

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 94, AS SHOWN ON THE OFFICIAL MAP OF ALPINE VIEW ESTATES NO. 3 FILED IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA ON APRIL 16, 1973 IN BK. 473 AS FILE NO. 65319 AND ON DECEMBER 23 1987, IN BK. 1287 ON PAGE 3356, NO. 169404.

Parcel ID: 1419-11-002-010

Commonly known as 3475 Apline View Court, Carson City, NV 89705
However, by showing this address no additional coverage is provided

For APN/Parcel ID(s): 1419-11-002-010

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-11-002-010
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$705,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$705,000.00
 Real Property Transfer Tax Due: \$2,749.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # n/a
 b. Explain Reason for Exemption: n/a

5. Partial Interest: Percentage being transferred: _____ %

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 herein. Furthermore, the parties agree that 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 Joe Prado Capacity Grantor Agent
 Signature Joe Prado Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sara Couste, Trustee of the Gene Couste and Sara Couste Revocable Trust dated Feb. 11, 2004
 Address: 140 Lake Glen Dr.
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Amit Stern and Elite Stern, as Trustees of the Stern Alpine Trust dated September 6, 217
 Address: 6711 Dannyboyar Ave.
 City: West Hills
 State: CA Zip: 91307

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Ticor Title Escrow # 492154-KA
 Address: 31200 Via Colinas
 City: Westlake Village State: CA Zip: 89705

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)