



The undersigned hereby affirms that this document submitted for recording does not contain any personal information.

Assessor Parcel No(s): 1320-29-301-002,  
1320-29-401-001, 1320-29-401-002,  
1320-29-401-003, 1320-29-401-004,  
1320-29-401-005, 1320-29-401-009 &  
1320-30-803-004

1036395DR

**RECORDATION REQUESTED BY:**

Heritage Bank of Nevada, 1401 S Virginia Street, RENO, NV 89502

**WHEN RECORDED MAIL TO:**

Heritage Bank of Nevada, 1401 S Virginia Street, RENO, NV 89502

**FOR RECORDER'S USE ONLY**

**MODIFICATION OF DEED OF TRUST**

THIS MODIFICATION OF DEED OF TRUST dated June 20, 2011, is made and executed between G PEG II LLC, A NEVADA LIMITED LIABILITY COMPANY ("Grantor") and Heritage Bank of Nevada, whose address is 1401 S Virginia Street, RENO, NV 89502 ("Lender").

**DEED OF TRUST.** Lender and Grantor have entered into a Deed of Trust dated January 21, 2010 (the "Deed of Trust") which has been recorded in DOUGLAS County, State of Nevada, as follows:

**RECORDED JANUARY 28, 2010 AS DOCUMENT #757848 AND RE-RECORDED JANUARY 28, 2010 AS DOCUMENT #757856.**

**REAL PROPERTY DESCRIPTION.** The Deed of Trust covers the following described real property located in DOUGLAS County, State of Nevada:

See EXHBIIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1627 HWY 395, MINDEN, NV 89423. The Real Property tax identification number is 1320-29-301-002, 1320-29-401-001, 1320-29-401-002, 1320-29-401-003, 1320-29-401-004, 1320-29-401-005, 1320-29-401-009 & 1320-30-803-004.

**MODIFICATION.** Lender and Grantor hereby modify the Deed of Trust as follows:

**THE LOAN AMOUNT IS INCREASED FROM \$5,000,000.00 TO \$9,000,000.00.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of



**MODIFICATION OF DEED OF TRUST  
(Continued)**

Loan No: 1300042742

Page 2

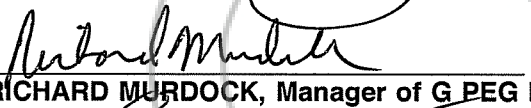
Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

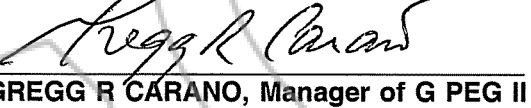
**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JUNE 20, 2011.**

**GRANTOR:**

G PEG II LLC

By:   
MIKE PEGRAM, Manager of G PEG II LLC

By:   
RICHARD MURDOCK, Manager of G PEG II LLC

By:   
GREGG R CARANO, Manager of G PEG II LLC

**LENDER:**

HERITAGE BANK OF NEVADA

X this document has been executed in counterpart  
Authorized Officer



**MODIFICATION OF DEED OF TRUST  
(Continued)**

Loan No: 1300042742

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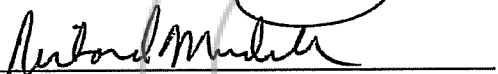
Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

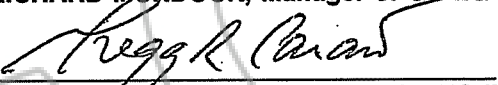
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**GRANTOR:**

G PEG II LLC

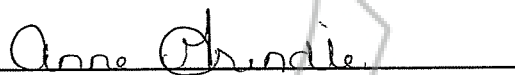
By:   
MIKE PEGRAM, Manager of G PEG II LLC

By:   
RICHARD MURDOCK, Manager of G PEG II LLC

By:   
GREGG R CARANO, Manager of G PEG II LLC

**LENDER:**

HERITAGE BANK OF NEVADA

x   
Authorized Officer  
Anne Grindle / AVP



**MODIFICATION OF DEED OF TRUST  
(Continued)**

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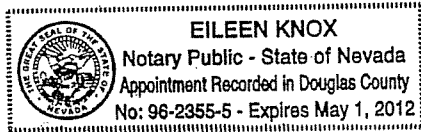
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Nevada

)  
) SS

COUNTY OF Douglas

This instrument was acknowledged before me on June 27, 2011 by **MIKE PEGRAM, Manager of G PEG II LLC; ~~RICHARD MURDOCK, Manager of G PEG II LLC;~~ and ~~GREGG R CARANO, Manager of G PEG II LLC,~~** as designated agents of G PEG II LLC.

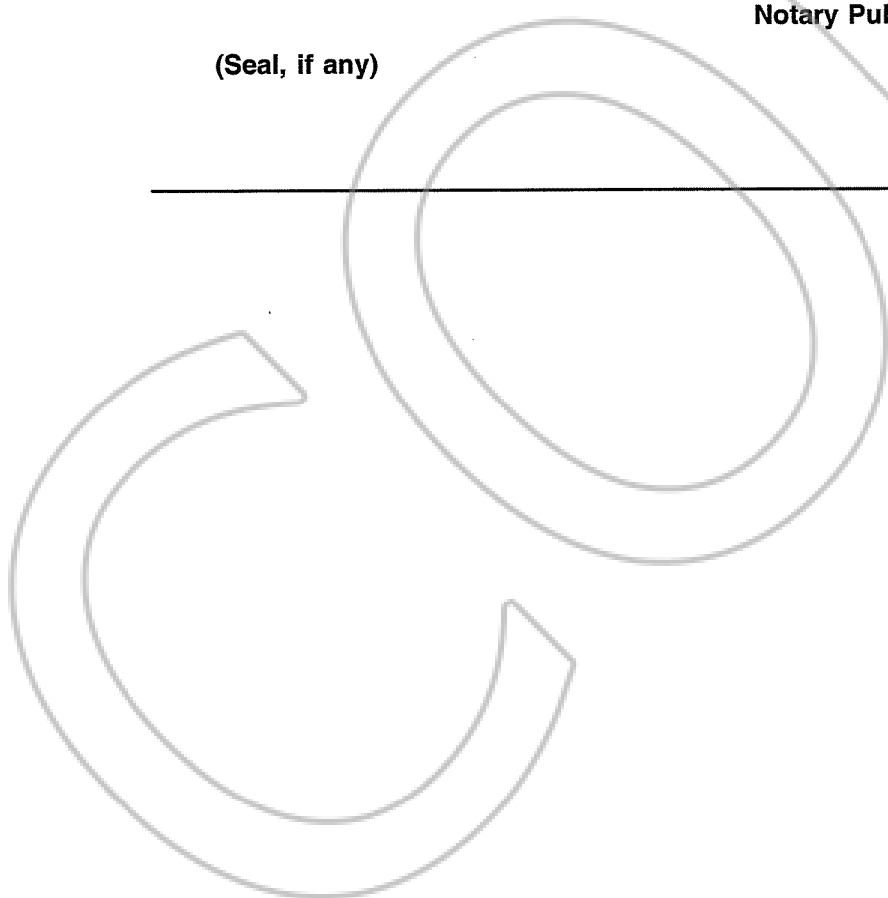


Eileen Knox

(Signature of notarial officer)

Notary Public in and for State of Nevada

(Seal, if any)





**MODIFICATION OF DEED OF TRUST  
(Continued)**

Loan No: 1300042742

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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Nevada

)

) SS

COUNTY OF Washoe

)

This instrument was acknowledged before me on June 27 2011 by ~~MIKE PEGRAM, Manager of G PEG II LLC;~~ **RICHARD MURDOCK, Manager of G PEG II LLC;** and **GREGG R CARANO, Manager of G PEG II LLC,** as designated agents of G PEG II LLC.



Kerri LaFerriere-Hooper  
(Signature of notarial officer)

Notary Public In and for State of Nevada

(Seal, if any)



**MODIFICATION OF DEED OF TRUST  
(Continued)**

Loan No: 1300042742

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**LENDER ACKNOWLEDGMENT**

STATE OF Nevada )

) SS

COUNTY OF Washoe )

This instrument was acknowledged before me on Lo-27-11 by Anne Grindle, AVP of Heritage Bank of Nevada, as designated agent of Heritage Bank of Nevada.



Cindy L. Mackowiak  
(Signature of notarial officer)

Notary Public in and for State of NV

(Seal, if any)



**EXHIBIT "A"**

PARCEL 1

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Beginning at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence S33°24'41"W, a distance of 222.88 feet;

Thence N62°02'04"W, a distance of 47.82 feet;

Thence S27°13'20"W, a distance of 37.63 feet;

Thence S79°46'18"W, a distance of 95.20 feet;

Thence N62°39'08"W, a distance of 76.71 feet;

Thence S27°21'18"W, a distance of 118.07 feet;

Thence S62°41'32"E, a distance of 82.00 feet to the Westerly Right-of-Way of Eighth Street;

Thence S26°59'53"W, along said Westerly Right-or-Way, a distance of 42.00 feet;

Thence N62°40'37"W, leaving said Westerly Right-of-Way, a distance of 132.33 feet;

Thence along a non-tangent curve to the left, having a radius of 85.00 feet, through a central angle of 56°45'57", and an arc length of 84.21 feet, a chord bearing of S55°44'17"W, a chord distance of 80.81;

Thence S27°21'45"W, a distance of 81.55 feet to the North Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, N62°38'42"W, a distance of 495.58 feet;

Thence leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

Thence N62°38'45"W, a distance of 207.70 feet;

Thence N27°42'56"E, a distance of 58.83 feet;

Thence along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;

Thence N27°15'37"E, a distance of 258.43 feet;

Thence along a curve to the left, having a radius of 12.07 feet, through a central angle of



38°58'22", and an arc length of 8.21 feet;

Thence N31°02'07"W, a distance of 62.90 feet;

Thence N71°52'56"W, a distance of 397.31 feet to the East line of Parcel 1A-1, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588800, Official Records for Douglas County;

Thence N00°59'13"E, along said East line, a distance of 427.85 feet;

Thence S68°20'03"E, leaving said East line, a distance of 1031.14 feet;

Thence S27°21'15"W, a distance of 146.31 feet;

Thence S62°38'42"E, a distance of 767.66 feet;

Thence S27°21'18"W, a distance of 105.13 feet;

Thence N75°01'00"W, a distance of 168.86 feet to the Point of Beginning.

Also shown as Parcel 1 on Record of Survey Map recorded May 19, 2011 in as File No. 783462, Official Records

Document No. 783461 is provided to comply with the requirements of NRS 111.312

APN: 1320-29-401-018

#### PARCEL 2

A parcel of land situate in the Southeast Quarter of Section 30 and the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence N69°57'00"W, a distance at 1055.17 feet to the Point of Beginning;

Thence S31°02'07"E, a distance of 62.90 feet;

Thence along a curve to the right, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length at 8.21 feet;

Thence S27°15'37"W, a distance of 258.43 feet;

Thence along a curve to the right, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;





Thence S27°42'56"W, a distance of 106.58 feet;  
Thence N62°38'46"W, a distance of 65.00 feet;  
Thence N27°21'24"E, a distance of 57.00 feet;  
Thence N62°38'45"W, a distance of 209.92 feet;  
Thence 801°02'47"W, a distance of 144.17 feet to the North Right-at-Way of Highway 395;  
Thence N62°38'42"W, along said North Right-of-Way, a distance of 41.44 feet to the Easterly line of Parcel 4A, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588800, Official Records for Douglas County;  
Thence N06°15'15"E, along said Easterly line, a distance of 420.94 feet;  
Thence N00°59'13"E, continuing along said Easterly line, a distance of 43.44 feet;  
Thence S71°52'56"E, leaving said Easterly line, a distance of 397.31 feet to the Point of Beginning.

Also shown as Parcel 3 on Record of Survey Map recorded May 19, 2011 in as File No. 783462, Official Records

Document No. 783461 is provided to comply with the requirements of NRS 111.312

APN 1320-29-401-020

PARCEL 3

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence S33°24'41"W, a distance of 129.24 feet;  
Thence S33°24'41"W, a distance of 93.47 feet;  
Thence N62°02'04"W, a distance of 47.82 feet;  
Thence S27°13'20"W, a distance of 37.63 feet;  
Thence S79°46'18"W, a distance of 95.20 feet;  
Thence N62°39'08"W, a distance of 76.71 feet;



Thence S27°21'18"W, a distance of 118.07 feet;

Thence N62°43'35"W, a distance of 36.92 feet;

Thence S79°46'18"W, a distance of 42.47 feet;

Thence along a curve to the left, having a radius of 110.00 feet, through a central angle of 52°25'00", and an arc length of 110.63 feet;

Thence S27°21'45"W, a distance of 71.56 feet;

Thence along a curve to the right, having a radius of 10.00 feet, through a central angle of 90°00'00", and an arc length of 15.71 feet to the Northerly Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, N62°38'42"W, a distance of 460.59 feet to the Point of Beginning;

Thence leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

Thence N62°38'45"W, a distance of 207.70 feet;

Thence S27°42'56"W, a distance of 47.75 feet;

Thence N62°38'46"W, a distance of 65.00 feet;

Thence S27°21'24"W, a distance of 72.24 feet to said Northerly Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, S62°38'42"E, a distance of 273.00 feet and the Point of Beginning.

Also shown as Parcel 3 on that Record of Survey recorded on January 4, 2010 as Document No. 756590, Official Records.

Document No. 756591 is provided to comply with the requirements of NRS 111.312.

APN: 1320-29-401-014

**PARCEL 4:**

That portion of the Southwest one-quarter of Section 29, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the intersection of the Northerly right of way line of U.S. Route 395, also known as Railroad Avenue, and the Easterly right of way line, extension of Seventh Street as shown on that certain Record of Survey recorded September 2, 1980, in Book 980, Page 057, Document No. 48058, Official Records of Douglas County, State of Nevada, being the True Point of Beginning; thence North 63°25'00" West, 70.25 feet; thence North 26°35'00" East, 110.00 feet; thence South 63°25'00" East, 70.25 feet; thence South 26°35'00" West,



110.00 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey recorded September 2, 1980 in Book 980, Page 57, Document No. 48058, Official Records, Douglas County, Nevada.

Together with a Non-exclusive easement for road and incidental purposes, over, under and across the East 13 feet of the following described Parcel of land:

A rectangular piece of parcel of land situate, lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.&M., adjacent to the Northern side of Railroad Avenue (U.S. 395) in the Town of Minden, Douglas County, Nevada, more particularly described as follows:

Beginning at the point of intersection of the Western Boundary of Seventh Street extended Northerly and the Northern Boundary of Railroad Avenue (U.S. 395) in said Town of Minden; thence North 63°25' West, along said Northern Boundary, a distance of 159 feet to a point; thence North 26°35' East, a distance of 120 feet to a point; thence South 63°25' East, a distance of 159 feet to a point; thence South 26°35' West, a distance of 120 feet to POINT OF BEGINNING.

Document No. 418590 is provided to comply with the provisions of NRS111.312

APN: 1320-29-401-009

PARCEL 5:

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records at Douglas County;

Thence S87°07'33"W, a distance of 1250.51 feet to a point on the North Right-of-Way at Highway 395 and the Point of Beginning;

Thence N62°38'42"W, along said North Right-of-Way, a distance of 146.02 feet;

Thence N01°02'47"E, leaving said North Right-of-Way, a distance of 144.17 feet;

Thence S62°38'45"E, a distance of 209.92 feet;

Thence S27°21'24"W, a distance of 129.24 feet to the Point of Beginning.

Also shown as Parcel 1 on Record of Survey Map recorded May 19, 2011 in as File No. 783462

Document No. 783461 is provided to comply with the requirements of NRS 111.312



APN: 1320-29-401-019

PARCEL 6:

Being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Parcel 4 of the Record of Survey in support of a Boundary Line Adjustment recorded in Book 497, at Page 3362, as Document No. 411708 of the Official Records of said Douglas County, said corner being on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line, North  $63^{\circ}25'00''$  West, 222.97 feet; thence North  $23^{\circ}37'31''$  East, 104.73 feet; thence North  $66^{\circ}17'29''$  West, 57.99 feet to a point on the Northwesterly line of that certain parcel described in the Grant, Bargain and Sale Deed, recorded in Book 1286, at Page 4355, as Document No. 147792 of the Official Records of said Douglas County; thence Northeasterly along said Northwesterly line North  $23^{\circ}46'21''$  East, 284.45 feet; thence South  $66^{\circ}13'39''$  East, 150.16 feet to a point on the Easterly line of said Parcel 4; thence Southerly along the Easterly line of said Parcel 4, South  $0^{\circ}15'05''$  West, 9.28 feet; thence South  $5^{\circ}47'19''$  West, 411.65 feet to the Point of Beginning.

Said parcel of land further imposed as Parcel 4A on that certain Record of Survey recorded September 4, 2003, as Document No. 588800.

Document No. 588801 is provided to comply with the requirements of NRS 111.312.

APN: 1320-30-803-004

PARCEL 7:

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the Northwest corner of that Parcel shown as AP.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence  $S33^{\circ}24'41''W$ , a distance of 222.88 feet;

Thence  $N62^{\circ}02'04''W$ , a distance of 47.82 feet;

Thence  $S27^{\circ}13'20''W$ , a distance of 37.63 feet to the Point of Beginning;

Thence  $S79^{\circ}46'18''W$ , a distance of 95.20 feet;

Thence  $N62^{\circ}39'08''W$ , a distance of 76.71 feet;

Thence  $S27^{\circ}21'18''W$ , a distance of 118.07 feet;



Thence S62°40'37"E, a distance of 82.00 feet to a point on the Westerly Right-of-Way of 8<sup>th</sup> Street

Thence N26°59'50"E, along said Right-of-Way a distance of 8.19 feet;

Thence continuing along said Right-of-Way, along a non-tangent curve to the right, having a radius of 41.00 feet, through a central angle of 111°40'34", and an arc length of 79.91 feet, a chord bearing of S55°37'44"E and distance of 67.85 feet;

Thence N28°17'01"E, leaving said Right-of-Way a distance of 176.22 feet to the Point of Beginning.

Document No. 781617 is provided to comply with the requirements of NRS 111.312

APN: 1320-29-401-015

PARCEL 8:

A parcel of land situate in the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the intersection of the northerly Right of Way line of U.S. Highway 395, also known as Railroad Avenue, and the Westerly Right of Way line of Seventh Street extended as shown on the certain Record of Survey recorded September 2, 1980, in Book 980, Page 057, as Document No. 48058 of the Official Record of Douglas County, Nevada;

Thence N62°38'42"W, along said Right of Way of U.S. Highway 395 a distance of 159.00 feet the Point of Beginning;

Thence N62°38'42"W, continuing along said Right of Way a distance of 182.17 feet;

Thence N27°21'45"E, leaving said Right of Way a distance of 81.55 feet;

Thence along a curve to the Right, having a radius of 85.00 feet, through a central angle of 56°45'57", an arc length of 84.21 feet;

Thence S62°40'37"E, a distance of 132.33 feet;

Thence S26°59'53"W, a distance at 42.24 feet to the South Right-at-Way of Eighth Street;

Thence S62°38'42"E, along said South Right-at-Way, a distance of 11.17 feet;

Thence 527°21'38"W, leaving said South Right-at-Way, a distance at 110.49 feet to the Point of Beginning.

Document No. 781617 is provided to comply with the requirements of NRS 111.312

APN: 1320-29-401-016