

PROMISSORY NOTE:

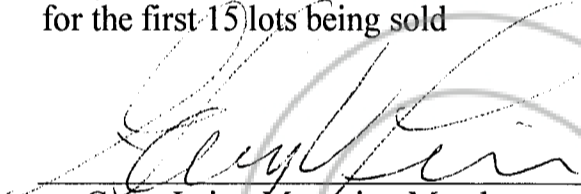
\$ 368,090.77

May 1, 2003
Minden, Nevada

For value received, We, Aurora Land, LLC of 1655 Hwy 395, Minden, Douglas County, Nevada, 89423, promise to pay Beverly Brown Butler, Trustee or B&R Trust of 3410 Alpine View Court, Carson City, Douglas County, Nevada, 89705:

Interest only payments of \$2,800 shall be made the 1st of each month with the first payment due June 1, 2003 for a period not to exceed 1 year. There shall be no prepayment penalty. The loan balance shall only be paid in one payment

This loan shall be secured by the following assessors parcel numbers 1320-26-001-015, 1320-26-001-016 & 1320-26-002-006. Lender agrees to sign necessary lien releases for the first 15 lots being sold



Garry Leiss, Managing Member
Aurora Land, LLC

5-1-03

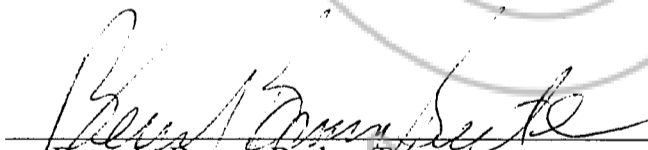
Date



Gregg Leiss, Managing Member
Aurora Land, LLC

5/1/03

Date



Beverly Brown Butler, Trustee
B&R Trust

5-1-03

Date

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.

0576503

BK0503PG05756

STATE OF NEVADA }
COUNTY OF DOUGLAS } SS.

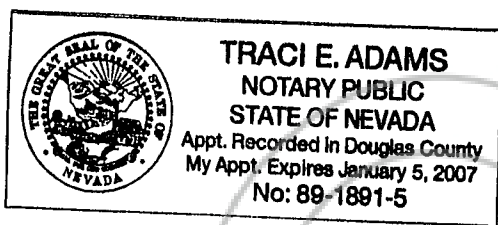
This instrument was acknowledged before me on May 12, 2003, by _____

GARRY LEISS, MANAGING MEMBER AURORA LAND, LLC
GREGG LEISS, MANAGING MEMBER AURORA LAND, LLC
BEVERLY BROWN BUTLER, TRUSTEE B&R TRUST

WITNESS my hand and official seal.

Signature Traci E. Adams

(This area for official notarial seal)



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.

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 MAY 12 PM 3: 39

WERNER CHRISTEN
RECORDER

\$15.00 PAID KJ DEPUTY

0576503
BK 0503 PG 05757