

## WHEN RECORDED RETURN TO:

Old Republic National Title Insurance Company  
8433 West Lake Mead Boulevard  
Las Vegas, Nevada 89128

## MAIL TAX STATEMENTS TO:

James R. DeAngelo  
CWCcapital Asset Management LLC  
63 Kendrick Street  
Needham, MA 02494

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APNs: 042-031-01 through 042-031-56; and 042-032-01 through 042-032-56  
042-033-05 through 042-033-40; and 042-034-05 through 042-034-40  
042-035-01 through 042-035-64; and 042-036-01 through 042-036-64  
File No. NV09000030

**TRUSTEE'S DEED UPON SALE**

This Trustee's Deed Upon Sale, dated as of March 4, 2010, between Old Republic National Title Insurance Company, a Minnesota corporation, as Trustee as hereinafter stated ("Trustee"), and **6002-6080 Plumas Street Holdings, LLC, a Maryland limited liability company** ("Grantee"), whose address is c/o CWCcapital Asset Management LLC, 63 Kendrick Street, Needham, MA 02494.

WHEREAS, Eastside Investment Company ("Grantor"), by the following Deed of Trust:

Deed of Trust, Security Agreement and Fixture Filing (the "Deed of Trust") to secure an indebtedness in the original amount of \$30,000,000.00, and any other amounts payable thereunder:

Dated: November 30, 2006

Trustor: Eastside Investment Company

Trustee: Ticor Title of Nevada, Inc.

Beneficiary: Wachovia Bank, National Association

Recorded: November 30, 2006 as Document No. 3468788

Note: First Amendment to Deed of Trust, Security Agreement and Fixture Filing, recorded March 6, 2007 as Document No. 3505797

(hereinafter the "Deed of Trust") did grant and convey to said Trustee upon the trusts therein expressed the real property described on Exhibit "A" attached hereto and made a part hereof, among other uses and purposes to secure the payment of a certain promissory note and interest according to the terms thereof, plus other sums of money advanced, with interest thereon, to which reference is hereby made, for the benefit of the beneficiary; and

WHEREAS, the interest of the beneficiary was assigned to, and is presently held by Bank of America, N.A. as Trustee for the registered holders of Wachovia Bank Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2007-C30 (hereinafter the "Beneficiary"), by the Assignment of Deed of Trust recorded August 13, 2009 as Instrument No. 3791144; and

WHEREAS, on or about October 20, 2009 the Beneficiary issued to the Grantor a Notice of an Event of Default; and

WHEREAS, the Beneficiary appointed Old Republic National Title Insurance Company, a Minnesota corporation, Substitute Trustee (hereinafter the "Trustee") by the Substitution of Trustee recorded October 20, 2009 as Instrument 3813247; and

WHEREAS, on October 5, 2009 the Beneficiary executed and delivered to the Trustee a written Declaration of Default and Demand for Sale, and declared all sums secured thereby immediately due and payable, and elected to cause the trust property, including all real property and personal property, to be sold to satisfy the obligations secured thereby; and

WHEREAS, a Notice of Breach and Election to Sell was filed for record on October 20, 2009 as Instrument 3813248, in the Office of the County Recorder of Washoe County, Nevada; and

WHEREAS, Trustee, in consequence of said declaration of default and demand for sale, and in compliance with said Deed of Trust and with the statutes in such cases made and provided, made and published for more than twenty (20) days before the date of sale therein provided, in a newspaper of general circulation printed and published in the Clark County, Nevada, a Notice of Sale (the "Notice of Sale") as required by law, containing a correct description of the property to be sold and stating that the Trustee would, under the provisions of said Deed of Trust, sell the property therein described, including but not limited to the real property described herein, at public auction to the highest bidder for cash in lawful money of the United States on the 3<sup>rd</sup> day of March, 2010 at the hour of 11:00 AM at the S. Virginia St. entrance to the Washoe County Courthouse, 75 Court Street, Reno, State of Nevada (the "Foreclosure Sale"); and

WHEREAS, three (3) true and correct copies of said Notice of Sale were posted as required by law for not less than twenty (20) days before the date of sale therein provided; and

WHEREAS, compliance having been made with all the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been made with all requirements of the law regarding the service of notices required by statute, and with the Soldier's and Sailor's Relief Act of 1940, said Trustee, at the time and place aforesaid did then and there at public auction sell the property hereinafter described to the Grantee for the sum of Fifteen Million, Seven Hundred Fifty Thousand Dollars (\$15,750,000.00), said Grantee being the highest bidder.

NOW THEREFORE, Trustee, in consideration of the premises recited and sum herein mentioned bid and paid by the Grantee, the receipt whereof is hereby acknowledged, and by virtue of these premises, does grant and convey, but without warranty or covenants expressed or implied, unto the said Grantee all right title and interest under said Deed of Trust in that certain property situate in the County of Washoe, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Dated this 10<sup>th</sup> day of March, 2010

**Old Republic National Title Insurance Company  
a Minnesota corporation**

By: Paul J. Beever  
Name: Paul J. Beever  
Its: Vice President

STATE OF NEVADA }  
                                  }  
COUNTY OF CLARK }

On this 10<sup>th</sup> day of March, 2010, personally appeared before me, a Notary Public in and for said County and State, Paul J. Beever, the Vice-President of Old Republic National Title Insurance Company, a Minnesota corporation, and who acknowledged that he executed the above instrument in his capacity as Vice-President of Old Republic National Title Insurance Company, a Minnesota corporation.

WITNESS my hand and official seal:

Signature: Kaecy Freman  
Printed Name: Kaecy Freman



Notary Public in and for said County and State

Seal:

**EXHIBIT "A"**  
**(Legal Description)**

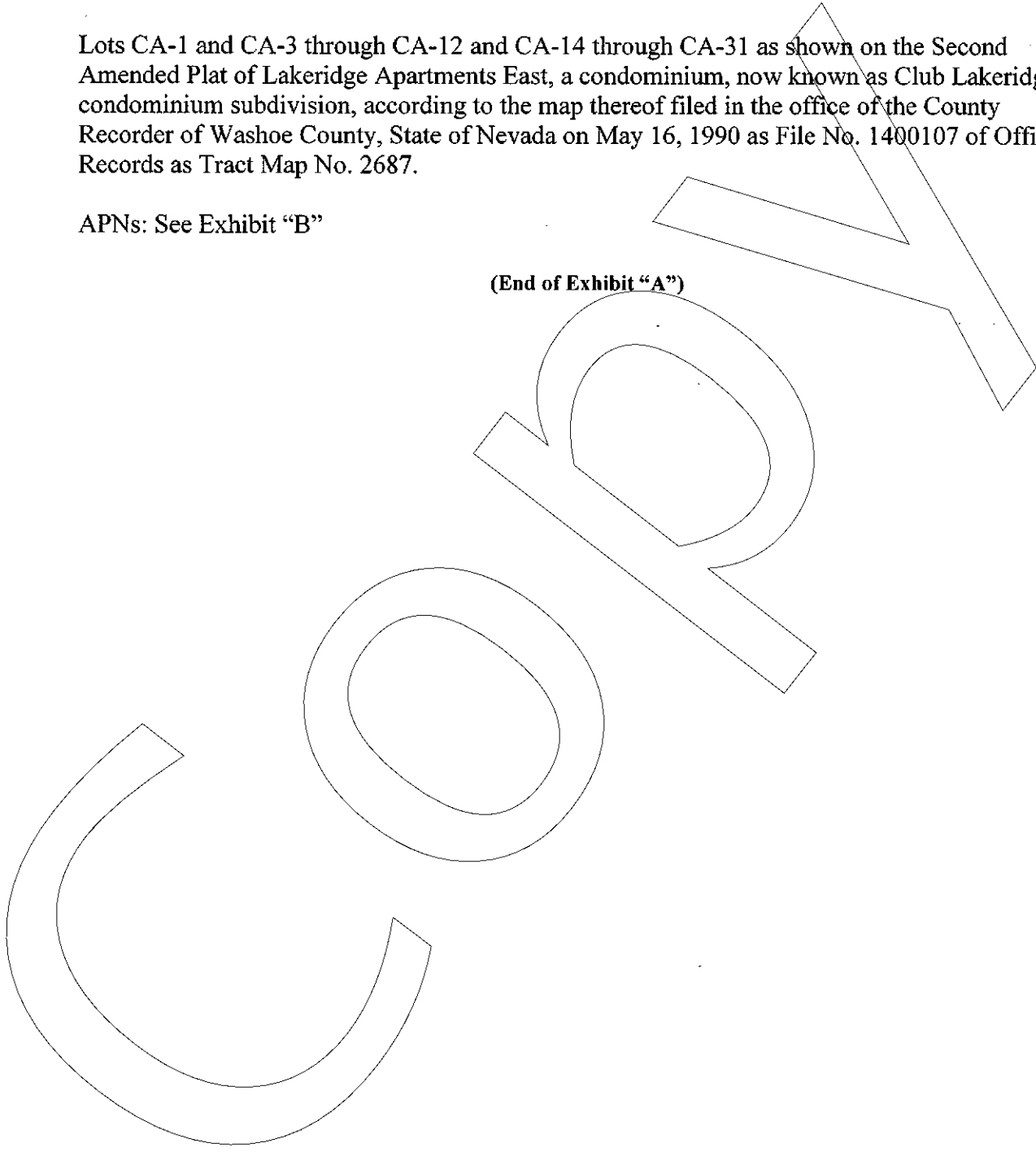
**EXHIBIT "A"**  
**(Legal Description)**

The land referred to herein is situated in the State of Nevada, County of Washoe, described as follows:

Lots CA-1 and CA-3 through CA-12 and CA-14 through CA-31 as shown on the Second Amended Plat of Lakeridge Apartments East, a condominium, now known as Club Lakeridge, a condominium subdivision, according to the map thereof filed in the office of the County Recorder of Washoe County, State of Nevada on May 16, 1990 as File No. 1400107 of Official Records as Tract Map No. 2687.

APNs: See Exhibit "B"

**(End of Exhibit "A")**



**Exhibit "B"**  
**(APN Schedule)**  
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ITEM	APN	LOT	ITEM	APN	LOT	ITEM	APN	LOT
1	042-033-05	CA-1	56	042-034-32	CA-6	111	042-036-63	CA-10
2	042-033-06	CA-1	57	042-035-49	CA-7	112	042-036-64	CA-10
3	042-033-07	CA-1	58	042-035-50	CA-7	113	042-035-41	CA-11
4	042-033-08	CA-1	59	042-035-51	CA-7	114	042-035-42	CA-11
5	042-034-05	CA-1	60	042-035-52	CA-7	115	042-035-43	CA-11
6	042-034-06	CA-1	61	042-035-53	CA-7	116	042-035-44	CA-11
7	042-034-07	CA-1	62	042-035-54	CA-7	117	042-035-45	CA-11
8	042-034-08	CA-1	63	042-035-55	CA-7	118	042-035-46	CA-11
9	042-033-17	CA-3	64	042-035-56	CA-7	119	042-035-47	CA-11
10	042-033-18	CA-3	65	042-036-49	CA-7	120	042-035-48	CA-11
11	042-033-19	CA-3	66	042-036-50	CA-7	121	042-036-41	CA-11
12	042-033-20	CA-3	67	042-036-51	CA-7	122	042-036-42	CA-11
13	042-033-21	CA-3	68	042-036-52	CA-7	123	042-036-43	CA-11
14	042-033-22	CA-3	69	042-036-53	CA-7	124	042-036-44	CA-11
15	042-033-23	CA-3	70	042-036-54	CA-7	125	042-036-45	CA-11
16	042-033-24	CA-3	71	042-036-55	CA-7	126	042-036-46	CA-11
17	042-034-17	CA-3	72	042-036-56	CA-7	127	042-036-47	CA-11
18	042-034-18	CA-3	73	042-035-01	CA-8	128	042-036-48	CA-11
19	042-034-19	CA-3	74	042-035-02	CA-8	129	042-033-33	CA-12
20	042-034-20	CA-3	75	042-035-03	CA-8	130	042-033-34	CA-12
21	042-034-21	CA-3	76	042-035-04	CA-8	131	042-033-35	CA-12
22	042-034-22	CA-3	77	042-035-05	CA-8	132	042-033-36	CA-12
23	042-034-23	CA-3	78	042-035-06	CA-8	133	042-034-33	CA-12
24	042-034-24	CA-3	79	042-035-07	CA-8	134	042-034-34	CA-12
25	042-033-09	CA-4	80	042-035-08	CA-8	135	042-034-35	CA-12
26	042-033-10	CA-4	81	042-036-01	CA-8	136	042-034-36	CA-12
27	042-033-11	CA-4	82	042-036-02	CA-8	137	042-033-37	CA-14
28	042-033-12	CA-4	83	042-036-03	CA-8	138	042-033-38	CA-14
29	042-033-13	CA-4	84	042-036-04	CA-8	139	042-033-39	CA-14
30	042-033-14	CA-4	85	042-036-05	CA-8	140	042-033-40	CA-14
31	042-033-15	CA-4	86	042-036-06	CA-8	141	042-034-37	CA-14
32	042-033-16	CA-4	87	042-036-07	CA-8	142	042-034-38	CA-14
33	042-034-09	CA-4	88	042-036-08	CA-8	143	042-034-39	CA-14
34	042-034-10	CA-4	89	042-035-09	CA-9	144	042-034-40	CA-14
35	042-034-11	CA-4	90	042-035-10	CA-9	145	042-031-13	CA-15
36	042-034-12	CA-4	91	042-035-11	CA-9	146	042-031-14	CA-15
37	042-034-13	CA-4	92	042-035-12	CA-9	147	042-031-15	CA-15
38	042-034-14	CA-4	93	042-036-09	CA-9	148	042-031-16	CA-15
39	042-034-15	CA-4	94	042-036-10	CA-9	149	042-032-13	CA-15
40	042-034-16	CA-4	95	042-036-11	CA-9	150	042-032-14	CA-15
41	042-033-25	CA-5	96	042-036-12	CA-9	151	042-032-15	CA-15
42	042-033-26	CA-5	97	042-035-57	CA-10	152	042-032-16	CA-15
43	042-033-27	CA-5	98	042-035-58	CA-10	153	042-031-09	CA-16
44	042-033-28	CA-5	99	042-035-59	CA-10	154	042-031-10	CA-16
45	042-034-25	CA-5	100	042-035-60	CA-10	155	042-031-11	CA-16
46	042-034-26	CA-5	101	042-035-61	CA-10	156	042-031-12	CA-16
47	042-034-27	CA-5	102	042-035-62	CA-10	157	042-032-09	CA-16
48	042-034-28	CA-5	103	042-035-63	CA-10	158	042-032-10	CA-16
49	042-033-29	CA-6	104	042-035-64	CA-10	159	042-032-11	CA-16
50	042-033-30	CA-6	105	042-036-57	CA-10	160	042-032-12	CA-16
51	042-033-31	CA-6	106	042-036-58	CA-10	161	042-031-05	CA-17
52	042-033-32	CA-6	107	042-036-59	CA-10	162	042-031-06	CA-17
53	042-034-29	CA-6	108	042-036-60	CA-10	163	042-031-07	CA-17
54	042-034-30	CA-6	109	042-036-61	CA-10	164	042-031-08	CA-17
55	042-034-31	CA-6	110	042-036-62	CA-10	165	042-032-05	CA-17

**Exhibit "B"**  
**(APN Schedule)**  
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ITEM	APN	LOT	ITEM	APN	LOT	ITEM	APN	LOT
166	042-032-06	CA-17	221	042-032-37	CA-22	276	042-035-32	CA-28
167	042-032-07	CA-17	222	042-032-38	CA-22	277	042-036-29	CA-28
168	042-032-08	CA-17	223	042-032-39	CA-22	278	042-036-30	CA-28
169	042-031-01	CA-18	224	042-032-40	CA-22	279	042-036-31	CA-28
170	042-031-02	CA-18	225	042-031-29	CA-23	280	042-036-32	CA-28
171	042-031-03	CA-18	226	042-031-30	CA-23	281	042-035-25	CA-29
172	042-031-04	CA-18	227	042-031-31	CA-23	282	042-035-26	CA-29
173	042-032-01	CA-18	228	042-031-32	CA-23	283	042-035-27	CA-29
174	042-032-02	CA-18	229	042-031-33	CA-23	284	042-035-28	CA-29
175	042-032-03	CA-18	230	042-031-34	CA-23	285	042-036-25	CA-29
176	042-032-04	CA-18	231	042-031-35	CA-23	286	042-036-26	CA-29
177	042-031-53	CA-19	232	042-031-36	CA-23	287	042-036-27	CA-29
178	042-031-54	CA-19	233	042-032-29	CA-23	288	042-036-28	CA-29
179	042-031-55	CA-19	234	042-032-30	CA-23	289	042-035-21	CA-30
180	042-031-56	CA-19	235	042-032-31	CA-23	290	042-035-22	CA-30
181	042-032-53	CA-19	236	042-032-32	CA-23	291	042-035-23	CA-30
182	042-032-54	CA-19	237	042-032-33	CA-23	292	042-035-24	CA-30
183	042-032-55	CA-19	238	042-032-34	CA-23	293	042-036-21	CA-30
184	042-032-56	CA-19	239	042-032-35	CA-23	294	042-036-22	CA-30
185	042-031-17	CA-20	240	042-032-36	CA-23	295	042-036-23	CA-30
186	042-031-18	CA-20	241	042-031-49	CA-24	296	042-036-24	CA-30
187	042-031-19	CA-20	242	042-031-50	CA-24	297	042-035-13	CA-31
188	042-031-20	CA-20	243	042-031-51	CA-24	298	042-035-14	CA-31
189	042-031-21	CA-20	244	042-031-52	CA-24	299	042-035-15	CA-31
190	042-031-22	CA-20	245	042-032-49	CA-24	300	042-035-16	CA-31
191	042-031-23	CA-20	246	042-032-50	CA-24	301	042-035-17	CA-31
192	042-031-24	CA-20	247	042-032-51	CA-24	302	042-035-18	CA-31
193	042-032-17	CA-20	248	042-032-52	CA-24	303	042-035-19	CA-31
194	042-032-18	CA-20	249	042-035-33	CA-25	304	042-035-20	CA-31
195	042-032-19	CA-20	250	042-035-34	CA-25	305	042-036-13	CA-31
196	042-032-20	CA-20	251	042-035-35	CA-25	306	042-036-14	CA-31
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198	042-032-22	CA-20	253	042-036-33	CA-25	308	042-036-16	CA-31
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200	042-032-24	CA-20	255	042-036-35	CA-25	310	042-036-18	CA-31
201	042-031-41	CA-21	256	042-036-36	CA-25	311	042-036-19	CA-31
202	042-031-42	CA-21	257	042-031-25	CA-26	312	042-036-20	CA-31
203	042-031-43	CA-21	258	042-031-26	CA-26			
204	042-031-44	CA-21	259	042-031-27	CA-26			
205	042-031-45	CA-21	260	042-031-28	CA-26			
206	042-031-46	CA-21	261	042-032-25	CA-26			
207	042-031-47	CA-21	262	042-032-26	CA-26			
208	042-031-48	CA-21	263	042-032-27	CA-26			
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210	042-032-42	CA-21	265	042-035-37	CA-27			
211	042-032-43	CA-21	266	042-035-38	CA-27			
212	042-032-44	CA-21	267	042-035-39	CA-27			
213	042-032-45	CA-21	268	042-035-40	CA-27			
214	042-032-46	CA-21	269	042-036-37	CA-27			
215	042-032-47	CA-21	270	042-036-38	CA-27			
216	042-032-48	CA-21	271	042-036-39	CA-27			
217	042-031-37	CA-22	272	042-036-40	CA-27			
218	042-031-38	CA-22	273	042-035-29	CA-28			
219	042-031-39	CA-22	274	042-035-30	CA-28			
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