

OFFICIAL RECORD

Requested By:
STEWART TITLE

Recording requested by:
Feldman Shaw, LP

When recorded mail to:
Feldman Shaw, LP
P.O. Box 1249
Zephyr Cove, NV 89448

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0405 PG-12637 RPTT: 0.00



**IRREVOCABLE POWER-OF-ATTORNEY
REGARDING TRANSFER OF RESIDENTIAL UNIT OF USE**

THIS IRREVOCABLE POWER-OF-ATTORNEY REGARDING TRANSFER OF UNIT OF USE ("Power-of-Attorney) is made and entered as of this 21st day of March, 2005 ("Effective Date"), by and between FALCON CAPITAL, LLC, a Wyoming limited liability company ("Seller"), and ANATOLI STEIN and SIMA STEIN ("Purchaser").

WHEREAS, Seller is the owner of that certain real property located in Douglas County, Nevada, commonly known as Assessor's Parcel No. 1318-22-002-003 (formerly APN 07-100-01), (the "Sending Parcel").

WHEREAS, appurtenant to the Sending Parcel is one Residential Unit of Use, as defined in the Tahoe Regional Planning Agency ("TRPA") Code of Ordinances.

WHEREAS, Seller has conveyed the Unit of Use to Purchaser pursuant to that certain agreement for Purchase and Sale of Unit of Use dated of even date herewith.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agrees as follows:

Seller hereby appoints Purchaser, its members or appointees, as agent ("Agent") solely for the limited purposes of transferring any portion of the Unit of Use to an appropriate receiving parcel(s) designated by Purchaser and approved by TRPA. Agent is authorized and empowered to execute on behalf of Seller, from time to time, (i) all declarations of covenants, conditions, and restrictions pertaining to the Unit of Use in the form required by TRPA and approved by both TRPA and Seller, and (ii) TRPA applications and other documents reasonably required by TRPA to transfer the Unit of Use from the Sending Parcel to appropriate receiving parcel(s) designated by Purchaser and approved by TRPA.

Seller and Purchaser have agreed the Unit of Use may remain banked on the Sending Parcel for up to 48 months. Seller has agreed, among other things, not to encumber the Unit of Use in any manner (except in favor of Purchaser) and to cooperate in all reasonable ways to

BS *AS*
Init. Buyer Init. Seller

facilitate transfer of the Unit of Use off the Sending Parcel as required by Purchaser.

The rights and restrictions set forth herein shall be deemed covenants running with the land or as equitable servitudes, as the case may be, shall constitute benefits and burdens to the Sending Parcel, and shall be binding on Seller, its assignees, and all persons acquiring or owning any interest in the Sending Parcel.

This Power-of-Attorney may be executed in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Power-of-Attorney effective as of date first set forth above.

FALCON CAPITAL, LLC
a Wyoming limited liability company

By: *G. Randy Lane*
G. Randy Lane
Managing Member

4/28/05

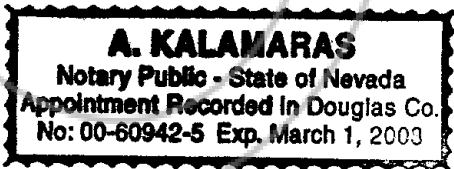
By: *Anatoli Stein*
Anatoli Stein
PURCHASER

By: *Sima Stein*
Sima Stein
PURCHASER

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

On this *24th* day of *March*, 2005, before me, *A. KALAMARAS*, personally appeared G. Randy Lane, personally known to me (or proved to me 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(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



A. Kalamaras
Notary Public

My commission expires *3/1/08.*

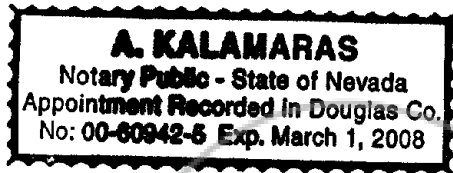


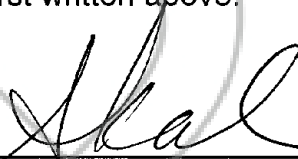
ACKNOWLEDGMENT

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 28th day of April, 2005, personally appeared before me, the undersigned Notary Public in and for said County and State, G. Randy Lane, 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 purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.





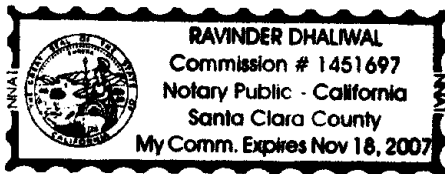
NOTARY PUBLIC

[NOTARY SEAL]

STATE OF California)
Santa Clara) SS
COUNTY OF Santa Clara)

On this 26 day of April, 2005, before me, Ravinder Dhalwal, notary public personally appeared Anatoli Stein, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



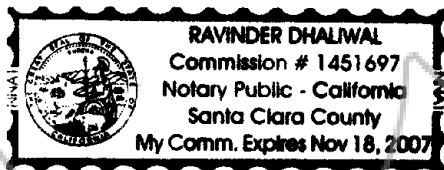
Ravinder Dhalwal
Notary Public

My commission expires 11/18/07

STATE OF California)
Santa Clara) SS
COUNTY OF Santa Clara)

On this 26 day of April, 2005, before me, Ravinder Dhalwal, notary public personally appeared Sima Stein, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Ravinder Dhalwal
Notary Public

My commission expires 11/18/07

