

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0606 PG- 1853 RPTT: 0.00



1H

WHEN RECORDED MAIL ORIGINAL
AND TAX STATEMENTS TO:

PAUL FLYNN
4775 Bersaglio Street
Las Vegas, Nevada 89135

A ptn of 1418-02-410-001

MEMORANDUM OF GROUND LEASE AGREEMENT

THIS MEMORANDUM OF LEASE is entered into this 2nd day of June, 2006 by and between PATRICK K. WILLIS, as Trustee of the Patrick K. Willis Family Trust dated March 28, 2000, ("LANDLORD"), and PAUL FLYNN, a married man as his sole and separate property, ("TENANT"), whose address is 4475 Bersaglio Street, Las Vegas, Nevada.

1. Landlord and Tenant have entered into a ninety-nine (99) year lease commencing June 2nd, 2006 with respect to the real property general described as 200 Pine Tree Lane, Glenbrook, Nevada (the "Orchard House") which is generally described on Exhibit A, attached hereto and incorporated herein by this reference (the "Lease"). The Lease contains a right to extend the term as an option to purchase fee title to the Orchard House.

2. Landlord and Tenant may amend or supplement this Memorandum of Lease by including a further description of the Orchard House.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Ground Lease Agreement as of the day and year first set forth above.

LANDLORD:

TENANT:



Patrick K. Willis, Trustee

Paul Flynn

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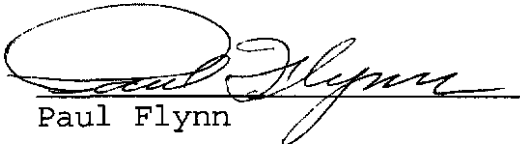
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LANDLORD:

TENANT:

Patrick K. Willis, Trustee


Paul Flynn

**ORCHARD HOUSE LEASE PARCEL
LEGAL DESCRIPTION**

June 2, 2006

A portion of the Southwest one-quarter of the Southwest one-quarter of Section 2, Township 14 North, Range 18 East, MDM, Douglas County, Nevada, for lease purposes being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 2, also being the Southwest corner of this lease parcel, as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No.265676 of the Douglas County Recorder's Office;

thence N. 00°33'30" E., along the Westerly line of said Section 2, 164.76 feet;
thence N. 60°26'05" E., 150.00 feet;
thence S. 39°00'03" E., 121.00
thence S. 08°40'49" E., 90.93 feet;
thence N. 80°57'19" W., 40.20 feet;
thence 46.47 feet along the arc of a curve to the left having a central angle of 12°06'08" and a radius of 220.00 feet, (chord bears N. 87°00'24" W., 46.38 feet);
thence S. 86°56'32" W., 35.99 feet;
thence 71.51 feet along the arc of a curve to the left having a central angle of 56°54'07" and a radius of 72.00 feet, (chord bears S. 58°29'29" W., 68.60 feet);
thence S. 30°02'25" W., 12.42 feet;
thence 16.43 feet along the arc of a curve to the left having a central angle of 11°28'47" and a radius of 82.00 feet, (chord bears S. 24°18'02" W., 16.40 feet) to a point on the South line of said Section 2;
thence S. 89°46'38" W., along said South line, 28.54 feet to the POINT OF BEGINNING.

Containing 31,801 square feet (0.730 acres) more or less.

Basis Of Bearing

The Westerly line of said Section 2 as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No.265676 of the Douglas County Recorder's Office (N. 00°33'30" E.)

PREPARED BY:

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