

A.P.N. # 1121-05-513-030, 003, 004
ESCROW NO. 030702164
RECORDING REQUESTED BY:
STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

NOVASEL & SCHWARTE INVESTMENTS
3170 HIGHWAY 50, SUITE 10
SOUTH LAKE TAHOE, CA. 96150-5229

(Space Above for Recorder's Use Only)

DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 7th day of June, 2003, between,
WEST RIDGE HOMES, INC., A NEVADA CORPORATION

herein called "Trustor", STEWART TITLE OF **DOUGLAS COUNTY**, a Nevada
Corporation herein called "Trustee", and

**NOVASEL & SCHWARTE INVESTMENTS, INC., DBA WESTERN
HIGHLAND MORTGAGE COMPANY**

herein called "Beneficiary"

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 \$ **210,000.00** 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
whereon hich 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
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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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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 030702164

The Leasehold Estate created by the lease executed by LEON MARK KIZER, as Lessor, to PTP, INC., as Lessee, dated October 8, 1997 in Book 1097, at Page 2349, as Document No. 0423882, demising and leasing for a term of 50 years, with an automatic extension for an additional 49 years, beginning October 8, 1997, the following described premises to wit:

Lots 108, 124, 125, as set forth on Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 4, being filed for record with the Douglas County Recorder on December 23, 2002, in Book 1202, Page 10400, as Document No. 561783.

ASSESSOR'S PARCEL NO. 1121-05-513-030, 1121-05-513-003 and 1121-05-513-004

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ADDENDUM TO DEED OF TRUST

As and for additional consideration for the loan secured by this Deed of Trust, Trustor hereby covenants and agrees that in the event Trustor causes a petition for relief to be filed under the United States Bankruptcy Code, including, but not limited to; a petition for relief pursuant to Chapters 7, 11 or 13, Trustor shall, upon written request from Beneficiary, stipulate to immediate relief from stay arising from the filing of Trustor's petition under the United States Bankruptcy Code. Trustor further acknowledges that this provision constitutes a material inducement to Beneficiary to lend Trustor the funds secured by the within Deed of Trust. Trustor further acknowledges Beneficiary would not loan said funds to Trustor without Trustor agreeing to immediate relief from stay as aforesaid. In the event Trustor fails to stipulate to immediate relief from stay upon written request from Beneficiary, Trustor hereby stipulates and agrees that the court wherein Trustor's petition is pending shall, upon application by Beneficiary, order relief from stay with respect to all of Beneficiary's rights under the within note and Deed of Trust. Trustor represents that Trustor understands the provisions of this Addendum to Deed of Trust and agrees to the provisions of this Addendum to Deed of Trust freely and voluntarily.

DUE ON SALE CLAUSE

If the Trustor shall convey or alienate said property or any part thereof or any interest therein or shall be divested of his title in any manner or way, whether voluntary or involuntary any indebtedness or obligation secured hereby, irrespective of the maturity date expressed in any note evidencing the same, at the option of the holder hereof and without demand or notice shall become due and payable immediately.

“SUBSEQUENT TRUST DEEDS ARE SUBJECT TO THIS TRUST DEED AND ANY RENEWAL OR EXTENSION THEREOF WHETHER ORAL OR WRITTEN.”

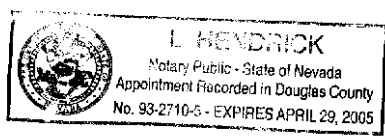
X Peter M. Beekhof X _____
Peter M. Beekhof Date
President of West Ridge Homes, Inc.

State of Nevada County of Douglas

On 6-16-05 before me, L. Hendrick, personally appeared Peter M. Beekhof, JR personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

L. Hendrick
Signature of Notary Public



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COPY

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

2003 JUN 20 AM 11:00

WERNER CHRISTEN
RECORDER

W PAID *Bl* DEPUTY

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