

NV
 Douglas County - NV
 Werner Christen - Recorder

Page: 1 of 8 Fee: 43.00
 BK-0706 PG- 2142 RPTT: 0.00



UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME and PHONE OF CONTACT AT FILER [optional] Loan Servicing Department at 714-990-7300
B. SEND ACKNOWLEDGMENT TO: (Name and Address) UNION BANK OF CALIFORNIA, N.A. ATTN: LOAN SERVICING DEPARTMENT 145 SOUTH STATE COLLEGE BLVD., SUITE #600 BREA, CA 92821 LOAN # 7000907184

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME TITUS FAMILY TRUST, DATED SEPTEMBER 2, 1993						
OR	1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
1c. MAILING ADDRESS 2460 GENOA SPRINGS COURT			CITY GENOA	STATE NV	POSTAL CODE 89411	COUNTRY USA
1d. TAX ID #: SSN OR EIN 0797	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION TRUST	1f. JURISDICTION OF ORGANIZATION NEVADA	1g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> NONE		

2. ADDITIONAL DEBTOR'S EXACT FULL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME						
OR	2b. INDIVIDUAL'S LAST NAME TITUS		FIRST NAME ARTHUR	MIDDLE NAME C	SUFFIX	
2c. MAILING ADDRESS 2460 GENOA SPRINGS COURT			CITY GENOA	STATE NV	POSTAL CODE 89411	COUNTRY USA
2d. TAX ID #: SSN OR EIN 0797	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION INDIVIDUAL	2f. JURISDICTION OF ORGANIZATION NEVADA	2g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> NONE		

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME UNION BANK OF CALIFORNIA, N.A.						
OR	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX	
3c. MAILING ADDRESS 145 SOUTH STATE COLLEGE BLVD., SUITE #600			CITY BREA	STATE CA	POSTAL CODE 92821	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

REFER TO EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF.

FURNITURE, FIXTURES, EQUIPMENT, MERCHANDISE, MATERIALS, LEASEHOLD AND COLLATERAL OF THE SAME OR SIMILAR TYPE NOW OWNED AND/OR HEREAFTER ACQUIRED BY DEBTOR(S), LOCATED AT 1760 HIGHWAY 395, MINDEN, NV, 89423, TOGETHER WITH PROCEEDS OF INSURANCE COVERING THE SAME.

08879

5. ALTERNATIVE DESIGNATION (if applicable)	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING	
6. This FINANCING STATEMENT is to be filed (for record) or recorded in the REAL ESTATE RECORDS. Attach Addendum (if applicable)			7. Check to REQUEST SEARCH REPORTS(S) on Debtor(s) (OPTIONAL FEE)		All Debtor	Debtor 1	Debtor 2
8. OPTIONAL FILER REFERENCE DATA							

REFER TO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OR FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME TITUS FAMILY TRUST, DATED SEPTEMBER 2, 1993		
9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME					
OR	11b. INDIVIDUAL'S LAST NAME TITUS		FIRST NAME SIBYL	MIDDLE NAME M	SUFFIX
11c. MAILING ADDRESS 2460 GENOA SPRINGS COURT		CITY GENOA	STATE NV	POSTAL CODE 89411	COUNTRY USA
11d. TAX ID #: SSN OR EIN [REDACTED]-0332	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION INDIVIDUAL	11f. JURISDICTION OF ORGANIZATION NEVADA	11g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> NONE	

12. ADDITIONAL SECURED PARTY'S or ASSIGNORS S/P'S NAME - insert only one name (12a or 12b) - do not abbreviate or combine names

12a. ORGANIZATION'S NAME					
OR	12b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

13. This FINANCING STATEMENT covers timber to be cut or as-extracted collateral, or is filed as a fixture filing.

14. Description of real estate:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

16. Additional collateral description:

17. Check only if applicable and check only one box.
Debtor is a Trust or Trustee acting with respect to property held in trust or Decedent's Estate

18. Check only if applicable and check only one box.
 Debtor is a TRANSMITTING UTILITY.
 Filed in connection with a Manufactured-Home-Transaction - effective 30 years
 Filed in connection with a Public-Finance Transaction - effective 30 years

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

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11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S LAST NAME COLISTRA		FIRST NAME JOHN	MIDDLE NAME A	SUFFIX
11c. MAILING ADDRESS 21050 CANYON VIEW DRIVE		CITY SARATOGA	STATE CA	POSTAL CODE 95070
11d. TAX ID #: SSN OR EIN [REDACTED] 1992	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION INDIVIDUAL	11f. JURISDICTION OF ORGANIZATION CALIFORNIA	11g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> NONE

12. ADDITIONAL SECURED PARTY'S or ASSIGNORS S/P'S NAME - insert only one name (12a or 12b) - do not abbreviate or combine names

12a. ORGANIZATION'S NAME				
OR				
12b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
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9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME					
OR	11b. INDIVIDUAL'S LAST NAME COLISTRA		FIRST NAME GLENNA	MIDDLE NAME J	SUFFIX
11c. MAILING ADDRESS 21050 CANYON VIEW DRIVE		CITY SARATOGA	STATE CA	POSTAL CODE 95070	COUNTRY USA
11d. TAX ID #: SSN OR EIN [REDACTED] 3613	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION INDIVIDUAL	11f. JURISDICTION OF ORGANIZATION CALIFORNIA	11g. ORGANIZATIONAL ID #, if any <input checked="" type="checkbox"/> NONE	

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OR	12b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

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 Debtor is a TRANSMITTING UTILITY.
 Filed in connection with a Manufactured-Home-Transaction - effective 30 years
 Filed in connection with a Public-Finance Transaction - effective 30 years

DEBTOR: ARTHUR C. TITUS AND SIBYL M. TITUS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TITUS FAMILY TRUST, DATED SEPTEMBER 2, 1993 AND ANY AMENDMENTS THERETO, AND JOHN A. COLISTRA AND GLENNA J. COLISTRA, HUSBAND AND WIFE
ARTHUR C. TITUS AND SIBYL M. TITUS

SIGNATURE PAGE ATTACHED TO AND MADE A PART OF THE UCC-1 FINANCING STATEMENT BY ARTHUR C. TITUS AND SIBYL M. TITUS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TITUS FAMILY TRUST, DATED SEPTEMBER 2, 1993 AND ANY AMENDMENTS THERETO, AND JOHN A. COLISTRA AND GLENNA J. COLISTRA, HUSBAND AND WIFE, AND ARTHUR C. TITUS AND SIBYL M. TITUS
AS DEBTOR, IN FAVOR OF UNION BANK OF CALIFORNIA, N.A., AS SECURED PARTY.

DEBTOR:

ARTHUR C. TITUS AND SIBYL M. TITUS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TITUS FAMILY TRUST, DATED SEPTEMBER 2, 1993 AND ANY AMENDMENTS THERETO, AND JOHN A. COLISTRA AND GLENNA J. COLISTRA, HUSBAND AND WIFE

BY: ARTHUR C. TITUS AND SIBYL M. TITUS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TITUS FAMILY TRUST, DATED SEPTEMBER 2, 1993 AND ANY AMENDMENTS THERETO

BY: John A. Colistra
JOHN A. COLISTRA

BY: Arthur C. Titus
ARTHUR C. TITUS, TRUSTEE

BY: Glenna J. Colistra
GLENNA J. COLISTRA

BY: Sibyl M. Titus
SIBYL M. TITUS, TRUSTEE

BY: Arthur C. Titus
ARTHUR C. TITUS

BY: Sibyl M. Titus
SIBYL M. TITUS



EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MINDEN, COUNTY OF DOUGLAS, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS:

All that certain real property situate in the County of Douglas, State of NEVADA, described as follows:

A parcel of land located within a portion of the West one-half (W 1/2) of Section 30, Township 13, North Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of 4-A-1 as shown on Parcel Map #3 for Minden Ironwood Partners as recorded January 24, 1995 in the office of the Recorder, Douglas County, Nevada, in Book 195, at Page 3133, as Document No. 354903; thence North 88°47'55" West 30.00 feet to a point on the Easterly right of way Pinewood Drive per Road Abandonment recorded in the office of Recorder, Douglas County, Nevada, as Document No. 398149; thence along said Easterly right of way North 00°18'00" East 617.06 feet to the POINT OF BEGINNING; thence continuing along said Easterly right of way North 00°18'00" East 304.59 feet to the Northwest corner of Minden Ironwood Partners as shown on the Final Map #2015 recorded March 24, 1997, in the office of Recorder, Douglas County, Nevada, as Document No. 408980; thence along the boundary of said Minden Ironwood Partners the following courses:

- Thence South 89°42'00" East, 100.00 feet;
- Thence North 45°18'00" East, 50.26 feet;
- Thence South 89°52'42" East 144.46 feet;
- Thence South 00°18'00" West 255.99 feet;
- Thence leaving boundary North 89°42'00" West 24.18 feet;
- Thence South 00°18'00" West 84.59 feet;
- Thence North 89°42'00" West 255.81 feet to the POINT OF BEGINNING.

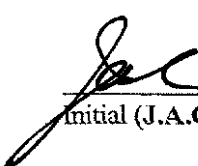
The above metes and bounds description appeared previously in that certain document recorded October 7, 2003, in Book 1003, Page 2980, as Document No. 592672, Official Records, Douglas County, Nevada.

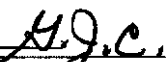
COMMONLY KNOWN AS: 1760 US HIGHWAY 395, MINDEN, NEVADA 89423

A.P.N.: 1320-30-211-093


Initial (A.C.T.)


Initial (S.M.T.)


Initial (J.A.C.)


Initial (G.J.C.)

DEBTOR: ARTHUR C. TITUS AND SIBYL M. TITUS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TITUS FAMILY TRUST, DATED SEPTEMBER 2, 1993 AND ANY AMENDMENTS THERETO, AND JOHN A. COLISTRA AND GLENNA J. COLISTRA, HUSBAND AND WIFE
ARTHUR C. TITUS AND SIBYL M. TITUS

UCC-1 FINANCING STATEMENT
DESCRIPTION OF COLLATERAL

All equipment, machinery, fixtures, goods, inventory, accounts, deposit accounts, money general intangibles, documents, documents of title, instruments and chattel paper, as those terms are defined in the Uniform Commercial Code as adapted in California, and all other personal property of every kind and description, whether now existing or hereafter acquired, now or at any time hereafter attached to, erected upon, situated in or upon, forming a part of, appurtenant to, used in the construction operation of or in connection with, or arising from the use or enjoyment of all or any portion, or from any lease or agreement pertaining to the real property described (but excluding the personal property of tenants held for storage on the Property, unless Debtor has acquired an interest therein in Exhibit "A" attached hereto (the "Property")) including, without limitation:

A. All deposits made with or other security given to governmental entities or utility companies by Debtor with respect to the Property and the improvements thereon, and all advance payments of insurance premiums made by Debtor with respect thereto and all claims or demand relating to such deposits, other security and/or such insurance;

B. All fixtures now or hereafter affixed to the Property, including all buildings, structures and improvements of every kind and description now or hereafter erected or placed thereon and any and all machinery, motors, elevators, boilers, equipment (including, without limitation, all equipment for the generation or distribution of air, water, heat, electricity, light , fuel or refrigeration or for ventilation or air conditioning purposes or for sanitary or drainage purposes or for the removal of dust, refuse or garbage), partitions, appliances, furniture, furnishings, building service equipment, building materials, supplies, ranges, refrigerators, cabinets, laundry equipment, hotel, kitchen and restaurant equipment, computers and software, radios, televisions, awnings, window shades, venetian blinds, drapes and drapery rods and brackets, screens, carpeting and other floor coverings, lobby furnishings, games and recreational and swimming pool equipment, elevators, cleaning and sprinkler systems fire extinguishing apparatus and equipment, incinerators and other property of every kind and description now hereafter placed, attached, affixed or installed in such buildings, structures, or improvements (all of such fixtures being referred to hereinafter as the "Improvements");

C. All damages, royalties and revenue of every kind, nature and description whatsoever that Debtor may be entitled to receive, either before or after any default hereunder, from any person or entity owning or having or hereafter acquiring a right to the oil, gas or mineral rights and reservations of the Property;

D. All proceeds and claims arising on account of any damages to or taking of the Property or the Improvements thereon or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the Property or the Improvements;

E. All licenses (including, but not limited to, any operating licenses or similar licenses), contracts, management contracts or agreements, franchise agreements, permits, authorities or certificates required or used in connection with the ownership of, or the operation of maintenance of the Improvements or any Business;

F. All present and future accounts, general intangibles, chattel paper, contract rights, deposit accounts, instruments and documents as those terms are defined in the Uniform Commercial Code, now or hereafter relating or arising with respect to the Property and for the use thereof or any improvements thereto, including, without limitation:

EXHIBIT "B"



BK- 0706
 PG- 2148

(i) all rights to the payment of money, including escrow proceeds arising out of the sale or other disposition of all or any portion of the Property; (ii) all plans, specifications and drawings relating to the development of the Property and/or any construction thereon; (iii) all use permits, occupancy permits, development agreements, construction and building permits and all other permits and approvals required by any governmental or quasi-governmental authority in connection with the development, construction, use, occupancy or operation of the Property; (iv) any and all agreements relating to the development, construction, use, occupancy and for the operation of the Property between Debtor and any contractor, subcontractor, project manager or supervisor, architect, engineer, laborer or supplies of materials; (v) all lease or rental agreements; (vi) all names under which the Property is now or hereafter known and all rights to carry on business under any such names or any variant thereof; (vii) all good will relating to the Property and for the development, construction, use, occupancy or operation thereof; (viii) all insurance proceeds and condemnation awards arising out of or incidental to the ownership, development, construction, use, occupancy or operation of the Property; (ix) all reserves, deferred payments, deposits, refunds, cost savings, bonds, insurance policies and payments of any kind relating tot he Property; (x) all loan commitments issued to debtor in connection with any sale or financing of the Property; and (xi) all supplements, modifications and amendments to the foregoing.

G. All water rights appurtenant to the Property together with all pumping plants, pipes, flumes and ditches, all rights to the use of water as well as the rights in ditches for irrigation of the Property, all water stock relating to the Property, shares of stock or other evidence of ownership of any part of the Property that is owned by Debtor in common with others, and all documents of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property;

H. All plans and specifications prepared for entitlement or development of the Property or construction of the Improvements and all studies, data and drawings relating thereto; and also all contracts and agreements of Debtor relating to the aforesaid plans and specifications or to the aforesaid studies, data and drawings, or to the entitlement or development of the Property or construction of the Improvements; and

I. All sales agreements, deposits receipts, escrow agreements and other ancillary documents and agreements entered into with respected to the sale to any purchases of any part of the Property or of any buildings or structures on the Property together with all deposits and other proceeds of the sale thereof.

J. All landscaping, trees and other plants and crops growing on the Property, all crops harvested and all net sale proceeds from crops harvested, packed and sold, all maintenance buildings and agricultural equipment located on the Property, and any and all other property now or hereafter located on or at the Property and used in connection with any farming operations conducted upon the Property.

K. To the extent not already included within the foregoing categories, all inventory, accounts receivable, furniture, fixtures, equipment and other personal property of or related to or used in the operation of any Business.

All replacements, repairs and substitutions of, an accessions and additions to, any of the foregoing.

All proceeds of any of the foregoing, including, without limitation, proceeds of any voluntary of involuntary disposition or claim respecting any thereof (pursuant to judgment, condemnation award or otherwise) and all goods, documents, instruments, general intangibles, chattel paper and accounts, where located, acquired with cash proceeds of any of the foregoing or proceeds thereof.

EXHIBIT "B"