

OFFICIAL RECORD

Requested By:  
TSI TITLE & ESCROW

WHEN RECORDED, MAIL TO:

Louis S. Test, Esq.  
Hoffman, Test, Guinan & Collier  
Post Office Box 187  
Reno, Nevada 89504

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 7 Fee: 20.00  
BK-0809 PG- 4727 RPTT: 0.00



APN 1418-03-812-002

Pursuant to NRS 239B.030, the undersigned hereby affirm that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons.

**SUBORDINATION AGREEMENT**

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

THIS SUBORDINATION AGREEMENT ("Agreement") is made as of this 10th day of June, 2009, by and between Nevada Business Investments, LLC, a Nevada limited liability company, ("Owner"); Lawrence O. Irvin, a married man, I-Clad Investments, LLC, an Arizona limited liability company, Christopher J. Irvin, a married man, and Marie Nixon, an unmarried woman (collectively "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 agree as follows:

**RECITALS:**

A. Owner executed a Deed of Trust (the "Deed of Trust") dated May 22, 2008, to Stewart Title of Nevada Holdings, Inc., a Nevada corporation, as trustee, for the benefit of Beneficiary, encumbering all that certain real 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 One Million One Hundred Thousand and no/100<sup>th</sup> Dollars (\$1,100,000.00), in favor of Beneficiary, which Deed of Trust was recorded on June 3, 2008, as Document 724466, Official Records of Douglas County.

B. Subsequent to the recording of the Deed of Trust, Owner and Easement Holder caused to the "Reciprocal Grant of Non-Exclusive Easements", to be recorded on 8-20-2009, 2009, as Document 249236, Official Records, and "Storm Drainage and Utilities Easement", to be recorded on 8-20-2009, 2009, as Document 249230, 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.

(3) The Beneficiaries signing this Subordination Agreement shall not be responsible to any person or to any party for the repair, maintenance or upkeep of the easement or any other obligations arising under the Easement Grant as described in Recital B above.

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

[Signature pages follow.]

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: [Signature]

Name: PATT MOORE

Its: MANAGER

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Washoe )

On ~~June~~ <sup>July</sup> 6, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared Patt Moore, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

[Signature: Suzanne Haskins]  
NOTARY PUBLIC



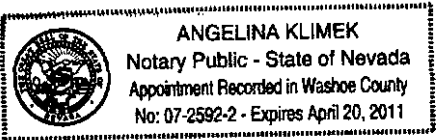
**BENEFICIARY:**

[Signature: Lawrence O. Irvin]  
Lawrence O. Irvin

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Washoe )

On June 29, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared Lawrence O. Irvin, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

[Signature: Angelina Klimek]  
NOTARY PUBLIC



**BENEFICIARY:**

Marie Nixon  
Marie Nixon

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Washoe )

On June 23<sup>rd</sup>, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared Marie Nixon, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Angelina Klimek  
NOTARY PUBLIC



Christopher J. Irvin  
Christopher J. Irvin

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On ~~June~~ July 1, 2009, before me, Carla Marin, a Notary Public in and for said County and State, personally appeared Christopher J. Irvin, personally known to me or who proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carla Marin  
(notary)



**BENEFICIARY:**

I-Clad Investments, LLC,  
an Arizona limited liability company

By: Carol Lehring Irvin

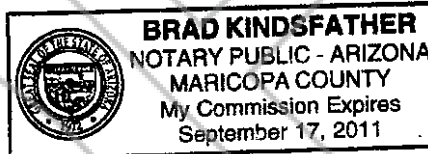
Name: Carol Lehring Irvin

Its: \_\_\_\_\_

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF Maricopa )

On June 30, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared Carol Irvin, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

[Signature]  
NOTARY PUBLIC



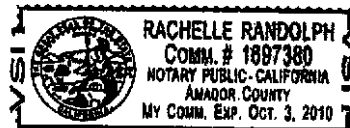
**EASEMENT HOLDER:**

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

STATE OF ~~NEVADA~~ <sup>RR</sup> )  
 California ) ss.  
COUNTY OF El Dorado )

<sup>RR July</sup>  
On ~~June~~ 31, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared Patrick K. Willis, Trustee, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

[Signature]  
NOTARY PUBLIC





EASEMENT HOLDER:

Paul P. Flynn  
Paul P. Flynn

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On ~~June~~ <sup>July</sup> 7, 2009, before me, the undersigned, a Notary Public, in and for said State, personally appeared Paul P. Flynn, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Sharon M. Knudson  
NOTARY PUBLIC

 SHARON M. KNUDSON  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 03-78349-2 - Expires November 22, 2010

**Exhibit "A"**

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

Lot 11 in Block A of Glenbrook Unit No. 3, according to the map thereof, recorded on June 13, 1980, in Book 680 of Maps, at Page 1269, as Document 45299, Official Records of Douglas County, State of Nevada, and amendment thereto recorded on March 3, 1981, in Book 381, at Page 117, as Document 53983, Official Records.

**APN 1418-03-812-002**