

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

APNs

1419-35-002-002
1419-35-002-001
1419-34-001-001
1319-01-000-001
1419-35-002-003

2003 SEP 30 PM 4:09

WERNER CHRISTEN
RECORDER

\$47⁰⁰ PAID *KJ* DEPUTY

RECORDING REQUESTED BY AND RETURN BY MAIL TO:
Gordon H. DePaoli, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, Nevada 89505

26019 KTH

R.P.T.T. \$1,172.60

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 30 day of
SEPTEMBER, 2003, between BEDFORD PROPERTIES MANAGEMENT
CO., LLC, a Nevada limited liability company (hereinafter
referred to as "Seller"), and PARK CATTLE COMPANY, a Nevada
corporation (hereinafter referred to as "Buyer").

W I T N E S S E T H :

THAT Seller, in consideration of the sum of Ten Dollars
(\$10.00), lawful money of the United States of America, in hand
paid by Buyer, and additional consideration, the receipt whereof
is hereby acknowledged, does by these presents convey, grant,
bargain, and sell unto Buyer, and to Buyer's assigns and
successors forever, all right, title, and interest in all those
certain development rights situate in Douglas County, Nevada,
more particularly described as follows:

One hundred sixty-four (164) 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 attached as
Exhibit "A" and a Development Rights Deed,
previously recorded, attached as Exhibit "B".

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

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

IN WITNESS WHEREOF, the Seller has executed this conveyance the day and year first hereinabove written.

SELLER:

BEDFORD PROPERTIES MANAGEMENT CO., LLC
a Nevada limited liability company

By: CORPORATE MANAGEMENT
SERVICES, INC., a Nevada
corporation
Its: Manager


By: 
James S. Bradshaw, President

STATE OF NEVADA)
 : ss.
CARSON CITY)


On the 30 day of SEPTEMBER, 2003 before me, a Notary Public in and for said County and State, personally appeared James S. Bradshaw, personally known to me (or proved on the basis of satisfactory evidence) 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 person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.





NOTARY PUBLIC

I T E M	APPLICATION AND CERTIFICATION FOR TRANSFER OF DEVELOPMENT RIGHTS Douglas County, Community Development Department	Jul 01 B
1	CURRENT HOLDER OF DEVELOPMENT RIGHT(S) ("TRANSFEROR"): Name: <u>(See attached list)</u> Address: _____ City: _____ State: _____ Zip Code: _____ Phone No. _____	
2	NEW HOLDER OF DEVELOPMENT RIGHT(S) ("TRANSFeree"): Name: <u>(See attached list)</u> Address: _____ City: _____ State: _____ Zip Code: _____ Phone No. _____	
3	LEGAL DESCRIPTION & VICINITY MAP OF TRANSFEROR'S PROPERTY: See Exhibit <u>A & B</u> attached.	
4	CURRENT TITLE REPORT FOR TRANSFEROR'S PROPERTY: See Exhibit <u>C</u> attached.	
5	PERPETUAL OPEN SPACE EASEMENT FOR TRANSFEROR'S PROPERTY: See Exhibit <u>D</u> attached.	
6	TRANSFER DOCUMENT(S): See Exhibit <u>E</u> attached.	
7	NUMBER OF DEVELOPMENT RIGHTS CLAIMED BY TRANSFEROR (Refer to Exhibit K) A. FOR A-19 PROPERTY , check all appropriate boxes: <input checked="" type="checkbox"/> 1 unit/19 acres (current zoning) <input checked="" type="checkbox"/> 9 units/19 acres (base density unit for A-19) <input checked="" type="checkbox"/> 7 unit/19 acres (requires that at least 50% of parcel be in the 100 year flood plain) <input checked="" type="checkbox"/> 7 units/19 acres (requires that appurtenant surface water rights are tied to the parcel) <input checked="" type="checkbox"/> 1 unit/19 acres (requires public access/trails to rivers, streams, public lands, and/or historical resources granted per the Perpetual Open Space Easement) <input checked="" type="checkbox"/> 20 units/100 acres (requires 100 acres of contiguous land included in the transfer) B. FOR R-19 PROPERTY , check all appropriate boxes: <input checked="" type="checkbox"/> 1 unit/19 acres (current zoning) <input type="checkbox"/> 1 unit/19 acres (requires that at least 50% of parcel be in the 100 year flood plain) <input checked="" type="checkbox"/> 1 unit/19 acres (requires public access/trails to rivers, streams, public lands, and/or historical resources granted per the Perpetual Open Space Easement) <input type="checkbox"/> 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: <u>1,262</u> * 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	<p>"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."</p> <p>SUBSCRIBED AND SWORN TO BEFORE ME THIS <u>20th</u> DAY OF <u>August</u> <u>2004</u> Mo. <u>August 20, 2004</u> (ss) <u>Jolie McDuffee</u> Notary Signature</p> <p>NOTARY PUBLIC AND FOR THE COUNTY OF <u>Douglas</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRES <u>March 10, 2008</u></p> <p>SIGNATURE: <u>Robert O. Anderson, Agent</u> PRINT NAME: <u>Robert O. Anderson, Owner's Agent</u> MAILING ADDRESS: <u>P.O. Box 2229</u> FIRM NAME: <u>R.O. Anderson Engineering, Inc.</u> CITY: <u>Minden</u> STATE: <u>NV</u> ZIP CODE: <u>89423</u> PHONE: <u>775-782-2322</u> OWNER?: _____ AGENT?: <u>X</u></p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>JOLIE McDUFFEE NOTARY PUBLIC - NEVADA Appt. Recorded in DOUGLAS COUNTY Appt. Expires March 10, 2008 No: 92-4270-5</p> </div> <p style="text-align: center;">NOTARY STAMP</p>	

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

EXHIBIT "A"

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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 16 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.

EXHIBIT "B"

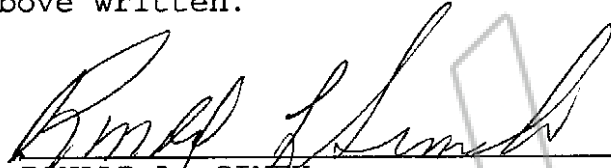
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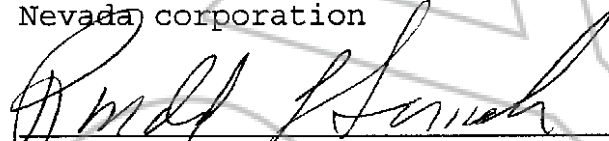
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IN WITNESS WHEREOF, the GRANTORS have executed this conveyance
the day and year first hereinabove written.



RONALD L. SIMEK

LITTLE MONDEAUX LIMOUSIN CORP., a
Nevada corporation



RONALD L. SIMEK
President

COPY

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STATE OF NEVADA

} s.s.

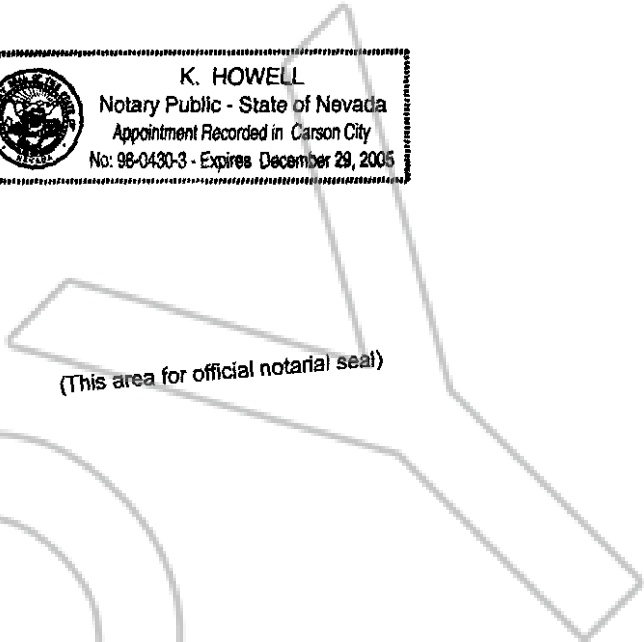
COUNTY OF CARSON CITY

This instrument was acknowledged before me on

SEPTEMBER 6, 2002,

by RONALD L. SIMER

K. HOWELL
Notary Public



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APPLICATION AND CERTIFICATION FOR TRANSFER OF DEVELOPMENT RIGHTS

Douglas County, Community Development Department

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

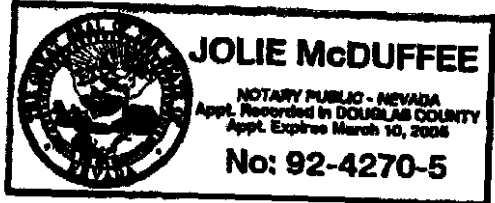
* Requires evidence of the appurtenant surface water rights under the Alpine Decree and restriction on transfer of the appurtenant surface water rights in perpetual open space easement. Also requires compliance with State of Nevada Dept. of Conservation & Natural Resources, Division of Water Resources 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 25 DAY OF August 2007
 Mo. August 2007
 (ss) Jolie McDuffee
 Notary Signature
 NOTARY PUBLIC IN AND FOR THE COUNTY OF Douglas STATE OF Nevada
 MY COMMISSION EXPIRES March 10, 2008

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



NOTARY STAMP

OWNER?: _____
 AGENT?: X

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FOR OFFICE USE ONLY

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

*** DEFICIENCIES REQUIRING RETURN ***

ITEM	DEFICIENCY

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 number 1262 of development rights pursuant to Douglas County Code § 20.500, et seq.

Certificate No.: 2002-001

Daniel C. Haller
Director

Date Issued: 9-6-02
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