

A.P.N. # 1420-29-801-001
ESCROW NO. 020106886A

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:

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

CRISP DEVELOPMENT, INC.
6151 FAIR OAKS BLVD. SUITE "A"
CARMICHAEL, CA. 95608

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this **16th** day of **April, 2003**, between,
KIM POSNIEN CONSTRUCTION AND DEVELOPMENT COMPANY, A NEVADA CORPORATION, as to an undivided 1/2 interest and **BERLE G. CRISP and CAROL CRISP, TRUSTEES OF THE BERLE AND CAROL CRISP FAMILY TRUST DTD 2/21/1989, AS TO AN UNDIVIDED 1/2 INTEREST** herein called "Trustor", **STEWART TITLE OF DOUGLAS COUNTY**, a Nevada corporation, herein called "Trustee", and **CRISP DEVELOPMENT, INC.**

(whose address is **6151 Fair Oaks Blvd., Carmichael, CA. 95608**)

herein called "Beneficiary"

SUITE "A"
THIS DOCUMENT IS BEING
EXECUTED IN COUNTERPART
AND TO BE RECORDED AS ONE
DOCUMENT.

WITNESSETH:

That Trustor irrevocably grants to Trustee in trust, with power of sale, all interest of Trustor in that certain property situate in **Douglas** County, State of Nevada, more particularly described as follows:
See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.
See Exhibit "B" attached for additional terms

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and reminders, 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 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 \$ **1,000,000.00** and the interest thereon according to the terms of a promissory note or notes of even date herewith made 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 his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

AND THIS INDENTURE FURTHER WITNESSETH:

1. Trustor agrees 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 relating to any alterations or improvements 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 any law, covenant, condition, or restriction affecting said property, to cultivate, irrigate, fertilize, fumigate, prune, and/or do any other act or acts, all in a timely and property manner, which, from the character or use of said property, may be reasonably necessary, the specific enumerations herein not excluding the general.
2. Trustor agrees to pay and discharge all costs, fees and expenses of this trust incurred in connection with any default by Trustor.
3. During the continuance of this trust, Trustor covenants to keep all buildings that may now or at any time be on said property in good repair and insured against loss by fire, with extended coverage endorsement, in a company or companies

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authorized to issue such insurance in the State of Nevada. Said insurance shall be at least in the sum of all obligations having priority over this deed of trust, or the maximum full insurable value of such buildings, whichever is less. Said insurance shall be payable to Beneficiary to the amount of any monetary loss suffered by Beneficiary as a result of the breach by Trustor of a provision of this deed of trust or of the Agreement hereby secured. The policy or policies of said insurance shall be delivered to Beneficiary or to the collection agent of Beneficiary, as further security, and in default thereof, Beneficiary may procure such insurance and/or make such repairs, and expend for either of such purposes such sum or sums Beneficiary shall deem necessary. The amount collected by Beneficiary under any fire or other insurance policy may be applied by Beneficiary upon any monetary loss suffered by Beneficiary as a result of the breach by Trustor of a provision of this Deed of Trust or of the Agreement secured hereby, or, at the option of Beneficiary, the entire amount so collected, or any part thereof, may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

4. Trustor promises and agrees that if, during the existence of this trust, there be commenced or pending any suit or action affecting said property, or any part thereof, or the title thereto, or if any adverse claim for or against said property, or any part thereof, be made or asserted, he 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 said property, or any part thereof, is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by him 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 of said property, whether such sale is by foreclosure or otherwise or of any action or proceeding in which Trustor or Beneficiary or Trustee shall be a party, unless brought by Trustee.

7. At any time, and from time to time, without liability therefor and without notice to Trustor, upon written request of Beneficiary and presentation of this Deed of Trust and the Agreement secured hereby for endorsement, and without affecting the personal liability of any person for performance of the Agreement secured hereby or the effect of this deed of trust upon the remainder of said property, Trustee may: reconvey any part of said property; consent in writing to the making of any map or plat thereof; join in granting any easement thereon, or join in any extension agreement or subordination agreement in connection herewith.

8. Upon receipt of written request from Beneficiary that the Agreement secured hereby has been performed and upon the surrender of this Deed of Trust and the Agreement secured hereby to Trustee for cancellation and retention, or such other disposition as Trustee, in its sole discretion, may choose, 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".

9. Should Trustor default in any term, covenant or condition of the Agreement secured hereby, or in the performance of any of the covenants and agreements herein contained or incorporated herein by reference, Beneficiary may proceed to exercise the remedies herein provided.

(a) Should default be made by Grantor 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 Trustee shall cause to be filed for record) and shall surrender to Trustee this Deed, the notes and all documentation evidencing any expenditure secured hereby.

(b) After three months shall be elapsed following recordation of 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 the objects of these Trusts, 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 is to be sold, or any part thereof, is situated, or at an office of the Trustee located in the State of Nevada.

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(c) The Grantor, Pledgor and Mortgagor of the personal property herein pledged and/or mortgaged waives any and all other demands or notices as condition precedent to sale of such property.

(d) 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.

(e) 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 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 purchaser, a deed conveying the property so sold, but without covenant or warranty, express or implied, Grantor hereby agrees to surrender, immediately and with demand, possession of said property to such purchaser.

10. 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 cost 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 ten percent (10%) per annum, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.

11. The following covenants No. 1, 3, 4 (interest 12%), 5, 6, 7 (counsel fees - a reasonable percentage), 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust.

12. Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

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. It is expressly agreed that the Trust created hereby is irrevocable by Trustor.

14. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged is made a public record as provided by law, reserving, however, unto the Trustee, the right to resign from the duties and obligations imposed herein whenever Trustee, in its sole discretion, deems such resignation to be in the best interest of the Trustee. Written notice of such resignation shall be given to Trustor and Beneficiary.

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. The term "Beneficiary" includes any future holder of the note secured hereby. The term "Trustor" includes the term "Grantor".

Executed this 24th day of APRIL 2003

KIM POSNIEN CONSTRUCTION AND
Development Company a Nv Corp. and
The Berle and Carol Crisp Family
Trust Dtd 2/21/1989



KIM POSNIEN
PRESIDENT
[Signature]
BERLE G. CRISP, TRUSTEE

Carol Crisp
CAROL CRISP, TRUSTEE

STATE OF NV }
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 4/24/03
by, KIM POSNIEN and BERLE G. CRISP,
TRUSTEE and CAROL CRISP, TRUSTEE

Signature _____
Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

A parcel of land situated in and being a portion of the Southerly 1/2 of Section 29, in Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the section corner common to Section 28, 29, 32 and 33, in Township 14 North, Range 20 East, M.D.B.&M.; thence North 89°24'38" West, a distance of 1,301.30 feet to the True Point of Beginning; thence continuing North 89°24'38" West, a distance of 1,315.05 feet to a point; thence North 00°04'48" East, a distance of 1,317.98 feet to a point; thence North 89°58'33" East, a distance of 1,315.00 feet to a point; thence South 00°04'48" West, a distance of 1,332.06 feet to the Point of Beginning.

EXCEPTING THEREFROM: Any portion of said land lying within the high water mark flow of the Carson River, as it now exists.

FURTHER EXCEPTING THEREFROM: All minerals, oil, gas and other hydrocarbons now or at any time hereafter situate therein and thereunder and which may be produced therefrom together with the free and unlimited right to mine, drill, bore, operate and remove said minerals from beneath the surface of said land at any level below the surface of said land at any level below the surface of the herein described property as conveyed in the Grant Deed from Nevis Industries, Inc., a Nevada corporation to Stock Petroleum Co., Inc., recorded March 13, 1980, in Book 380, Page 1315, Document No. 42677.

Said land more fully shown as Parcel 21, more fully set forth on that certain Record of Survey filed for record in the office of the County Recorder of Douglas County, Nevada, on May 6, 1980, as Document No. 44253.

ASSESSOR'S PARCEL NO. 1420-29-801-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 11, 1989, BOOK 1289, PAGE 1142, AS FILE NO. 216328, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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DOUGLAS COUNTY

EXHIBIT "B"

ESCROW NO.: 020106886A

DUE ON SALE CLAUSE:

IN THE EVENT TRUSTOR SHALL SELL, CONVEY OR ALIENATE SAID PROPERTY OR ANY PART THEREOF, OR ANY INTEREST THEREIN, OR SHALL BE DIVESTED OF THEIR TITLE OR ANY INTEREST THEREIN IN ANY MANNER OR WAY, WHETHER VOLUNTARY OR INVOLUNTARY, WITHOUT THE WRITTEN CONSENT OF THE BENEFICIARY BEING FIRST HAD AND OBTAINED, BENEFICIARY SHALL HAVE THE RIGHT, AT THEIR OPTION, TO DECLARE ANY INDEBTEDNESS OR OBLIGATIONS SECURED HEREBY, IRRESPECTIVE OF THE MATURITY DATE SPECIFIED IN ANY NOTE EVIDENCING THE SAME, IMMEDIATELY DUE AND PAYABLE.

RELEASE PROVISION:

Providing Trustor shall not then be in default in any of the covenants contained herein, or in the payments due under the Note secured hereby, it is understood and agreed by and between the Trustors and Beneficiary herein that the Beneficiary, his heirs, successors and assigns, will cause to be reconveyed from the lien of this Construction Deed of Trust, any one lot from the property hereinabove described upon the payment to Beneficiary of the sum of \$50,000.00, said sum to be applied to the principal reduction of the Note secured hereby.

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEBRASKA

2003 APR 29 AM 10:13

WENDEL CHRISTEN
RECORDER

\$ 19⁰⁰ PAID *Bl* DEPUTY

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