

RECORDING REQUESTED BY:  
SCARPELLO, HUSS & OSHINSKI, LTD.  
600 E. William St., Ste. 300  
Carson City, NV 89701

APNs: ~~15-130-22~~ 1419-35-002-002  
~~15-130-23~~ 1419-35-002-001  
~~15-060-67~~ 1419-34-001-001  
~~15-120-16~~ 1319-01-000-001  
~~15-130-21~~ 1419-35-002-003

R.P.T.T. \$ ~~2,625.35~~

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 12 day of SEPTEMBER, 2002, between BEDFORD PROPERTY MANAGEMENT CO., LLC, a Nevada limited liability company (hereinafter "GRANTEE") whose address is P.O. Box 1700, Dayton, NV 89403, and RONALD L. SIMEK, an unmarried man, and LITTLE MONDEAUX LIMOUSIN CORP., a Nevada corporation (hereinafter "GRANTORS"), whose address is 1725 Southfork Road, Cody, WY 82414-8005, as owners of ONE THOUSAND ONE HUNDRED FIFTY-FOUR (1,154) development rights appurtenant to real property situate in the County of Douglas, State of Nevada.

W I T N E S S E T H :

THAT GRANTORS, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to them in hand paid by GRANTEE, and additional consideration, the receipt of which is hereby acknowledged, do by these presents convey, grant, bargain, and sell unto GRANTEE, and to GRANTEE's assignees and successors forever, all right, title and interest in that certain property, more particularly described as follows:

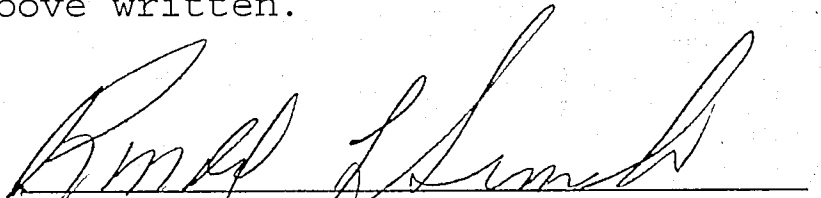
One thousand one hundred fifty-four (1,154) development rights, as certified by the Community Development Department, Douglas County, Nevada, pursuant to Douglas County Development Code §20.500, et seq., and evidenced by the certificate and attachments noted therein, all of which is attached hereto as Exhibit "A"

TOGETHER with all hereditaments and appurtenances thereunto belonging or appertaining thereof.

TO HAVE AND TO HOLD the said development rights, unto GRANTEE, and to GRANTEE's heirs and assigns forever.

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IN WITNESS WHEREOF, the GRANTORS have executed this conveyance the day and year first hereinabove written.

  
RONALD L. SIMEK

LITTLE MONDEAUX LIMOUSIN CORP., a  
Nevada corporation

  
RONALD L. SIMEK  
President

CORP

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STATE OF NEVADA

} S.S.

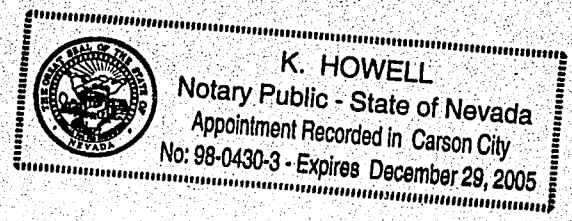
COUNTY OF CARSON CITY

This instrument was acknowledged before me on

September 6, 2002,

by Ronald L. Simer

K. Howell  
Notary Public



(This area for official notarial seal)

COPY

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# APPLICATION AND CERTIFICATION FOR TRANSFER OF DEVELOPMENT RIGHTS

Douglas County, Community Development Department

I  
T  
E  
M

1 CURRENT HOLDER OF DEVELOPMENT RIGHT(S) ("TRANSFEROR"):  
 Name: (See attached list)  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone No. \_\_\_\_\_

2 NEW HOLDER OF DEVELOPMENT RIGHT(S) ("TRANSFeree"):  
 Name: (See attached list)  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone No. \_\_\_\_\_

3 LEGAL DESCRIPTION & VICINITY MAP OF TRANSFEROR'S PROPERTY:  
 See Exhibit A & B attached.

4 CURRENT TITLE REPORT FOR TRANSFEROR'S PROPERTY:  
 See Exhibit C attached.

5 PERPETUAL OPEN SPACE EASEMENT FOR TRANSFEROR'S PROPERTY:  
 See Exhibit D attached.

6 TRANSFER DOCUMENT(S):  
 See Exhibit E attached.

7 NUMBER OF DEVELOPMENT RIGHTS CLAIMED BY TRANSFEROR (Refer to Exhibit K)

A. FOR ~~A-19~~ PROPERTY, check all appropriate boxes:

- 1 unit/19 acres (current zoning)
- 9 units/19 acres (base density unit for A-19)
- 7 units/19 acres (requires that at least 50% of parcel be in the 100 year flood plain)
- 7 units/19 acres (requires that appurtenant surface water rights are tied to the parcel)\*
- 1 unit/19 acres (requires public access/trails to rivers, streams, public lands, and/or historical resources granted per the Perpetual Open Space Easement)
- 20 units/100 acres (requires 100 acres of contiguous land included in the transfer)

B. FOR ~~FR-19~~ PROPERTY, check all appropriate boxes:

- 1 unit/19 acres (current zoning)
- 1 unit/19 acres (requires that at least 50% of parcel be in the 100 year flood plain)
- 1 unit/19 acres (requires public access/trails to rivers, streams, public lands, and/or historical resources granted per the Perpetual Open Space Easement)
- 1 unit/100 acres (requires 100 acres of contiguous land included in the transfer)

C. TOTAL NUMBER OF DEVELOPMENT RIGHTS CLAIMED BY TRANSFEROR BASED ON A OR B ABOVE: 1,262

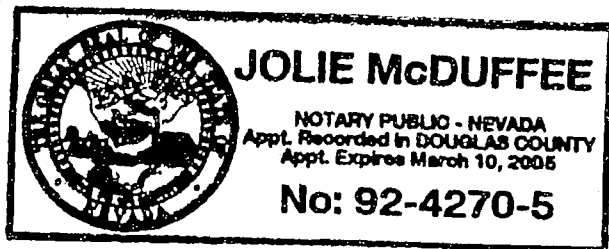
\* Requires evidence of the appurtenant surface water rights under the Alpine Decree and restriction on transfer of the appurtenant surface water rights in perpetual open space easement. Also requires compliance with State of Nevada Dept. of Conservation & Natural Resources, Division of Water Resources regulations.

8 A ONE-TIME \$25 FILING FEE MUST ACCOMPANY THIS APPLICATION AND CERTIFICATION + \$10 PER CONVEYANCE DOCUMENT LISTED ABOVE.

9 "I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the county recorder of Douglas County and the records on file in the office of Douglas County Community Development Department."

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF August Yr 2002  
 Mo. August Yr 2002  
 (SS) Jolie McDuffee  
 Notary Signature  
 NOTARY PUBLIC IN AND FOR THE COUNTY OF Douglas STATE OF Nevada  
 MY COMMISSION EXPIRES March 10, 2005

SIGNATURE: Robert O. Anderson, Agent  
 PRINT NAME: Robert O. Anderson, Owner's Agent  
 MAILING ADDRESS: P.O. Box 2229  
 FIRM NAME: R.O. Anderson Engineering, Inc.  
 CITY: Minden STATE: NV ZIP CODE: 89423  
 PHONE: 775-782-2322



OWNER?: \_\_\_\_\_  
 AGENT?: X

NOTARY STAMP

THIS DOUBLE SIDED FORM CAN BE COPIED ONTO BLUE PAPER ONLY.

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**FOR OFFICE USE ONLY**

ITEM		REVIEW BY/DATE	FEE RECORDS
1	Transferor's general information complete .....	9-5-02 <i>W</i>	
2	Transferee's general information complete .....	9-5-02 <i>Charny OK W</i>	
3	Legal description of Transferor's property provided .....	9-5-02 <i>W</i>	
4	Legal description of Transferor's property verified .....	9-5-02 <i>W</i>	
5	Vicinity map of Transferor's property verified .....	9-5-02 <i>W</i>	
6	Current title report of Transferor's property provided .....	9-5-02 <i>W</i>	
7	Transfer document(s) provided .....	9-5-02 <i>W</i>	
8	Perpetual Open Space Easement for Transferor's property provided .....	<i>W</i> 9-5-02	
9	Perpetual Open Space Easement for Transferor's property verified .....	<i>W</i> 9-5-02	
10	Total number of development rights claimed under Item 8 verified .....	<i>W</i> 9-5-02	
11	Deficiencies cured .....	<i>W</i> - OK	
12	Notary legible and logical .....	9-5-02 <i>W</i>	
13	Certification number issued .....	9-6-02 <i>W</i>	

\*\*\* DEFICIENCIES REQUIRING RETURN \*\*\*

ITEM	

RETURNED for CORRECTION to:	DATE:	BY:
Remarks:	DUE DATE:	

CORRECTION RECEIVED:	DATE:	BY:
CONFIRMED REPORT:	DATE:	BY:
Remarks:		

The Douglas County Community Development Department hereby certifies that the above-named Transferor is hereby entitled to 1262 of development rights pursuant to Douglas County Code § 20.500, et seq.

Certificate No.: 2002-001

Date Issued: 9-6-02

*Daniel C. Haller*  
Director

0551887

**CONFORMED COPY  
HAS NOT BEEN COMPARED  
TO THE ORIGINAL**

**COPY**

REQUESTED BY

IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2002 SEP -6 PM 3:30

LINDA SLATER  
RECORDER

\$ \_\_\_\_\_ PAID \_\_\_\_\_ DEPUTY

0551887

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RECORDING REQUESTED BY:  
SCARPELLO, HUSS & OSHINSKI, LTD.  
600 E. William St., Ste. 300  
Carson City, NV 89701

R.P.T.T.

APNs: 1419-27-001-001  
1319-01-000-001  
1419-35-002-003  
1419-35-002-002  
1419-35-002-001  
1419-35-001-001

DEVELOPMENT RIGHTS DEED

THIS INDENTURE WITNESSETH: That, in furtherance of a Development Rights Agreement dated this same day, HOWARD S. CHARNEY, TRUSTEE AND ALIDA C. S. CHARNEY, TRUSTEE OF THE CHARNEY 1996 TRUST ("Grantor") in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

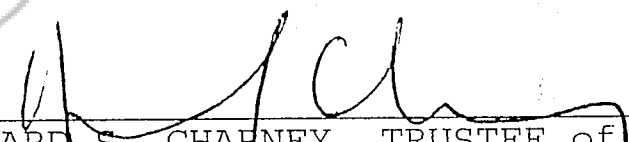
RONALD L. SIMEK, an unmarried man, and LITTLE MONDEAUX LIMOUSIN CORP., a Nevada corporation ("Grantee")

and to the heirs and assigns of such Grantee forever, all right, title and interest Grantor has or may have in 710 development rights, pertaining to all that real property situated in the unincorporated area of the County of Douglas, State of Nevada, bounded and described as follows:

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 29, 2002

  
HOWARD S. CHARNEY, TRUSTEE of  
THE CHARNEY 1996 TRUST

  
ALIDA C. S. CHARNEY, TRUSTEE of  
THE CHARNEY 1996 TRUST

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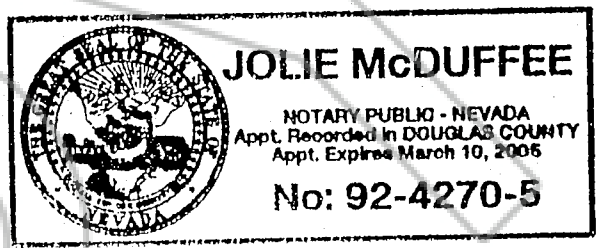
STATE OF NEVADA )  
 ) : ss.  
COUNTY OF Douglas )

**CONFORMED COPY  
HAS NOT BEEN COMPARED  
TO THE ORIGINAL**

On this 29<sup>th</sup> day of August, 2002 before me, the undersigned, a Notary Public in and for said state, personally appeared HOWARD S. CHARNEY, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Jolie McDuffee  
Notary Public

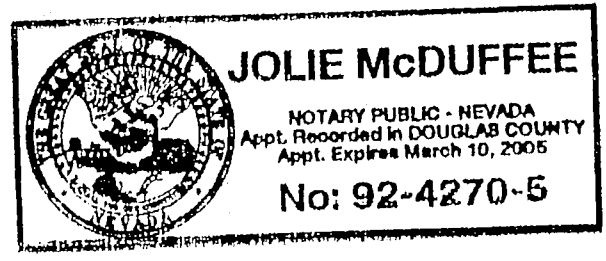


STATE OF NEVADA )  
 ) : ss.  
COUNTY OF Douglas )

On this 29<sup>th</sup> day of August, 2002 before me, the undersigned, a Notary Public in and for said state, personally appeared ALIDA C. S. CHARNEY, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in his authorized capacity, and that by her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Jolie McDuffee  
Notary Public



REQUESTED BY  
0902 / 3348  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 SEP 11 PM 4:48

LINDA SLATER  
RECORDER

\$ \_\_\_\_\_ PAID \_\_\_\_\_ DEPUTY

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RECORDING REQUESTED BY:  
SCARPELLO, HUSS & OSHINSKI, LTD.  
600 E. William St., Ste. 300  
Carson City, NV 89701

R.P.T.T.

APNs: 1419-27-001-001  
1319-01-000-001  
1419-35-002-003  
1419-35-002-002  
1419-35-002-001  
1419-35-001-001

DEVELOPMENT RIGHTS DEED

THIS INDENTURE WITNESSETH: That, in furtherance of a Development Rights Agreement dated this same day, LITTLE MONDEAUX LIMOUSIN CORPORATION, a Nevada corporation, and RONALD L. SIMEK, an unmarried man, ("Grantor") in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

HOWARD S. CHARNEY, TRUSTEE AND ALIDA C. S. CHARNEY,  
TRUSTEE OF THE CHARNEY 1996 TRUST ("Grantee")

and to the heirs and assigns of such Grantee forever, all right, title and interest Grantor has or may have in 108 transferable development rights that are in addition to 10 development rights excepted unto Grantee, pursuant to and pertaining to all that real property situated in the unincorporated area of the County of Douglas, State of Nevada, bounded and described as follows:

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 29 20 02

LITTLE MONDEAUX LIMOUSIN  
CORPORATION, a Nevada corporation

By: Ronald L. Simek  
RONALD L. SIMEK  
President

Dated: August 29 20 02

Ronald L. Simek  
RONALD L. SIMEK

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STATE OF Nevada ; SS.

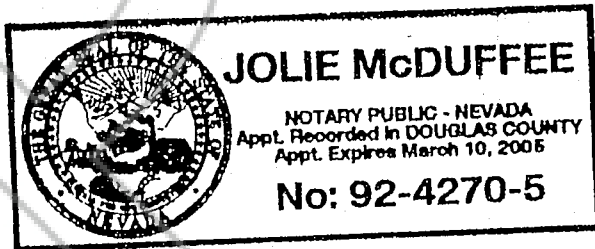
COUNTY OF Douglas ;

On this 19th day of August, 2002 before me, the undersigned, a Notary Public in and for said state, personally appeared RONALD L. SIMEK, personally known or proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Jolie McDuffee  
Notary Public

**CONFORMED COPY  
HAS NOT BEEN COMPARED  
TO THE ORIGINAL**



REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 SEP 11 PM 4: 53

LINDA SLATER  
RECORDER

\$ 23.00 PAID 29 DEPUTY

0551886

REQUESTED BY  
0902/3350  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 SEP 11 PM 4: 50

LINDA SLATER  
RECORDER

\$ \_\_\_\_\_ PAID \_\_\_\_\_ DEPUTY

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