

A. P. No: 1219-10-002-049

Escrow No. 24041169-LS
Alpen Mortgage NV License #2121
Alpen Mortgage NMLS #363496

When recorded mail to:

*Allied Loan Servicing
P.O. Box 17942
Reno, NV 89571*

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

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

This document is signed in counterpart

**DEED OF TRUST
WITH ABSOLUTE ASSIGNMENT OF RENTS**

THIS DEED OF TRUST WITH ABSOLUTE ASSIGNMENT OF RENTS, made ²¹ ~~15~~ *May* 2024, 2024, between OP DEVELOPMENT, INC., a California corporation, herein called "Trustor", whose address is: 1005 Lakeside Drive, Gardnerville, NV 89460, JLM TITLE LLC, a Nevada limited liability company, dba FIRST CENTENNIAL TITLE COMPANY OF NEVADA, herein called "Trustee", and JASON A. YELOWITZ, Trustee of THE JASON YELOWITZ 2006 TRUST, dated March 31, 2006, as to an undivided 40% interest (representing a portion of the original principal contribution in the amount of \$360,000.00); DARREN MCBRIDE, Trustee of THE ARDUINO 1 TRUST, U/A dated April 25, 2022, as to an undivided 45% interest (representing a portion of the original principal contribution in the amount of \$405,000.00); and LAUL LLC, a Nevada limited liability

company, as to an undivided 15% interest (representing a portion of the original principal contribution in the amount of \$135,000.00), as tenants in common, herein called "Beneficiary", whose address is: c/o Allied Loan Servicing, P.O. Box 17942, Reno, NV 89511.

W I T N E S S E T H:

That Trustor irrevocably grants to Trustee in trust, with power of sale, all interest of Trustor in that certain property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 1, in Block B, of the Official Map of Sierra Rancho Estates, Phase 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, recorded on August 23, 1978, as Document No. 24464.

TOGETHER WITH, the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, issues and profits thereof. Trustor further irrevocably grants, transfers, and assigns to Beneficiary the rents, income, issues and profits from the property, absolutely and unconditionally, and not merely as additional security for the indebtedness secured by this Deed of Trust. Prior to the occurrence of an event of default under this Deed of Trust, or the Promissory Note secured hereby, Beneficiary grants permission and a license to Trustor to collect the rent, income, issues and profits of the property as they become due and payable. In the event of a default under the Promissory Note or this Deed of Trust, Beneficiary shall have the right, with or without notice or demand, and with or without taking possession of the property, to collect all rents, issues, royalties and profits, and either personally or by attorney or agent, without bringing any action or proceeding, or by a receiver to be appointed by the court, to enter into possession, and hold, occupy, possess, and enjoy the property, make, cancel, enforce, and modify leases, obtain and eject tenants, and set and modify rents and terms of rent. Beneficiary shall have the further right to sue, and to take, receive, and collect all or any part of the rents, issues, royalties, and profits of the property, and after paying all costs of maintenance, operation, each

agreement of trustor incorporated herein or contained herein, and collection, including reasonable attorney's fees, as Beneficiary may deem proper, to apply the balance upon the entire indebtedness then secured by this Deed of Trust. The receipt and application by the Beneficiary of such rents, issues and profits, after execution and delivery of any Notice of Default and Election to Sell, or during the pendency of any Trustee's sale proceedings under this Deed of Trust, shall not cure such breach or default, nor affect the sale proceedings, or any sale made pursuant to this Deed of Trust. All such rents, issues and profits, less the costs of operation, maintenance, each agreement of trustor incorporated herein or contained herein, collection and reasonable attorneys' fees, when received by Beneficiary, shall be applied in reduction of the entire indebtedness from time to time outstanding secured by this Deed of Trust, in such order as Beneficiary may determine. If the rents, issues and profits of the property are not sufficient to satisfy the costs, if any, of taking control of and managing the property and collecting the rents, issues and profits thereof, any funds expended by Beneficiary for such purposes shall become indebtedness of the Trustor to Beneficiary and shall be secured by this Deed of Trust. Such amounts shall be repayable to Beneficiary upon demand and shall bear interest from the date of the disbursement at the rate set forth in the Note secured hereby. Nothing contained herein, nor any collection of rents, issues, profits, and income by Beneficiary, or its agent or a receiver shall be construed to make Beneficiary a "mortgagee-in-possession" of the property, so long as Beneficiary has not itself entered into actual possession of the property.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal sum of \$900,000.00, according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and all extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated herein by reference or contained herein; and (3) payment of such additional sums which may hereafter be loaned to Trustor by Beneficiary when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

AND THIS INDENTURE FURTHER WITNESSETH:

1. Maintenance. Trustor agrees to properly care for and keep said property in good condition and repair; not to alter, remove, damage or demolish any building or improvement thereon; to complete in a good and workmanlike

manner any building or improvement which may be constructed thereon, and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws, ordinances and regulations relating to any alterations or improvements made thereon; not to commit or permit any waste thereof; not to commit, suffer or permit any act to be done in or upon said property in violation of any law, covenant, condition or restriction affecting said property; to cultivate, irrigate, fertilize, fumigate, prune and/or do any other act or acts, all in a timely and proper manner, which, from the character or use of said property, may be reasonably necessary, the specific enumerations herein not excluding the general.

2. Expenses, Fees and Costs. Trustor agrees to pay and discharge all costs, fees and expenses of this trust incurred in connection with any default by Trustor.

3. Insurance. During the continuance of this trust, Trustor covenants to keep all buildings that may now or at any time be on said property in good repair and insured against loss by fire, and other reasonable hazard request by Beneficiary with extended coverage endorsement, in a company or companies authorized to issue such insurance in the State of Nevada and to provide Beneficiary with copies of such policy on each renewal at least ten (10) days prior to the expiration of the prior policy term. Said insurance shall indicate Beneficiary as an additional insured and shall be in such sum or sums as shall equal the total indebtedness secured by this Deed of Trust and all obligations having priority over this Deed of Trust, or the maximum full insurable value of such buildings, whichever is less. Said insurance shall be payable to Beneficiary to the amount of the unsatisfied obligation to Beneficiary hereby secured. The policy or policies of said insurance shall be delivered to Beneficiary or to the collection agent of Beneficiary, as further security, and in default thereof, Beneficiary may procure such insurance and/or make such repairs, and expend for either of such purposes such sum or sums as Beneficiary shall deem necessary. The amount collected by Beneficiary under any fire or other insurance policy may be applied by Beneficiary upon the indebtedness secured hereby and in such order as Beneficiary may determine, or, at the option of Beneficiary, the entire amount so collected, or any part thereof, may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

4. Litigation. Trustor promises and agrees that if, during the existence of this trust, there be commenced or pending any suit or action affecting said property, or any part thereof, or the title thereto, or if any adverse claim for or against said property, or any part thereof, be made or asserted, he will appear in and defend any such matter purporting to affect the security and will pay all costs and damages arising because of such action.

5. Condemnation Proceeds. Any award of damages in connection with any condemnation for public use of, or injury to said property, or any part thereof, is hereby assigned and shall be paid to Beneficiary, who may apply or release such moneys received by him in the same manner and with the same affect as herein provided for disposition of proceeds of insurance.

6. Trustee Obligations. Except as may be required by law, Trustee shall be under no obligation to notify any party hereto of any pending sale of said property, whether such sale is by foreclosure or otherwise, or of any action or proceeding in which Trustor or Beneficiary or Trustee shall be a party, unless brought by Trustee.

7. Waiver. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment, when due, of all other sums so secured or to declare default, as herein provided, for failure to so pay.

8. Trustee Approval of Map or Plat. At any time, and from time to time, without liability therefor, upon written request of Trustor and Beneficiary, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or the effect of this Deed of Trust upon said property, Trustee may consent in writing to the making of any map or plat thereof or join in granting any easement thereon.

9. Reconveyance. Upon receipt of written request from Beneficiary reciting that all sums secured hereby have been paid and upon surrender of this Deed of Trust and the note secured hereby to Trustee for cancellation and retention, or such other disposition as Trustee, in its sole discretion, may choose, and upon payment of its fees, the Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters of fact shall be conclusive proof of the truth

thereof. The Grantee in such reconveyance may be described in general terms as "the person or persons legally entitled thereto".

10. Acceleration. Should Trustor default in the payment of any indebtedness secured hereby, or in the performance of any of the covenants and agreements herein contained or incorporated herein by reference, Beneficiary may declare all sums secured hereby immediately due and payable.

11. Adoption of Covenants. The following covenants Nos. 1, 3, 4 (interest 12%), 5, 6, 7 (counsel fees - a reasonable percentage), 8 and 9 of Nevada Revised Statutes 107.030, are hereby adopted and made a part of this Deed of Trust, and, notwithstanding any provision of said covenant No. 7 to the contrary, proceeds of any foreclosure sale shall be distributed pursuant to the provisions of Nevada Revised Statutes 40.462.

12. Deficiency. Trustor agrees to pay any deficiency arising from any cause after application of the proceeds of the sale held in accordance with the provisions of the covenants hereinabove adopted by reference.

13. Successors. This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. It is expressly agreed that the Trust created hereby is irrevocable by Trustor.

14. Trustee Resignation. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law, reserving, however, unto the Trustee, the right to resign from the duties and obligations imposed herein whenever Trustee, in its sole discretion, deems such resignation to be in the best interest of the Trustee. Written notice of such resignation shall be given to Trustor and Beneficiary.

15. Captions and Gender. In this Deed of Trust, unless the context requires otherwise, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. The term "Beneficiary" includes any future holder of the note secured hereby. The term "Trustor" includes the term "Grantor".

16. Due on Sale. Except as provided in paragraph 18 below, if all or any portion of the property which is the subject of this Deed of Trust is conveyed from Trustor by deed, contract, execution, instrument or any other mode or means, voluntarily or involuntarily, not caused by the demise of Trustor, which will effect, in law or equity, a divestiture of Trustor's interest or title in said property, the note secured hereby shall accelerate and the entire balance of principal and interest, including guaranteed interest, then unpaid, plus any prepayment penalties, shall forthwith become due and payable without notice or demand.


17. Allocations. This Deed of Trust is one of two Deeds of Trust securing payment of a Promissory Note in favor of Beneficiary in the amount of \$900,000.00. The property encumbered by said Deeds of Trust is located in both Washoe County ("Washoe County Deed of Trust") and Douglas County ("Douglas County Deed of Trust"), Nevada and the parties agree that no allocation of the face amount of the note be made between the Washoe County and Douglas County properties now, prior to, or at the time of any trustee's sale under the Deed of Trust. Trustor does further agree that the property may be sold in such order as the Beneficiary may designate, or may be sold simultaneously and the sum of the fees and expenses of foreclosure may, in the sole discretion of Beneficiary, be credit bid or recovered at any trustee's sale under the Deed of Trust. Further, a sale of less than all of the property hereby encumbered or any defective or irregular sale made hereunder shall not exhaust the power of sale herein conferred, but subsequent sales hereunder may be made as long and as often as any of the indebtedness secured hereby remains unpaid and any of said property remains encumbered.

18. Release. Provided Trustor is not presently in default of the terms of this Deed of Trust or the note secured hereby, and further provided Trustor has not previously exercised its right to release the property located in Washoe County, Nevada, pursuant to paragraph 18 of the Washoe County Deed of Trust, upon the prior written request of Trustor, Beneficiary agrees to execute a document requesting the reconveyance of the lien of this Deed of Trust from the parcel described above and contained within the encumbered property, upon the payment of the sum of \$500,000.00, plus all accrued interest, to the principal of the note secured hereby. All fees and costs incurred in connection with such release, shall be paid by Trustor. Only one Deed of Trust may be reconveyed using the release provision of the Washoe County Deed of Trust or the Douglas

County Deed of Trust. In the event the Washoe County Deed of Trust is reconveyed in accordance with paragraph 18 contained therein, this Deed of Trust shall only be released by full payment of all amounts due on the Note secured hereby.

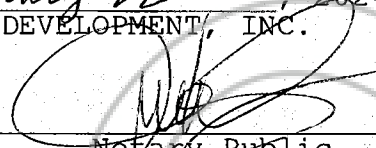
TRUSTOR:

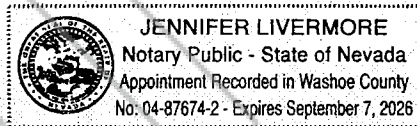
OP DEVELOPMENT, INC., a California corporation

By 
Gregory Opinski, CEO

STATE OF Nevada)
COUNTY OF Washoe) ss

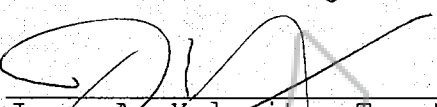
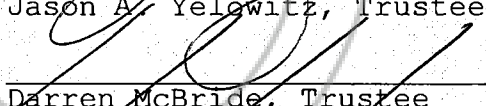
This instrument was acknowledged before me on May 22, 2024, by GREGORY OPINSKI, as CEO of OP DEVELOPMENT, INC.



Notary Public



The Beneficiaries hereby join in the execution of this Deed of Trust for the purpose of agreeing and consenting to the provisions contained in Paragraph 18 herein.

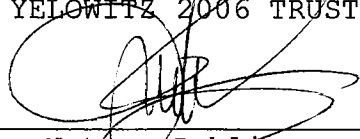
DATED: May 21st 22, 2024, 2024.


Jason A. Yelowitz, Trustee

Darren McBride, Trustee

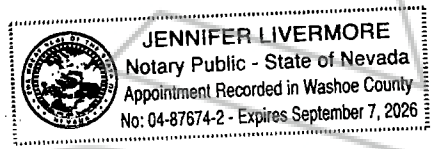
LAUL LLC, a Nevada limited liability company
By 
Jeffrey Peterson, Manager

STATE OF *Nevada*)
) ss
COUNTY OF *Washoe*)

This instrument was acknowledged before me on *5-22-2024*, 2024, by JASON A. YELOWITZ, Trustee of THE JASON YELOWITZ 2006 TRUST, dated March 31, 2006.

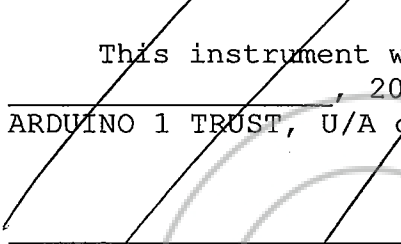


Notary Public



STATE OF)
) ss
COUNTY OF)

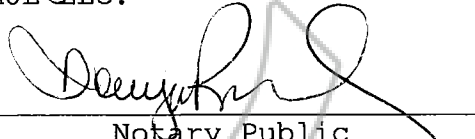
This instrument was acknowledged before me on _____, 2024, by DARREN MCBRIDE, Trustee of THE ARDUINO 1 TRUST, U/A dated April 25, 2022.



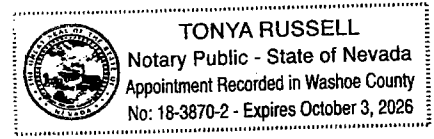
Notary Public

STATE OF *Nevada*)
) ss
COUNTY OF *Washoe*)

This instrument was acknowledged before me on *May 21*, 2024, by JEFFREY PETERSON, as Manager of LAUL LLC.



Notary Public



STATE OF _____)
COUNTY OF _____) ss

This instrument was acknowledged before me on _____, 2024, by JASON A. YELOWITZ, Trustee of THE JASON YELOWITZ 2006 TRUST, dated March 31, 2006.

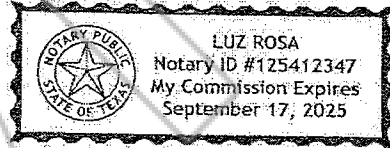
Notary Public

STATE OF TX)
COUNTY OF Harris) ss

This instrument was acknowledged before me on May 21, 2024, 2024, by DARREN MCBRIDE, Trustee of THE ARDINO T TRUST, U/A dated April 25, 2022.

[Signature]

Notary Public



STATE OF _____)
COUNTY OF _____) ss

This instrument was acknowledged before me on _____, 2024, by JEFFREY PETERSON, as Manager of LAUL LLC.

Notary Public