

OFFICIAL RECORD

Requested By:  
WESTERN TITLE COMPANY

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 14 Fee: 27.00  
BK-1107 PG- 6769 RPIT: 0.00



APN'S# Douglas County:  
1220-04-602-012  
1320-30-601-009  
1320-30-702-024  
1320-30-702-025  
1320-30-702-026  
1320-30-702-027  
1320-30-702-028  
1320-30-702-029

APN'S# Lyon County:  
16-364-26  
16-364-27

Recording Requested By:  
Western Title Company, Inc.

Escrow No.: 014739-KKT  
*Previous Deed No: 008421-120*

When Recorded Mail To:  
Joan c. Wright, Esq.  
Allison, MacKenzie, Pavlakis,  
Wright & Fagan, Ltd.  
402 North Division Street  
Carson City, NV 89703

Mail Tax Statements to: (deeds only)  
n/a

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature *Donna Peacocke*  
Donna Peacocke Cert. Escrow Tech.

**" AMENDMENT TO DEED OF TRUST  
AND ASSIGNMENT OF RENTS "**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

APN:  
Douglas Co. 1220-04-602-012  
1320-30-601-009  
1320-30-702-024  
1320-30-702-025  
1320-30-702-026  
1320-30-702-027  
1320-30-702-028  
1320-~~04~~-702-029

APN:  
Lyon Co. 16-364-26  
16-364-27

PREPARED BY AND RETURN  
RECORDED DEED TO:  
JOAN C. WRIGHT, ESQ.  
ALLISON, MacKENZIE, PAVLAKIS,  
WRIGHT & FAGAN, LTD.  
402 North Division Street  
Carson City, NV 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230

AMENDMENT TO  
DEED OF TRUST  
AND ASSIGNMENT OF RENTS

THIS AMENDMENT TO DEED OF TRUST AND ASSIGNMENT OF RENTS, made this 20<sup>th</sup> day of November, 2007, by and between BEDFORD INVESTMENTS, LLC, a Nevada limited liability company (as to Parcels A and B, on Exhibit "A", attached hereto and incorporated herein by this reference), GTEB, LLC, a Nevada limited liability company (as to Parcel C on Exhibit "A") and NEVADA NORTHWEST, LLC, a Nevada limited liability company (as to Parcels D, E, F, G, H, I and J on Exhibit "A"), collectively "Trustor," to WESTERN TITLE COMPANY, INC., a Nevada corporation, "Trustee," for IRWIN UNION BANK AND TRUST COMPANY, a Corporation, 1818 E. College Parkway, Carson City, Nevada, 89706, "Beneficiary,"

WITNESSETH:

///

WHEREAS, Trustor executed a Deed of Trust and Assignment of Rents in favor of Beneficiary on February 1, 2007 recorded in the office of the Douglas County Recorder on February 2, 2007 as Document No. 0694200 and in the office of the Lyon County Recorder on February 2, 2007 as Document No. 399912 ("Deed of Trust");

WHEREAS, Trustor desires to modify Exhibits A and B to reflect Boundary Line Adjustments and Records of Survey, amend and restate the Promissory Note secured by said Deed of Trust and to reduce the principal sum secured; and

WHEREAS, Beneficiary desires to amend the legal descriptions, and to amended and restate the Promissory Note secured by said Deed of Trust;

NOW THEREFORE, the Trustor and Beneficiary do hereby amend the Deed of Trust as set forth herein to reflect that Exhibits "A" and "B" are replaced in their entirety with the Exhibits "A" and "B" attached hereto and incorporated herein by this reference, and the Promissory Note secured hereby is the Amended and Restates Reducing Revolving Term Promissory Note in the face amount of \$9,000,000.00 due November 30, 2009 executed of even date herewith.

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Manager of GTEB, LLC, a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing document on behalf of said company.

*Karen A Easton*

NOTARY PUBLIC

STATE OF NEVADA )  
 : ss.  
CARSON CITY )



On November 20, 2007, personally appeared before me, a notary public, JAMES S. BRADSHAW, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the President of CORPORATE MANAGEMENT SERVICES, INC., a Nevada corporation, which is the Manager of NEVADA NORTHWEST, LLC, a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing document on behalf of said company.

*Karen A Easton*

NOTARY PUBLIC

STATE OF NEVADA )  
 : ss.  
CARSON CITY )



On November 20, 2007, personally appeared before me, a notary public, JAMES S. BRADSHAW, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the President of CORPORATE MANAGEMENT SERVICES, INC., a Nevada corporation, which is the Manager of BEDFORD INVESTMENTS, LLC, a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing document on behalf of said company.

*Karen A Easton*

NOTARY PUBLIC



**EXHIBIT "A"**

**All that certain real property situate in the County of Lyon, State of Nevada, described as follows:**

**PARCEL A:**

**All that certain property being a portion of Southwest 1/4 of Southwest 1/4 of Section 19, Township 16 North, Range 22 East, M.D.B.&M., described as follows:**

**Parcel 3-B, as shown on that certain Parcel Map for BEDFORD PROPERTIES, recorded in the Official Records of Lyon County, Nevada on January 15, 1992 as Document No. 148319.**

**PARCEL B:**

**All that certain property being a portion of the Southwest 1/4 of Southwest 1/4 of Section 19, Township 16 North, Range 22 East, M.D.B.&M., described as follows:**

**Parcel 4-B as shown on that certain Parcel Map for BEDFORD PROPERTIES, recorded in the Official Records of Lyon County, Nevada on January 15, 1992 as Document No. 148319.**

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

**PARCEL C:**

**A parcel of land located within portions of the Northwest 1/4 of Section 3 and the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:**

**Commencing at the East one-quarter of Section 4, Township 12 North, Range 20 East, M.D.M.&M., a found 3/4" iron pipe with 2" aluminum cap stamped "1995 Owens Eng. PLS 3090 E 1/4 Sec 4" as shown on the Record of Survey for Reno Orthopedic Clinic et al, recorded October 28, 1998 in the Office of the Recorder of Douglas County, Nevada as Document No. 452854; thence along the east line of said Section 4, North 00°39'29" East, 409.33 feet to a point on the northerly right-of-way of Stodick Parkway as described in Deed of Dedication recorded July 20, 2001 in said Office of Recorder in Book 0701, at Page 5295, as Document No. 518885, the point of beginning; thence along said northerly right-**



of-way of Stodick Parkway, South  $61^{\circ}07'36''$  West, 383.33 feet; thence along the arc of a curve to the right, having a radius of 60.00 feet, central angle of  $74^{\circ}20'18''$ , and arc length of 77.85 feet to a point on the Easterly right-of-way of U.S. Highway 395 as described in a Deed recorded May 28, 1993 in said Office of Recorder in Book 593, at Page 5930, as Document No. 308372; thence along said Easterly right-of-way of U.S Highway 395 along the arc of a compound curve to the left, having a radius of 5,060.00 feet, central angle of  $05^{\circ}47'30''$  and arc length of 511.48 feet; thence continuing along said Easterly right-of-way of U.S Highway 395, North  $50^{\circ}19'36''$  West, 342.29 feet; thence South  $89^{\circ}28'04''$  East, 982.55 feet; thence South  $00^{\circ}21'36''$  West, 75.14 feet; thence South  $89^{\circ}38'24''$  East, 50.00 feet to a point on the West line of Elges Avenue; thence along said West line of Elges Avenue, South  $00^{\circ}21'36''$  West, 35.33 feet; thence continuing along said Elges Avenue along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 20.00 feet, radial bearing to said curve of North  $10^{\circ}52'20''$  East, central angle of  $43^{\circ}07'49''$ , and arc length of 15.06 feet; thence continuing along said Elges Avenue along the arc of a compound curve to the left, having a radius of 64.00 feet, central angle of  $50^{\circ}03'33''$ , and arc length of 55.92 feet to a point on the East line of a strip of land formerly known as Elges Avenue and abandoned by Douglas County in Abandonment DA 01-146 recorded November 9, 2001 in said office of Recorder in Book 1101, at Page 2727, as Document No. 527318 and previously quitclaimed to GTEB, LLC in Quitclaim Deeds recorded September 30 and in Book 999, at Page 6449, Document No. 477911; thence along said East line of Elges Avenue, non-tangent to the preceding curve, South  $00^{\circ}21'36''$  West, 212.07 feet to a point on said Northerly right-of-way of Stodick Parkway; thence along said Northerly right-of-way of Stodick Parkway, South  $61^{\circ}07'36''$  West, 48.95 feet to the point of beginning.

**NOTE (NRS 111.312):** The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on May 7, 2004, in Book 0504, Page 3040, as Document No. 612573, of Official Records.

**PARCEL D:**

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

**BEGINNING** at the Northwest corner of A.P.N. 1320-30-702-001 as shown on the Record of Survey for Laurence W. and Janus L. Johnson filed for record October 13, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 478635, said point falling on the easterly right of way line of U.S. Highway 395, a found  $5/8''$  rebar with plastic cap PLS 6899; thence South

63°19'00" East, 599.18 feet; thence South 26°35'00" West, 35.68 feet; thence along the arc of a curve to the right having a radius of 34.00 feet, central angle of 48°58'35" and arc length of 29.06 feet; thence South 75°33'35" West, 4.98 feet; thence South 14°26'25" East, 16.00 feet; thence South 75°33'35" West, 89.44 feet; thence North 63°25'00" West, 51.91 feet; thence along the arc of a curve to the left having a radius of 175.00 feet, central angle of 51°00'01" and arc length of 155.77 feet; thence South 65°34'59" West, 108.41 feet to a point on said easterly right of way line of U.S. Highway 395; thence along said easterly right-of-way line, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 1500.00 feet, central angle of 15°04'15", arc length of 394.55 feet and chord bearing and distance of North 16°52'54" West, 393.42 feet to the point of beginning.

The basis of bearing of this description is South 63°25'00" East, the northerly right-of-way line of Ironwood Drive as shown on the "Monte Vista Subdivision" Final Subdivision Map filed for record November 30, 2004 in said office of Recorder as Document No. 630595.

**PARCEL E:**

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of A.P.N. 1320-30-702-001 as shown on the Record of Survey for Laurence W. and Janus L. Johnson filed for record October 13, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 478635, said point falling on the easterly right of way line of U.S. Highway 395, a found 5/8" rebar with plastic Cap PLS 6899; thence along said easterly right-of-way line of U.S. Highway 395, along the arc of a curve to the left, having a radius of 1500.00 feet, central angle of 15°04'15", arc length of 394.55 feet and chord bearing and distance of South 16°52'54" East, 393.42 feet to the point of beginning; thence North 65°34'59" East, 108.41 feet; thence along the arc of a curve to the right having a radius of 175.00 feet, central angle of 51°00'01" and arc length of 155.77 feet; thence South 63°25'00" East, 51.91 feet; thence South 26°12'39" East, 197.01 feet; thence along the arc of a curve to the left having a radius of 250.00 feet, central angle of 25°54'29" and arc length 113.05 feet; thence South 43°06'17" West, 243.22 feet to a point on said easterly right-of-way line of U.S. Highway 395; thence along said easterly right-of-way line, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 1500.00 feet, central angle of 19°36'49", arc length of 513.49 feet and chord bearing and distance of North 34°13'26" West, 510.98 feet to the point of beginning.

The basis of bearing of this description is South 63°25'00" East, the northerly



right-of-way line of Ironwood Drive as shown on the "Monte Vista Subdivision" Final Subdivision Map filed for record November 30, 2004 in said office of Recorder as Document No. 630595.

**PARCEL F:**

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of A.P.N. 1320-30-702-001 as shown on the Record of Survey for Laurence W. and Janus L. Johnson filed for record October 13, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 478635, said point falling on the easterly right of way line of U.S. Highway 395, a found 5/8" rebar with plastic Cap PLS 6899; thence South 63°19'00" East, 615.18 feet; thence North 26°35'00" East, 455.06 feet to a point on the southerly right-of-way line of Ironwood Drive; thence along said southerly right-of-way line of Ironwood Drive the following three courses: South 63°25'00" East, 248.68 feet; South 01°56'00" East, 15.94 feet; South 63°25'00" East, 534.53 feet; thence South 26°35'00" West, 762.05 feet to the point of beginning; thence South 17°38'15" East, 135.11 feet; thence South 63°25'00" East, 103.69 feet; thence South 26°35'00" West, 208.70 feet to a point on the northerly right-of-way line of U.S. Highway 395; thence along said northerly right-of-way line of U.S. Highway 395, North 63°25'00" West, 152.30 feet; thence North 01°56'00" West, 237.80 feet; thence North 72°25'55" West, 9.99 feet; thence North 01°50'29" West, 70.68 feet; thence North 61°51'29" West, 521.34 feet; thence North 43°06'17" East, 44.10 feet; thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 250.00 feet, central angle of 09°44'21", arc length of 42.50 feet and chord bearing and distance of South 56°59'19" East, 42.44 feet; thence South 61°51'29" East, 578.15 feet to the point of beginning.

The basis of bearing of this description is South 63°25'00" East, the northerly right-of-way line of Ironwood Drive as shown on the "Monte Vista Subdivision" Final Subdivision Map filed for record November 30, 2004 in said office of Recorder as Document No. 630595.

**PARCEL G:**

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of A.P.N. 1320-30-702-001 as shown on the Record of Survey for Laurence W. and Janus L. Johnson filed for record October 13, 1999 in the office of Recorder, Douglas County, Nevada as

Document No. 478635, said point falling on the easterly right of way line of U.S. Highway 395, a found 5/8" rebar with plastic Cap PLS 6899; thence South 63°19'00" East, 615.18 feet; thence North 26°35'00" East, 455.06 feet to the point of the southerly right-of-way line of Ironwood Drive; thence along said southerly right-of-way line of Ironwood Drive the following three courses: South 63°25'00" East, 248.68 feet; South 01°56'00" East, 15.94 feet; South 63°25'00" East, 534.53 feet; thence South 26°35'00" West, 350.19 feet to the point of beginning; thence South 63°25'00" East, 529.49 feet to a point on the westerly right-of-way line of Lucerne Street; thence along said westerly right-of-way line of Lucerne Street, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 486.76 feet, central angle of 40°57'05", arc length of 347.91 feet and chord bearing and distance of South 06°06'27" West, 340.55 feet; thence South 70°23'23" West, 131.17 feet; thence South 26°35'00" West, 36.00 feet; thence North 63°25'00" West, 151.30 feet; thence South 26°35'00" West, 59.00 feet; thence North 63°25'00" West, 312.29 feet; thence North 17°38'15" West, 135.11 feet; thence North 26°35'00" East, 411.86 feet to the point of beginning.

The basis of bearing of this description is South 63°25'00" East, the northerly right-of-way line of Ironwood Drive as shown on the "Monte Vista Subdivision" Final Subdivision Map filed for record November 30, 2004 in said office of Recorder as Document No. 630595.

**PARCEL H:**

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of A.P.N. 1320-30-702-001 as shown on the Record of Survey for Laurence W. and Janus L. Johnson filed for record October 13, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 478635, said point falling on the easterly right of way line of U.S. Highway 395, a found 5/8" rebar with plastic Cap PLS 6899; thence South 63°19'00" East, 615.18 feet; thence North 26°35'00" East, 455.06 feet to a point on the southerly right-of-way line of Ironwood Drive; thence along said southerly right-of-way line of Ironwood Drive the following three courses: South 63°25'00" East, 248.68 feet; South 01°56'00" East, 15.94 feet; South 63°25'00" East, 534.53 feet to the point of beginning; thence continuing along said southerly line of Ironwood Drive, South 63°25'00" East, 509.49 feet; thence along the arc of a curve to the right having a radius of 20.00 feet, central angle of 90°00'00" and arc length of 31.42 feet to a point on the westerly right-of-way line of Lucerne Street; thence along said westerly right-of-way line of Lucerne Street, South 26°35'00" West, 330.20 feet; thence North 63°25'00" West, 529.49 feet; thence North 26°35'00" East, 350.19 feet to the point of beginning.

The basis of bearing of this description is South 63°25'00" East, the northerly right-of-way line of Ironwood Drive as shown on the "Monte Vista Subdivision" Final Subdivision Map filed for record November 30, 2004 in said office of Recorder as Document No. 630595.

**PARCEL I:**

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of A.P.N. 1320-30-702-001 as shown on the Record of Survey for Laurence W. and Janus L. Johnson filed for record October 13, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 478635, said point falling on the easterly right of way line of U.S. Highway 395, a found 5/8" rebar with plastic Cap PLS 6899; thence South 63°19'00" East, 615.18 feet; thence North 26°35'00" East, 455.06 feet to a point on the southerly right-of-way line of Ironwood Drive; thence along said southerly right-of-way line of Ironwood Drive the following three courses: South 63°25'00" East, 248.68 feet; South 01°56'00" East, 15.94 feet; South 63°25'00" East, 190.27 feet to the point of beginning; thence continuing along said southerly line of Ironwood Drive, South 63°25'00" East, 344.26 feet; thence South 26°35'00" West, 350.19 feet; thence North 63°25'00" West, 344.26 feet; thence North 26°35'00" East, 350.19 feet to the point of beginning.

The basis of bearing of this description is South 63°25'00" East, the northerly right-of-way line of Ironwood Drive as shown on the "Monte Vista Subdivision" Final Subdivision Map filed for record November 30, 2004 in said office of Recorder as Document No. 630595.

**PARCEL J:**

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of A.P.N. 1320-30-702-001 as shown on the Record of Survey for Laurence W. and Janus L. Johnson filed for record October 13, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 478635, said point falling on the easterly right of way line of U.S. Highway 395, a found 5/8" rebar with plastic Cap PLS 6899; thence South 63°19'00" East, 599.18 feet to the point of beginning; thence continuing South 63°19'00" East, 16.00 feet; thence North 26°35'00" East, 455.06 feet to the point on the southerly right-of-way line of Ironwood Drive; thence along said southerly right-of-way line of Ironwood Drive the following three courses:

South 63°25'00" East, 248.68 feet; South 01°56'00" East, 15.94 feet; South 63°25'00" East, 190.27 feet; thence South 26°35'00" West, 350.19 feet; thence South 63°25'00" East, 344.26 feet; thence South 26°35'00" West, 411.86 feet; thence North 61°51'29" West, 578.15 feet; thence along the arc of a curve to the right having a radius of 250.00 feet, central angle of 35°38'50" and arc length of 155.55 feet; thence North 26°12'39" West, 197.01 feet; thence North 75°33'35" East, 89.44 feet; thence North 14°26'25" West, 16.00 feet; thence North 75°33'35" East, 4.98 feet; thence along the arc of a curve to the left having a radius of 34.00 feet, central angle of 48°58'35" and arc length of 29.06 feet; thence North 26°35'00" East, 35.68 feet to the point of beginning.

The basis of bearing of this description is South 63°25'00" East, the northerly right-of-way line of Ironwood Drive as shown on the "Monte Vista Subdivision" Final Subdivision Map filed for record November 30, 2004 in said office of Recorder as Document No. 630595.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Lyon County, Nevada on June 29, 2007, as Document No. 704200 of Official Records.



**EXHIBIT "B"**

**IRWIN UNION BANK  
REAL ESTATE LOAN COLLATERAL  
November 2007**

EVANS AVENUE (BEDFORD INVESTMENTS, LLC) Lyon County

APN	Acres	Value	Date	V/Acre	V/Sq. Ft.	EMV
16-364-26	10.717	\$698,300.00	03/23/2001	\$65,158.16	\$1.50	\$101,812.00
16-364-27	13.838	\$901,700.00	03/23/2001	\$65,161.15	\$1.50	\$101,812.00
<b>TOTAL</b>	<b>24.555</b>	<b>\$1,600,000.00</b>	<b>03/23/2001</b>			

STODICK PARKWAY (GTEB, LLC) Douglas County

APN	Acres	Value	Date	V/Acre	V/Sq. Ft.	EMV
1220-04-602-012	8.65	\$5,275,000.00	9/20/2005	\$609,826.59	\$14.00	
<b>TOTAL</b>	<b>8.65</b>	<b>\$5,275,000.00</b>	<b>9/20/2005</b>			

(NEVADA NORTHWEST, LLC) Douglas County

APN	Acres	Value	Date	V/Acre	V/Sq. Ft.	EMV
1320-30-601-009	2.6	\$1,326,691.44	1/30/2006	\$614,209.00	\$14.10	
1320-30702-024	2.63	\$1,615,369.67	1/30/2006	\$614,209.00	\$14.10	
1320-30-702-025	1.8	\$1,105,576.20	1/30/2006	\$614,209.00	\$14.10	
1320-30-702-026	6.37	\$3,912,511.33	1/30/2006	\$614,209.00	\$14.10	
1320-30-702-027	4.25	\$2,610,388.25	1/30/2006	\$614,209.00	\$14.10	
1320-30-702-028	2.77	\$1,701,358.93	1/30/2006	\$614,209.00	\$14.10	
1320-30-702-029	10.97	\$6,737,872.73	1/30/2006	\$614,209.00	\$14.10	
<b>TOTAL</b>	<b>30.95</b>	<b>\$19,009,768.55</b>	<b>1/30/2006</b>			

