

22

APN: 1418-03-812-001

OFFICIAL RECORD
Requested By:
TSI TITLE & ESCROW

WHEN RECORDED, MAIL TO:

Paul Flynn
9101 Alfa Dr. #503
Las Vegas, NV 89145

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 9 Fee: 22.00
BK-0809 PG- 4708 RPTT: 0.00



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

**SUBORDINATION AGREEMENT
(Lot 10)**

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN A LATER RECORDED EASEMENT AND MAINTENANCE AGREEMENT.

THIS SUBORDINATION AGREEMENT ("Agreement") is made as of this 20 day of August, 2008, by Nevada Business Investments, LLC, a Nevada limited liability company ("Owner"); Paul P. Flynn, as trustee of the SPF Trust Under Declaration of Trust dated April 9, 1997 which acquired its interest as Paul P. Flynn, as Trustee of the PSF Trust under Declaration of Trust dated April 9, 1997 ("Beneficiary"), present owner and holder of the deed of trust and note hereinafter described; and Patrick K. Willis, as trustee of the Patrick K. Willis Family Trust dated March 28, 2000 and Paul P. Flynn (collectively "Easement Holder"); with reference to the following facts and is as follows:

RECITALS:

A. Owner executed a deed of trust (the "Deed of Trust") dated July 29, 2007, to Western Title Company, Inc. as trustee, for the benefit of Beneficiary, encumbering all that certain real property (the "Property") situate in Douglas County, State of Nevada, described in **Exhibit "A"** attached hereto and by this reference incorporated herein (the "Property"), to secure a note (the "Note") in the original principal amount of Two Million Four Hundred Thousand and no/100th Dollars (\$2,400,000.00), in favor of Beneficiary, which Deed of Trust was recorded July 31, 2007, as Document No. 706641, Official Records of said county.

B. Subsequent to the recording of the Deed of Trust, Owner and Easement Holder caused to be recorded on 8-20-2009, 2008, an instrument entitled "Reciprocal Grant of Non-Exclusive Easements", as Document No. 249236 of said official records, and an instrument entitled "Storm Drainage and Utilities Easement", as Document No. 249230 of said official records (collectively, "Easement Grant") encumbering a portion of the Property.

C. The parties hereto desire that the Deed of Trust be subordinated to the rights created by the Easement Grant and that the Easement Grant become, and at all times remain senior in priority to, the Deed of Trust.

D. It is the mutual benefit of all parties that the Easement Grant be unconditionally prior and superior to the lien or charge of the Deed of Trust.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, it is hereby declared, understood and agreed as follows:

- (1) That the Deed of Trust is hereby unconditionally subordinated to the Easement Grant and that the Easement Grant is by this Subordination Agreement, and shall remain at all times, an encumbrance on the Property prior and superior to the lien or charge of the Deed of Trust.
- (2) An endorsement has been placed upon the Note that the Deed of Trust has by this Subordination Agreement been subordinated to the Easement Grant.

This Subordination Agreement may be signed in any number of counterpart originals, all of which shall constitute one document.

[Signature page follows.]

THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART FOR THE PURPOSE OF OBTAINING SIGNATURES.

IN WITNESS WHEREOF, this Subordination Agreement is made as of the date first above written.

OWNER:


Nevada Business Investments, LLC,
a Nevada limited liability company

By: _____
Name: _____
Title: _____

BENEFICIARY:

Paul P. Flynn, as Trustee
of the SPF Trust under Declaration
of Trust dated April 9, 1997

EASEMENT HOLDER:



Patrick K. Willis, Trustee of the
Patrick K. Willis Family Trust dated
March 28, 2000

Paul P. Flynn


IN WITNESS WHEREOF, this Subordination Agreement is made as of the date first above written.

OWNER:

Nevada Business Investments, LLC,
a Nevada limited liability company

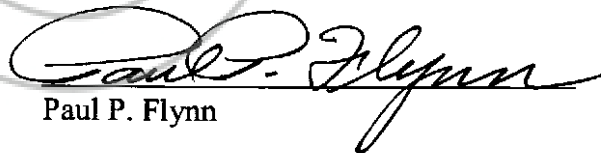
By: _____
Name: _____
Title: _____

BENEFICIARY:


Paul P. Flynn, as Trustee
of the SPF Trust under Declaration
of Trust dated April 9, 1997

EASEMENT HOLDER:

Patrick K. Willis, Trustee of the
Patrick K. Willis Family Trust dated
March 28, 2000


Paul P. Flynn

IN WITNESS WHEREOF, this Subordination Agreement is made as of the date first above written.

OWNER:

Nevada Business Investments, LLC,
a Nevada limited liability company

By: *Patt Moore*
Name: PATT MOORE
Title: MANAGER

BENEFICIARY:

Paul P. Flynn
Paul P. Flynn, as Trustee
of the SPF Trust under Declaration
of Trust dated April 9, 1997

EASEMENT HOLDER:

Patrick K. Willis, Trustee of the
Patrick K. Willis Family Trust dated
March 28, 2000

Paul P. Flynn
Paul P. Flynn

STATE OF Nevada)
County of Washoe)

This instrument was acknowledged before me on December 5, 2008, by Pat Moore as manager of Nevada Business Investments, LLC, a Nevada limited liability company.



[Signature]
Notary Public
My Commission Expires: 5/13/2012

STATE OF _____)
County of _____)

This instrument was acknowledged before me on _____, 2008, by Paul P. Flynn, as Trustee of the SPF Trust under Declaration of Trust dated April 9, 1997.

Notary Public
My Commission Expires: _____

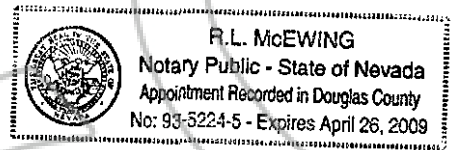
STATE OF _____)
County of _____)

This instrument was acknowledged before me on _____, 2008, by Patrick K. Willis, as Trustee of the Willis Family Trust dated March 28, 2000.

Notary Public
My Commission Expires: _____

STATE OF Nevada)
County of Douglas)

This instrument was acknowledged before me on 8-26-08, 2008, by Paul P. Flynn.



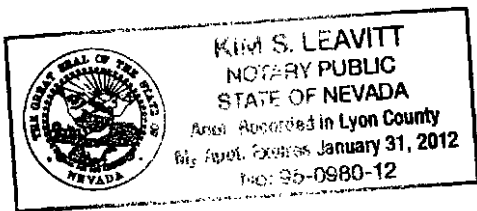
[Signature]
Notary Public
My Commission Expires: 4-26-09

STATE OF Nevada)
)
County of Douglas)

This instrument was acknowledged before me on Sept 18, 2008, by Patrick K. Willis, as Trustee of the Willis Family Trust dated March 28, 2000.



Notary Public
My Commission Expires: 1-31-2012



STATE OF Nevada)
)
County of Douglas)

This instrument was acknowledged before me on 8-26-08, 2008, by Paul P. Flynn.



Notary Public
My Commission Expires: 4-26-2013

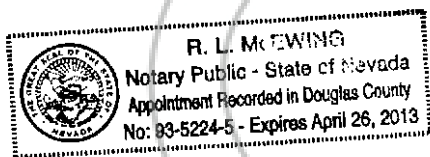


Exhibit "A"
Legal Description

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

Lot 10 in Block A of Glenbrook Unit No. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 13, 1980, as Document No. 45299, in Book 680 of Maps, Page 1269, and amendment thereto recorded March 3, 1981, in Book 381 of Official Records, Page 117, as Document No. 53983.

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