

When Recorded, Return to:

Scarpello, Huss & Oshinski, Ltd.
600 East William St., Ste. 300
Carson City, NV 89701

APN Nos. 1220-03-000-023
1220-03-000-024


MEMORANDUM OF LEASE AGREEMENT

This Memorandum of Lease Agreement is made on this 15 day of APRIL, 2003, concurrently with a Lease Agreement between the undersigned Buyer and Sellers. This Memorandum is entered into in order to reflect the existence of a Lease Agreement, and the terms and conditions stated therein, dated this same date, affecting the real property described in the attached Exhibit "A".

"BUYER"

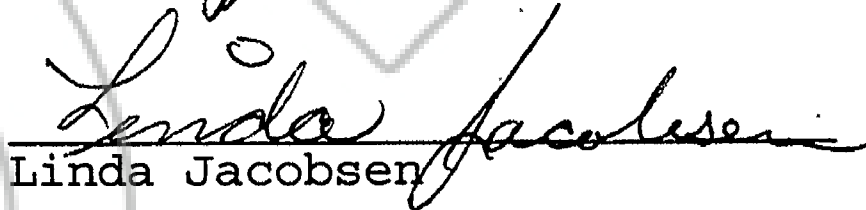
Sierra Nevada SW Enterprises,
Ltd., a Nevada limited
liability company

By: Corporate Management
Services, Inc., a Nevada
corporation
Its: Manager


By: James S. Bradshaw
President

"SELLERS"


Terry Jacobsen


Linda Jacobsen

0573637

BK0403PG07354

State of Nevada)
County of Carson City) : ss.

On this 15th day of April, 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared JAMES S. BRADSHAW, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




NOTARY PUBLIC

State of Nevada)
County of CARSON CITY) : ss.
County of Douglas)

The above instrument was subscribed before me this 15 day of April, 2003, by Terry and Linda Jacobsen.




NOTARY PUBLIC

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;

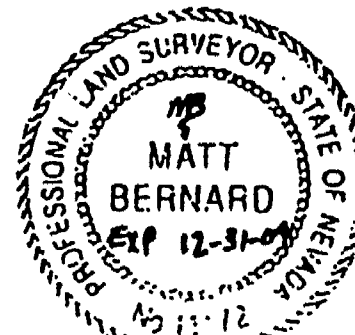
thence leaving said westerly line, North 77°33'39" East, 919.09 feet to a point on the easterly line of said Adjusted Parcel 1;

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



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BK 0303 PG 02154

1-9-03

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BK 0403 PG 07356

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:

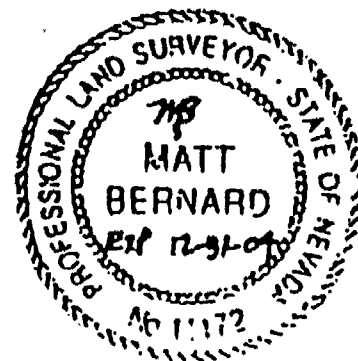
BEGINNING at the northwest corner of said Adjusted Parcel 1, said point being on the southerly right-of-way line of Toler Lane;

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.

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



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0569145

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

2003 APR 15 PM 4: 26

WERNER CHRISTEN
RECORDER

\$17.00 PAID *KJ* DEPUTY

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