder for cash in lawful money of the United States, payable at time of sale, and shall deliver to such purchaser a deed conveying the property so sold, but without covenant or warranty, express or implied, Trustor hereby agrees to surrender, immediately and without demand, possession of said property to such purchaser.

11. Trustee shall apply the proceeds of any such sale to payment of: expenses of sale and all charges and expenses of Trustee and of these Trusts, including costs of evidence of title and Trustee's fee in connection with sale; all sums expended under

the terms hereof, not then repaid, with accrued interest at the rate of eighteen percent (18%) per annum; all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

12. The Beneficiary or assigns may, at any time, by instrument in writing, appoint a successor or successors to the Trustee named herein or acting hereunder, which instrument, executed and acknowledged by Beneficiary, and recorded in the Office of the County Recorder of the County or Counties wherein said property is situated, shall be conclusive proof of the proper substitution of such successor or Trustee, who shall have all the estate, powers, duties and trusts in the premises vested in or conferred on the original Trustee. If there be more than one Trustee, either may act alone and execute the Trusts upon the request of the Beneficiary and his acts shall be deemed to be the acts of all Trustee, and the recital in any conveyance executed by such sole trustee of such requests shall be conclusive evidence thereof, and of the authority of such sole Trustee to act.

13. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns.

14. Trustee accepts these trusts when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law.

15. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural, and the term Beneficiary shall include any future holder, including pledgees, of the Note secured hereby.

16. In the event that Trustor, or any successor-in-interest to Trustor shall sell, transfer, or convey, or contract to sell, transfer, or convey the above-described real property, or any portion thereof, or any interest therein, at the option of Beneficiary, the entire amount of the promissory note for which this Deed of Trust serves as security shall forthwith become due and payable, although the time for such payment shall not have arrived.

17. The Trustee is authorized to release real property from the encumbrance of the deed of trust and execute all necessary documents without further instruction of beneficiary upon the request of Buyer from time to time provided payment is made to Trustee for the benefit of Beneficiary in the amount of \$40,613.00 for each acre of land to be released, and also provided that the property will be released in such a manner as to provide reasonable access to the land remaining subject to the deed of trust.

18. Beneficiary further authorizes Trustee, Western Title Company, without further written instructions to execute all applications, forms, or documents to facilitate land use planning

by Trustor including, but not limited to, all applications for zone change, master plan amendment, construction easements, public right of way or utility easements, land use or water rights transfers, or any other land use documents, provided that Trustee, absent the prior written approval of Beneficiary, is not authorized to execute any transfer instrument or other document that in any way alienates from the real property any water right or diminishes the square footage of the subject real property.

19. Beneficiary authorizes Trustor to demolish and/or remove any and all buildings or improvements located on the subject real property (except as specifically provided during the term of the leasehold provided to Seller) and without further authorization or the payment of any additional consideration.

20. Where not inconsistent with the above, the following covenants, No. 1; 2; 3; 4 (18%); 5; 6; 7; 8; of NRS 107.030 are hereby adopted and made a part of this Deed of Trust.

The parties agree that with respect to this Section, as set forth in NRS 107.030, the amount of fire insurance required by covenant 2 shall be in an amount equal to the fair market value of the premises with loss payable to Beneficiary secured by this Deed of Trust and all obligations having priority over this Deed of Trust, and with respect to attorney's fees provided for by covenant 7 the percentage shall be a reasonable percentage.

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SCARPELLO & ALLING, LTD.
600 E. William Street, Suite 300
Carson City, NV 89701

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The undersigned Trustors request that a copy of any notice of default and any notice of sale hereunder be mailed to them at their address hereinbefore set forth.

("TRUSTOR")

SIERRA NEVADA SW ENTERPRISES, LTD.,
a Nevada limited liability company


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 1st day of April, 2003, by James S. Bradshaw as President of Corporate Management Services, Inc.




NOTARY PUBLIC

DOUGLAS COUNTY

396-76
1/7/2003
Pg 1 of 1

DESCRIPTION
ADJUSTED A.P.N. 1220-03-000-023

A parcel of land located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Parcel 2 and a portion of Adjusted Parcel 1, as shown on that Record of Survey to Support a Boundary Line Adjustment for Terry M. Jacobsen and Linda Ann Jacobsen and Jacobsen Family Survivors/Residual Trust, filed for record December 30, 1997, in Book 1297, at Page 5459, as Document No. 429408, Official Records of Douglas County, Nevada, more particularly described as follows:

BEGINNING at the northwest corner of said Adjusted Parcel 1, said point being on the southerly right-of-way line of Toler Lane;

thence along said southerly right-of-way line, South 89°20'34" East, 662.65 feet;

thence leaving said southerly right-of-way line, South 00°39'26" West, 1261.19 feet;

thence North 77°32'52" East, 671.17 feet;

thence South 12°32'16" East, 979.08 feet to the southeast corner of said Parcel 2;

thence along the southerly line of said Parcel 2, North 89°19'57" West, 1265.26 feet to the southwest corner of said Parcel 2;

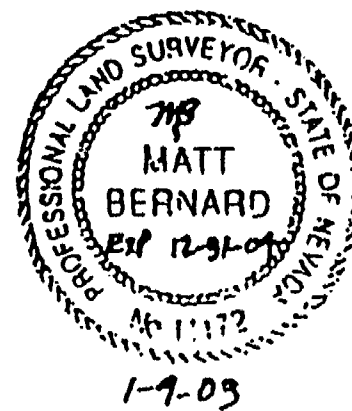
thence along the westerly line of said Parcel 2 and its prolongation along the westerly line of said Adjusted Parcel 1, North 17°48'57" West, 853.77 feet;

thence continuing along the westerly line of said Adjusted Parcel 1, North 00°28'21" East, 1252.20 feet to **THE POINT OF BEGINNING**, containing 44.33 acres, more or less.

The Basis of Bearing of this description is South 89°20'34" East along the centerline of Toler Lane, as shown on said Record of Survey to Support a Boundary Line Adjustment, Document No. 429408.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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BK 0403 PG 07346

DESCRIPTION
ADJUSTED A.P.N. 1220-03-000-024

A parcel of land located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Parcel 3 and a portion of of Adjusted Parcel 1, as shown on that Record of Survey to Support a Boundary Line Adjustment for Terry M. Jacobsen and Linda Ann Jacobsen and Jacobsen Family Survivors/Residual Trust, filed for record December 30, 1997, in Book 1297, at Page 5459, as Document No. 429408, Official Records of Douglas County, Nevada, more particularly described as follows:

BEGINNING at the southeast corner of said Parcel 3;

thence along the southerly line of said Parcel 3, South 77°45'22" West, 902.32 feet to the southwest corner of said Parcel 3;

thence along the westerly line of said Parcel 3, North 12°42'33" West, 2071.22 feet to the northwest corner of said Parcel 3;

thence along the southerly line of said Adjusted Parcel 1, South 89°37'36" West, 5.58 feet to the southwest corner of said Adjusted Parcel 1;

thence along the westerly line of said Adjusted Parcel 1, North 11°56'32" West, 171.16 feet;

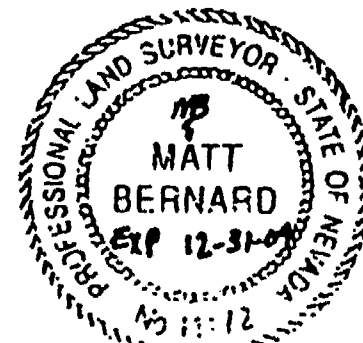
thence leaving said westerly line, North 77°33'39" East, 919.09 feet to a point on the easterly line of said Adjusted Parcel 1;

thence along said easterly line of Adjusted Parcel 1 and its prolongation along the easterly line of said Parcel 3, South 12°21'42" East, 2246.60 feet to **THE POINT OF BEGINNING**, containing 46.87 acres, more or less.

The Basis of Bearing of this description is South 89°20'34" East along the centerline of Toler Lane, as shown on said Record of Survey to Support a Boundary Line Adjustment, Document No. 429408.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



1-9-03

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

2003 APR 15 PM 4:24

WERNER CHRISTEN
RECORDER

\$26⁵⁰ PAID *K2* DEPUTY

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