

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

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THIS DEED OF TRUST, made this 22 day of July 1996, between

Desert Mesa Land Partners, a Nevada Limited Partnership, herein called GRANTOR or TRUSTOR,
whose mailing address is 19 W. Brooks Avenue, Suite A, North Las Vegas, Nevada 89030
(Number and Street) (City) (State) (Zip Code)

OLD REPUBLIC TITLE COMPANY OF NEVADA, a Nevada corporation, herein called TRUSTEE, and
The City of North Las Vegas, herein called BENEFICIARY,

WITNESSETH THAT WHEREAS Trustor has borrowed and received from Beneficiary in lawful money of the United States the sum
of One Million Four Hundred Thousand dollars and no/100**** DOLLARS

and has agreed to repay the same, with interest, to Beneficiary in lawful money of the United States according to the terms of a
promissory note of even date herewith, executed and delivered hereto by Trustor.

NOW, THEREFORE for the purpose of securing each agreement of the Trustor herein contained including payment of the said
promissory note and of any money with interest thereon that may be advanced by or otherwise become due to Trustee or Beneficiary
under the provisions hereof and for the purpose of securing payment of such additional sums as may be hereafter advanced for the
account of Trustor by Beneficiary with interest thereon, Trustor irrevocably GRANTS AND TRANSFERS TO TRUSTEE, IN TRUST WITH
POWER OF SALE, all that property in Clark County Nevada described as:

See Attached Exhibit "A"

Note secured by this Deed of Trust payable at City of North Las Vegas or as directed TOGETHER WITH
all appurtenances in which Trustor has any interest, including water rights benefiting said realty whether represented by shares of a
company or otherwise, and

TRUSTOR ALSO ASSIGNS to Beneficiary all rents, issues, and profits of said realty, reserving the right to collect and use the same
except during continuance of some default hereunder and during continuance of such default authorizing Beneficiary to collect and
enforce the same by any lawful means in the name of any party hereto

TO HAVE AND TO HOLD SAID PROPERTY UPON AND SUBJECT TO THE TRUSTS AND AGREEMENTS HEREIN set forth to-wit:

To Protect the Security of This Deed of Trust, Trustor Agrees. By the execution and delivery of this Deed of Trust and the note secured
hereby, that provisions (1) to (17) inclusive of the Deed of Trust, recorded in Book 730, as Document No. 585590, of Official Records
in the Office of the County Recorder of Clark County

(WHICH PROVISIONS ARE PRINTED ON THE REVERSE HEREOF) hereby are adopted and incorporated herein and made a part
hereof as fully as though set forth herein at length, that he will observe and perform said provisions, and that the references to property,
obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of
Trust

The parties agree that with respect to provision 17 the amount of fire insurance required by covenant 2 shall be \$ n/a
and with respect to attorney's fees provided for by covenant 7 the percentage shall be reasonable %

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his
address herein before set forth

Desert Mesa Land Partners, a Nevada Limited Partnership
By: TSR, Inc., its General Partner Signature of Trustor

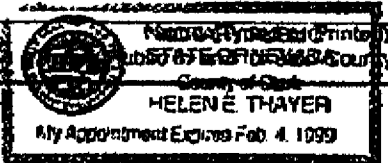
R. Ian Ross, President

If executed by a Corporation the Corporation Form of Acknowledgement must be used.

STATE OF NEVADA)
COUNTY OF CLARK) ss.
On _____ before me, the
undersigned, a Notary Public in and for said County and State,
personally appeared _____

known to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purpose therein mentioned.

WITNESS my hand and official seal
(Seal)
Signature Helene Thayer



When Recorded mail to Industrial Engineering
5431 W. Vegas St.
Las Vegas, NV 89109

Loan No _____
SPACE BELOW THIS LINE FOR RECORDER'S USE

The following is a copy of provisions (1) to (17) inclusive, of the Deed of Trust, recorded in each county in Nevada, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

To Protect the Security of This Deed of Trust, Trustor Agrees:

1. To properly care for and keep said property in good condition and repair; not to remove or demolish any building thereon; to complete in a good and workmanlike manner any building 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 requiring any alterations or improvements to be made thereon; not to commit or permit any waste thereon; not to commit either or permit any act to be done in or upon said property in violation law; 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. The Grantor agrees to pay and discharge all costs, fees and expenses of these Trusts, including cost of evidence of title and Trustee's fees in connection with sale, whether completed or not, which amounts shall become due upon delivery to Trustee of Declaration of Default and Demand for sale, as hereinafter provided.
3. The amount collected under fire insurance policy shall be credited; first, to accrued interest; next to expenditures hereunder; and any remainder upon the principal; and interest shall thereupon cease upon the amount so credited upon principal; provided, however, that at the option of the Beneficiary, the entire amount collected under the policies or any part thereof may be released to the Grantor, without liability upon the Trustee for such release.
4. The Grantor promises and agrees that if, during the existence of the Trust there be commenced or pending any suit or action affecting said conveyed premises, or any part thereof, or the title thereto, or if any adverse claim for or against said premises, 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. Any reward or damages in connection with any condemnation for public use or injury to any property or any part hereof is hereby assigned and shall be paid to Beneficiary, who may apply or release such monies received by him in the same manner and with the same effect as herein provided for disposition of proceeds of insurance.
6. Trustee shall be under no obligation to notify any party hereto of any pending sale hereunder or of action or proceeding of any kind in which Grantor, Beneficiary and/or Trustee shall be named as defendant, unless brought by Trustee.
7. Acceptance by Beneficiary of any sum in payment of any indebtedness secured hereby, after the date when the same is due, shall not constitute a waiver of the right either to require prompt payment, when due, of all other sums so secured or to declare default as herein provided for failure so to pay.
8. Trustee may, at any time, or time to time, without liability hereunder and without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the notes secured hereby for endorsement, 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 the remainder of said property, recover any part of said property, consent in writing to the making of any map or plat thereof, join in granting any easement thereon, or join in any extension agreement or subordination agreement in connection herewith.
9. Upon receipt of written request from Beneficiary reciting that all sums secured hereby have been paid and upon surrender of the Deed of Trust and said note to Trustee for cancellation and retention and upon payment of its fees, the Trustee shall recover without warranty the property then held hereunder. The recital in such reconveyance of any matters of fact shall be conclusive proof of the truth thereof. The Grantor in such reconveyance may be described in general terms as "the person or persons legally entitled thereto," and Trustee is authorized to retain this Deed of Trust and note.
 - (a) Should default be made by Grantor in payment of any indebtedness secured hereby and/or in performance of any agreement herein, then Beneficiary may declare all sums secured hereby immediately due by delivery to Trustee of a written declaration of default and demand for sale, and of written notice of default and election to cause said property to be sold (which notice Trustee shall cause to be filed for record) and shall surrender to Trustee this Deed, the note and all documents evidencing any expenditure secured hereby, and Beneficiary may at its option by itself or by receiver to be appointed by the Court, without regard to the adequacy of any security for indebtedness, enter and take possession of the property, exclude the Grantor, collect the rents and apply them to the indebtedness pursuant to the Assignment of Rent set forth above.
10. After three months shall have elapsed following recording of any such notice of default, Trustee shall sell said property at such time and at such place in the State of Nevada as the Trustee, in its sole discretion, shall deem best to accomplish the objects of these Trusts, having first given notice of such sale as then required by law. Place of sale may be either in the county in which the property to be sold, or any part thereof, is situated, or at an office of the Trustee located in the State of Nevada.
 - (a) The Grantor, Pledgor and Mortgagor of the personal property herein pledged and/or mortgaged waives any and all other demands or notices as conditions precedent to sale of such personalty.
 - (b) Trustee may postpone sale of all, or any portion of said property by public announcement at the time fixed by said notice of sale, and may thereafter postpone said sale from time to time by public announcement at the time previously appointed.
 - (c) At the time of sale so fixed, Trustee may sell the property so advertised or any part thereof, either as a whole or in separate parcels at its sole discretion at public auction, to the highest bidder for cash in lawful money of the United States, payable at time of sale, and shall deliver to such purchaser a deed conveying the property so sold, but without covenant or warranty, express or implied. Grantor hereby agrees to surrender, immediately and without demand, possession of said property to such purchaser.
11. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues, and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, without bringing any action or proceeding, and irrespective of whether declaration of default has been delivered to Trustee, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, hold, occupy, possess and enjoy the same, make, cancel, enforce or modify leases, obtain and eject tenants, set or modify rents and terms of rents, in his own name sue for or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, all as determined by Beneficiary, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as foreseen, shall not cure or waive any default of notice of default hereunder or invalidate any act done pursuant to such notice.
12. Trustee shall apply the proceeds of any such sale to payment of expenses of sale and all charges and expenses of Trustee and of these Trusts, including cost of evidence of title and Trustee's fee in connection with sale, all sums expended under the terms hereof, not then repaid, with accrued interest at the rate of ten per cent (10%) per annum, all other sums then secured hereby, and the remainder, if any, to the person or persons legally entitled thereto.
13. The Beneficiary or assigns may, at any time, by instrument in writing, appoint a successor or successors to the Trustee named herein or acting hereunder, which instrument, executed and acknowledged by beneficiary, and recorded in the Office of the County Recorder of the County wherein said property is situated, shall be conclusive proof of the proper substitution of such successor or trustees, who shall have all the estate, powers, duties and trusts in the premises vested in or conferred on the original Trustee. If there be more than one Trustee, either may act alone and execute the Trusts upon the request of the Beneficiary and his acts shall be deemed to be the acts of all Trustees, and the recital in any conveyance executed by such sole trustee of such requests shall be conclusive evidence thereof, and of the authority of such sole trustee to act. The bringing of any action under the Deed of Trust for enforcement of any right under the Deed of Trust, including the right to rent, should not be construed to be a waiver of any other right thereunder.
14. 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.
15. Trustee accepts these trusts when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law.
16. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or neuter; and the singular number includes the plural; and the term Beneficiary shall include any future holder, including pledgees, of the note secured hereby.
17. The following covenants, No. 1, 2, (3) 3, 4 (10%), 5, 6, 7, 1) of NRS 107.030 are hereby adopted and made a part of this Deed of Trust.

DO NOT RECORD
REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

OLD REPUBLIC TITLE COMPANY OF NEVADA, a Nevada corporation, Trustee:

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the Within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance To

By _____

By _____

Do not lose or destroy the Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, City of North Las Vegas, and is described as follows:

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) AND the North Half (N 1/2) of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section 4, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada, more particularly described as follows:

COMMENCING from the West Quarter (W 1/4) of said Section 4, also being the centerline intersection of Craig Road and Clayton Avenue;
THENCE South 00°24'39" East 304.18 feet along the centerline of said Clayton Avenue;
THENCE North 89°57'44" East 59.84 feet to the POINT OF BEGINNING, also being on the Easterly line of said Clayton Avenue;
THENCE North 89°57'44" East 170.35 feet;
THENCE North 00°02'16" West 234.17 feet to the Southerly line of Craig Road;
THENCE North 89°57'44" 45.55 feet East to a curve concave Southwesterly and having a 20.00 foot radius;
THENCE Southeasterly along the arc of said curve through a central angle of 90°00'00" an arc distance of 31.42 feet;
THENCE North 89°57'44" East 22.50 feet;
THENCE North 00°02'16" West 10.00 feet;
THENCE North 89°57'44" East 14.29 feet;
THENCE leaving said Southerly line South 00°02'16" East 224.17 feet;
THENCE North 89°57'44" East 317.96 feet;
THENCE North 00°02'16" West 214.17 feet, to the Southerly line of Craig Road;
THENCE North 89°57'44" East 19.90 feet;
THENCE North 00°02'16" West 10.00 feet;
THENCE North 89°57'44" East 20.00 feet;
THENCE leaving said Southerly line South 00°02'16" East 239.06 feet;
THENCE South 66°04'02" East 149.72 feet;
THENCE North 89°57'44" East 204.19 feet;
THENCE North 00°02'16" West 299.89 feet to the Southerly line of Craig Road;
THENCE North 89°57'44" East 22.50 feet along a radial line to a curve concave Southeasterly and having a 20.00 foot radius;
THENCE Northeasterly along the arc of said curve through a central angle of 90°00'00" an arc distance of 31.42 feet;
THENCE North 89°57'44" East 04.83 feet;
THENCE leaving said Southerly line South 00°02'16" East 206.15 feet;
THENCE North 89°57'44" East 212.55 feet to the Westerly line of Scott Robinson;
THENCE South 00°02'16" East 15.00 feet;
THENCE North 89°57'44" East 00.34 feet;
THENCE South 00°02'16" East 20.00 feet along a radial line, to a curve concave Southwesterly and having a 20.00 foot radius;
THENCE Southeasterly along the arc of said curve through a central angle of 89°45'29" an arc distance of 31.33 feet;
THENCE South 00°16'47" East 159.52 feet to a curve concave Northwesterly and having a 20.00 foot radius;
THENCE Southwesterly along the arc of said curve through a central angle of

90°14'31" an arc distance of 31.50 feet;
THENCE South 00°02'16" East 25.00 feet;
THENCE North 89°57'44" East 00.38 feet;
THENCE South 00°02'16" East 25.00 feet along the radial line to a curve concave
Southwesterly and having a 20.00 foot radius;
THENCE Southeasterly along the arc of said curve through a central angle of
89°45'29" an arc distance of 31.33 feet;
THENCE South 00°16'47" East 63.61 feet to a curve concave Northwesterly and
having a 20.00 foot radius;
THENCE Southwesterly along the arc of said curve through a central angle of
90°14'31" an arc distance of 31.50 feet;
THENCE South 00°02'16" East 20.00 feet;
THENCE North 89°57'44" East 00.34 feet;
THENCE South 00°02'16" East 20.00 feet along a radial line to a curve concave
Southwesterly and having a 20.00 foot radius;
THENCE Southeasterly along the arc of said curve through a central angle of
89°45'29" an arc distance of 31.33 feet;
THENCE South 00°16'47" East 110.00 feet to a curve concave Northwesterly and
having a 20.00 foot radius;
THENCE Southwesterly along the arc of said curve through a central angle of
90°14'31" an arc distance of 31.50 feet;
THENCE South 00°02'16" East 25.00 feet;
THENCE North 89°57'44" East 00.38 feet;
THENCE South 00°02'16" East 25 feet along a radial line, to a curve concave
Southwesterly and having a 20.00 foot radius;
THENCE Southeasterly along the arc of said curve through a central angle of
89°45'29" an arc distance of 31.33 feet;
THENCE South 00°16'47" East 1057.78 feet to a curve concave Northwesterly and
having a 15.00 foot radius;
THENCE Southwesterly along the arc of said curve through a central angle of
89°47'22" an arc distance of 23.51 feet to the Northerly line of Coralie Avenue;
THENCE South 89°30'35" West 935.17 feet;
THENCE North 00°22'41" West 634.82 feet;
THENCE South 89°39'39" West 317.90 feet to the Easterly line of Clayton Avenue;
THENCE North 00°24'39" West 129.66 feet to a curve concave Southeasterly and
having a 20.00 foot radius;
THENCE Northeasterly along said curve through a central angle of 90°22'23" an
arc distance of 31.55 feet;
THENCE North 00°02'16" West 25.00 feet;
THENCE South 89°57'44" West 00.59 feet;
THENCE North 00°02'16" West 25.00 feet along a radial line to a curve concave
Northeasterly and having a 20.00 foot radius;
THENCE Northwesterly along said curve through a central angle of 89°37'37" an
arc distance of 31.29 feet;
THENCE North 00°24'39" West 344.53 feet to a curve concave Southeasterly and
having a 20.00 foot radius;
THENCE Northeasterly along said curve through a central angle of 90°22'23" an
arc distance of 31.55 feet;
THENCE North 00°02'16" West 25 feet;
THENCE South 89°57'44" East 00.59 feet;
THENCE North 00°02'16" West 25.00 feet along a radial line to a curve concave
Northeasterly and having a 20.00 foot radius;
THENCE Northwesterly along said curve through a central angle of 89°37'37" an
arc distance of 31.29 feet;

THENCE North 00°24'39" West 182.76 feet to a curve concave Easterly and having a
 radius of 20.00 feet;
 THENCE Northerly along said curve through a central angle of 10°12'26" an arc
 distance of 03.56 feet;
 THENCE North 09°47'47" East 51.97 feet to a curve concave Westerly and having a
 30.00 foot radius;
 THENCE Northerly along said curve through a central angle of 10°12'26" an arc
 distance of 05.34 feet;
 THENCE North 00°24'39" West 100.00 feet to a curve concave Southeasterly and
 having a 20.00 foot radius;
 THENCE Northeasterly along said curve through a central angle of 90°22'23" an
 arc distance of 31.55 feet;
 THENCE North 00°02'16" West 22.50 feet;
 THENCE South 89°57'44" West 10.55 feet;
 THENCE North 00°02'16" West 17.50 feet to the POINT OF BEGINNING.

CLARK COUNTY, NEVADA
 JUDITH A VANDEVER RECORDER
 RECORDED AT REQUEST OF
 SOUTHWEST ENGINEERING
 07-20-95 11:07 AM 4
 OFFICIAL RECORDS
 BOOK 950722 INST 00824
 FEE 10.00 RPTT .00
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