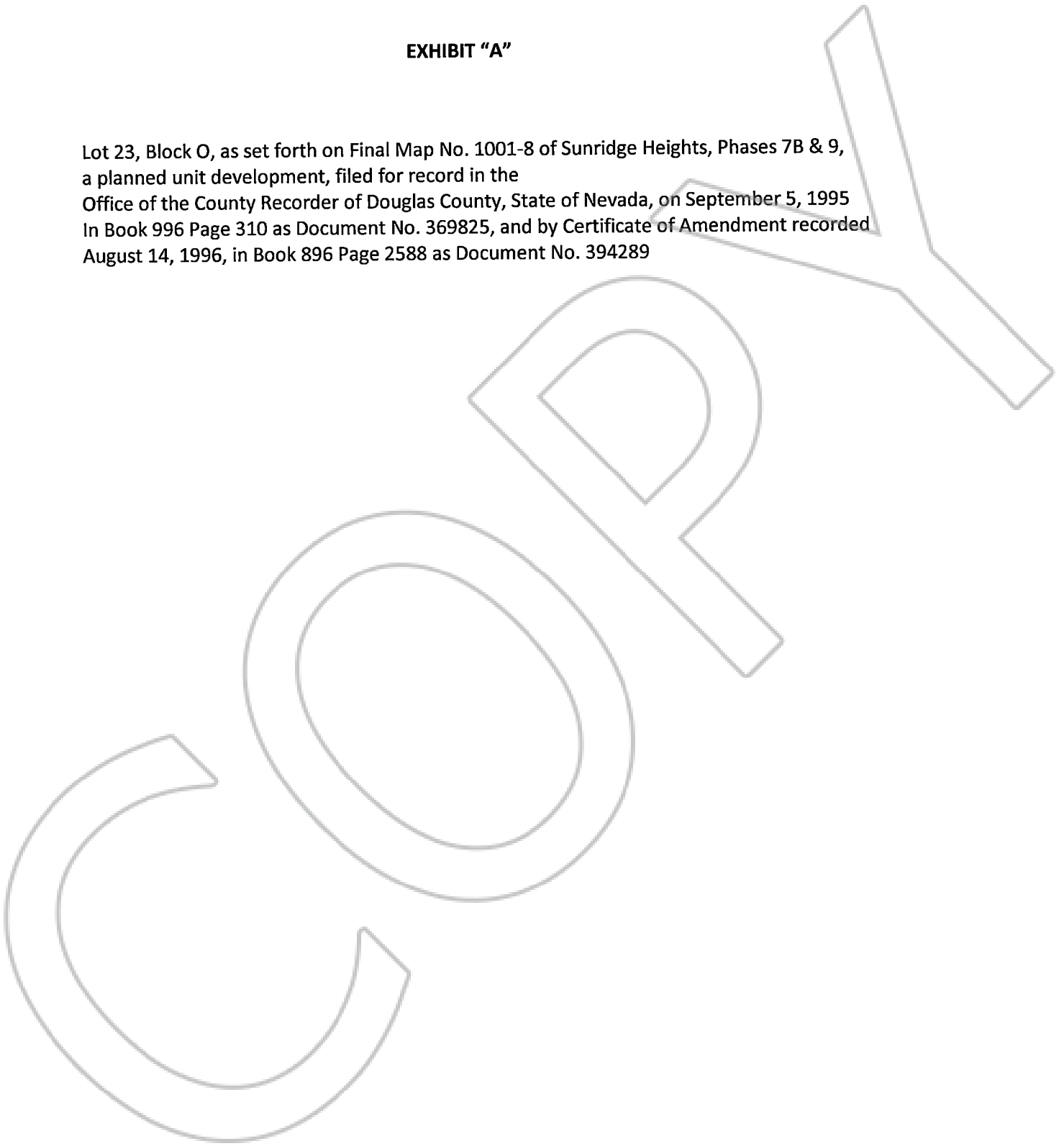


EXHIBIT "A"

Lot 23, Block O, as set forth on Final Map No. 1001-8 of Sunridge Heights, Phases 7B & 9,
a planned unit development, filed for record in the
Office of the County Recorder of Douglas County, State of Nevada, on September 5, 1995
In Book 996 Page 310 as Document No. 369825, and by Certificate of Amendment recorded
August 14, 1996, in Book 896 Page 2588 as Document No. 394289



State of Nevada Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Date of Recording	_____
Notes:	_____

1. Assessor's Parcel Number:

- a) 1420-07-816-021
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- c) Condo/Townhouse
- e) Apartment Bldg.
- g) Agricultural
- e) Other _____
- b) Single Family Residence
- d) 2-4 Plex
- f) Commercial/Industrial
- h) Mobile Home

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of prop.) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: #5
- b) Explain Reason for Exemption: Adding spouse to title

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided therein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity OWNER

Signature [Signature] Capacity _____

SELLER (GRANTOR) INFORMATION REQUIRED

Print Name: Gary Y. Yasumoto

Address: 3400 Sunridge Ct

City: Carson City

State & Zip Nevada 89705

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Gary Y. & Sylvia Mari Yasumoto

Address: 3400 Sunridge Ct

City: Carson City

State & Zip Nevada 89705

COMPANY/PERSON REQUESTING RECORDING (Required If Not Seller Or Buyer)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____