



Recording Requested By
First American Title OFS

This instrument was prepared by:
BANK OF AMERICA
21000 NW EVERGREEN PARKWAY
HILLSBORO, OR 97124

After recording return to:
Bank of America Collateral Tracking
9000 Southside Boulevard, Bldg 700
Jacksonville, FL 32256
Account #: 68181006187099

**Real Estate Subordination Agreement
(Bank of America to Bank of America)**

This Real Estate Subordination Agreement ("Agreement") is executed as of 12/08/2009, by Bank of America, N.A., having an address of 21000 NW EVERGREEN PARKWAY, HILLSBORO, OR 97124

("Subordinator"), in favor of Bank of America, N.A., having an address for notice purposes of
Bank of America
4161 Piedmont Parkway
Greensboro, NC 27410

Whereas, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 01/30/2007, executed by VAHE SARKISSIAN AND NORA SARKISSIAN, TRUSTEES OF THE SARKISSIAN FAMILY TRUST DATED 12/14/1992 and which is recorded in Volume/Book 0207, Page 02716, and if applicable, Document Number 0694649, of the land records of DOUGLAS County, NV, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Bank of America has been requested to make a loan, line of credit or other financial accommodation to VAHE SARKISSIAN AND NORA SARKISSIAN, TRUSTEES OF THE SARKISSIAN FAMILY TRUST DATED 12/14/1992

(jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of Bank of America in the maximum principal face amount of \$ 1,013,025.00 (the "Principal Amount") including provisions for

(for use in AZ, NV and VA)

OFS 3406412



acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Bank of America and Borrower shall determine; and

Now, Therefore, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Bank of America's Junior lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Bank of America's Junior Lien only to the extent of the Principal Amount of the Obligation and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Bank of America's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Bank of America regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Bank of America and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

Bank of America N.A.

Date: 12/8/2009

By: MEGAN E PIERCE

Its: ASST VICE PRESIDENT

Bank of America Acknowledgment:

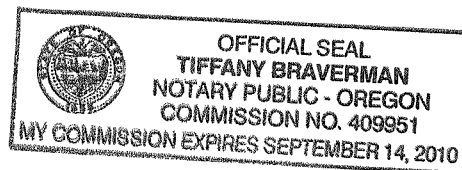
State/Commonwealth/District of OREGON

County/City of WASHINGTON/HILLSBORO

On this the 8TH day of December, before me, TIFFANY BRAVERMAN, NOTARY PUBLIC the undersigned officer, personally appeared MEGAN E PIERCE, who acknowledged him/herself to be the ASST VICE PRESIDENT of Bank of America, N.A., and that (s)he, as such AUTHORIZED OFFICER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as ASST VICE PRESIDENT. In witness whereof I hereunto set my hand and official seal.

Signature of Person Taking Acknowledgment

Commission Expiration Date: 09/14/2010



(for use in AZ, NV and VA)



The following states must have Trustee sign Subordination Agreement: AZ, NV, and VA

The trustee(s), if any, named in the Senior Lien join(s) in the execution of this Agreement to evidence consent and to effectuate the provisions hereof.

Witness(es) :

Amanda Swift
Witness Signature

AMANDA SWIFT
Typed or Printed Name

Steph Dickson
Witness Signature

STEPHANIE DICKSON
Typed or Printed Name

Trustee Name : PRLAP, INC.

Megan E Pierce
Signature

MEGAN E PIERCE
Typed or Printed Name

Trustee Acknowledgment:

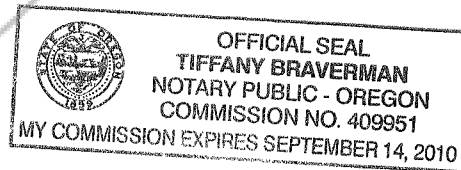
State/Commonwealth/District of OREGON

County/City of WASHINGTON/HILLSBORO

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Tiffany Braverman
Signature of Person Taking Acknowledgment

Commission Expiration Date: 09/14/2010



(for use in AZ, NV and VA)



EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

LOT 5, AS SHOWN ON THE AMENDED MAP OF LAKERIDGE ESTATES NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 23, 1959, AS DOCUMENT NO. 14083.

