1320-30-803-001 Port To 1320-30-703-004 & 0030 A.P.N. # 1320-20-803-002

3250.00 R.P.T.T. \$ ESCROW NO. 030801329 RECORDING REQUESTED BY: STEWART TITLE COMPANY MAIL TAX STATEMENTS TO: SAME AS BELOW

WHEN RECORDED MAIL TO: GRANTEE 3188 AIRWAY AVE STE F COSTA MESA, CA 92626

REQUESTED BY

Stewart Title of Douglas County

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

2003 SEP 30 PM 2:14

WERNER CHRISTEN RECORDER

DEPUTY

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MULREANY ASSOCIATES, general partnership

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **KEVIN A. COLEMAN**, MANAGER OF K & S PROPERTIES, A CALIFORNIA GENERAL PARTNERSHIP

and to the heirs and assigns of such Grantee forever, all that real property situated in the State of Nevada, bounded and described as: County of Douglas

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: June 25, 2003 MULREANY ASSOCIATES, and Nevada Gerral Partnership PATRICK MULREAN PARTNER PARTNER

STATE OF Neuc da } ss. COUNTY OF Douglas

9/25/03 This instrument was acknowledged before me on $\frac{2}{1}$ PATRICK A. MULREANY and JEAN E.

MULREANY

Signature_

EILEEN PAIGE Notary Public - State of Nevada Appointment Recorded in Douglas County No: 95-2355-5 - Expires May 1, 2004

Notary Public (On Inch Margin on all sides of Document for Recorders Use Only)

Order No.: 030801329

LEGAL DESCRIPTION

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

PARCEL 1:

A portion of the Southeast one-quarter of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Northerly right-of-way line of U.S. Highway 395 which bears North 63°16'17" West, 579.52 feet from a concrete highway monument marked "B" - 0+09 P.O.T. 4' RT., "O" - 95+11.02, Dist. 32.96, Angle 78°;

thence North 26°23'33" East, 72.89 feet; thence North 63°36'27" West, 2.00 feet; thence North 26°23'33" East, 4.00 feet; thence South 63°36'27" East, 2.00 feet; thence North 26°23'33" East, 59.98 feet;

thence South 64°13′36" East 107.04 feet to a point on a North-South fence line;

thence South 23°46'21" West, along said fence line, 138.55 feet to said Northerly right-of-way line of U.S. Highway 395;

thence North 63°25'00" West, along said Northerly right-of-way line, 113.36 feet to the Point of Beginning.

ASSESSOR'S PARCEL NO. 1320-30-803-001

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 16, 1992, BOOK 792, PAGE 2499, AS FILE NO. 0283489, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

Being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Parcel 4 of the Continued on next page

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STEWART TITLE
Guaranty Company

Record of Survey in support of a Boundary Line Adjustment recorded in Book 497 at Page 3362 as Document No. 411708 of the Official Records of said Douglas County, said corner being on the Southwesterly right-of-way line of Ironwood Drive; thence Southeasterly along said right-of-way line South 63°25'00" East, 167.37 feet to the Northeasterly corner of said Parcel 4; thence Southerly along the Easterly line of said Parcel 4, South 0°15'05" West, 752.52 feet; thence North 66°13'39" West, 150.16 feet; thence South 23°46'21" West, 247.70 feet to the Northeasterly corner of that certain Parcel of Land described in Quitclaim Deed recorded in Book 792 at Page 2499 as Document No. 283489 of the Official Records of said Douglas County; thence Northwesterly along the Northeasterly line of said Parcel of Land, North 64°13°36" West, 107.04 feet to the Northwesterly corner of said Parcel of Land; thence Southwesterly along the Northwesterly line of said Parcel of Land, South 26°23'33" West, 50.98 feet; thence North 63°36'27" West, 2.00 feet; thence South 26°23'33" West, 4.00 feet; thence south 63°36'27" East, 2.00 feet; thence South 26°23'33" West, 72.89 feet to a point on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line North 63°25'00" West, 135.00 feet to the beginning of a curve concave to the East and having a radius of 55.00 feet; thence Northerly along said curve through a central angle of 82°39'07" an arc distance of 79.34 feet to a point of reversing curvature, said point being on the Easterly right-of-way line of Lucerne Street, a radial line through said point bears South 70°45'33" East, said reversing curve being concave to the West and having a radius of 375.04 feet; thence Northerly along said right-of-way line through a central angle of 39°09'12" an arc distance of 256.29 feet; thence North 19°55'05" West, 137.08 feet; thence leaving said right-of-way line North 70°04'55" East, 70.00 feet to the beginning of a curve concave to the South and having a radius of 260.00 feet; thence Easterly along said curve through a central angle of 40°00'00" an arc distance of 181.51 feet to a point of reversing curvature, a radial line through said point bears South 20°04'55" West, said reversing curve being concave to the North and having a radius of 250.00 feet; thence Easterly along said curve through a central angle of 40°00'00" an arc distance of 174.53 feet; thence North 70°04'55" East, 29.12 feet to a point on the Westerly line of said Parcel 4; thence Northerly along said Westerly line Continued on next page

Order No. 030801329

North 0°15'05" East, 528.44 feet to the Point of Beginning.

Reference is made to Record of Survey for Mulreany Associates recorded September 4, 2003 in Book 0903 at Page 1851 as Document No. 588800.

ASSESSOR'S PARCEL NO. 1320-30-703-003 and a portion of APN 1320-30-703-004

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 4, 2003, BOOK 0903, PAGE 1852, AS FILE NO. 0588801, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 3:

Being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of that certain Parcel of Land described in the Grant, Bargain and Sale Deed, recorded in book 1286 at Page 4355 as Document No. 147792 of the Official Records of said Douglas County, said corner being on the Northeasterly right-of-way line of U.S. Highway 395; thence Northeasterly along the Northwesterly line of said Parcel of Land, North 23°46'21" East, 101.80 feet; thence South 66°17'29" East, 57.99 feet; thence South 23°37'31" West, 104.73 feet to a point on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line North 63°25'00" West, 58.33 feet to the Point of Beginning.

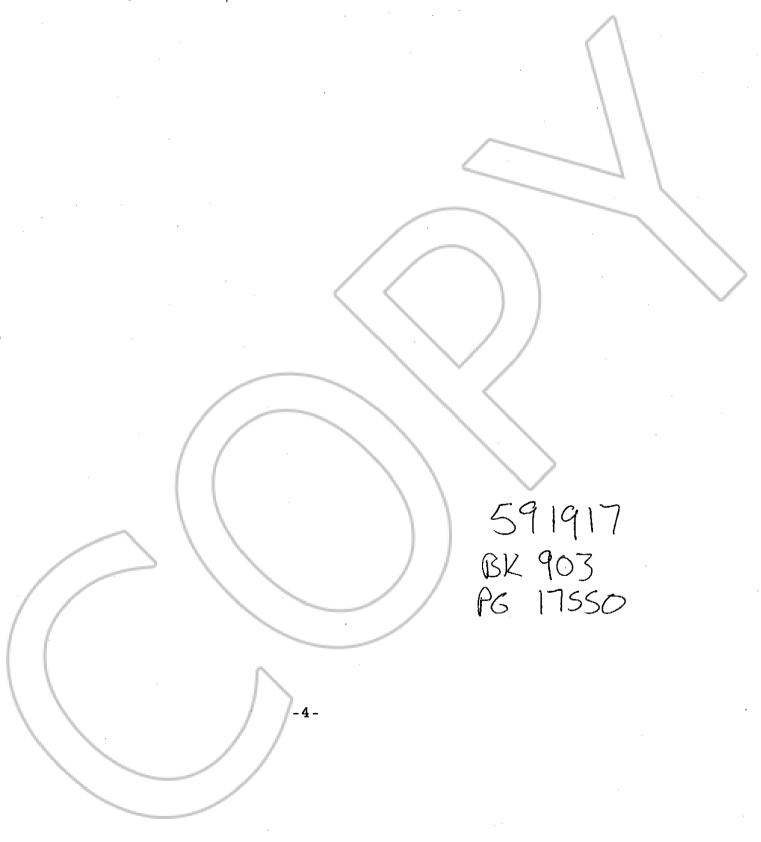
Reference is made to Record of Survey for Mulreany Associates recorded September 4, 2003 in Book 0903 at Page 1851 as Document No. 588800.

A portion of APN 1320-30-803-002

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED SEPTEMBER 4, 2003, BOOK 0903, PAGE 1852, AS FILE NO. 0588801, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS Continued on next page

Order No. 030801329

COUNTY, STATE OF NEVADA."



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EXHIBIT "B" TO GRANT DEED

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

A. THERE SHALL BE NO GAMING ON SUBJECT PROPERTY B. ELEVATION AND SITE LAYOUTS ARE TO BE APPROVED BY SELLER. APPROVALS ARE NOT TO BE UNREASONABLY WITHHELD.



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