

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 22 Fee: 60.00

BK-0106 PG- 9557 RPT: # 3

RETURN RECORDED DEED TO:

SULLIVAN LAW OFFICES  
a Professional Corporation  
1650 North Lucerne Street, #201  
Minden, NV 89423

- APN: 1220-05-000-003
- 1220-05-000-004
- 1220-05-000-005
- 1220-05-000-006
- 1220-05-000-007
- 1419-35-002-002
- 1419-35-002-001
- 1419-34-001-001
- 1319-01-000-001
- 1419-35-002-003



R.P.T.T. \$0 #3

050103187

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 24<sup>th</sup> day of January, 2006, between VERNALIS ENTERPRISES, INC., a Nevada corporation (hereinafter referred to as "Seller") and ROBERT H. BROWN, SR., an unmarried man (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 seventy-two (72) development rights situate in Douglas County, Nevada, as more particularly described as follows:

Eleven (11) development rights, conveyed to Seller by SCOTSMAN DEVELOPMENT CORPORATION, a Nevada corporation, which development rights were certified by the Community Development Department, Douglas County, Nevada, pursuant to Douglas County Development Code § 20.500, et seq., and evidenced by the attached Certificate of Eligibility to Transfer Development Rights, which has been approved by Douglas County and recorded on February 25, 2004, in the Official Records of the Douglas County Recorder's Office as Document No.

0605597. (See attached chain of title,  
Exhibit A hereto.)

Sixty-one (61) development rights,  
conveyed to Seller by BEDFORD PROPERTIES  
MANAGEMENT CO., LLC, a Nevada limited  
liability company, as certified by the  
Community Development Department, Douglas  
County, Nevada, pursuant to Douglas County  
Development Code § 20.500, et seq., and  
evidenced by the attached Application and  
Certification for Transfer of Development  
Rights, which has been approved by Douglas  
County and recorded on September 6, 2002,  
in the Official Records of the Douglas  
County Recorder's Office as Document No.  
0551887. (See attached chain of title,  
Exhibit B hereto.)

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

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

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

SELLER:

VERNALIS ENTERPRISES, INC., a  
Nevada Corporation

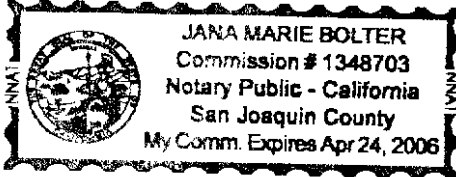
By *Michael A. Brown*  
MICHAEL A. BROWN, SR.,  
President

STATE OF CALIFORNIA

COUNTY OF San Joaquin

)  
) ss.  
)

On Jan 27<sup>th</sup>, 2006, before me personally appeared Michael A. Brown, Sr., 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/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



WITNESS my hand and official seal.

Jana Marie Bolter  
Signature of Notary

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL  
 CORPORATE OFFICER

President  
TITLE

PARTNER(S)  LIMITED  
 GENERAL

ATTORNEY-IN-FACT  
 TRUSTEE(S)  
 GUARDIAN/CONSERVATOR  
 OTHER: \_\_\_\_\_

DESCRIPTION OF DOCUMENT

DEVELOPMENT RIGHTS DEED  
Title or Type of this Document

Number of Pages: \_\_\_\_\_

Date of Document: \_\_\_\_\_

SIGNER IS REPRESENTING  
Name of Person(s) or Entity(ies): \_\_\_\_\_

Seller,  
VERNALIS ENTERPRISES, INC.  
a Nevada corporation

\_\_\_\_\_  
Signer(s) Other Than Named Above



CONFORMED COPY

Requested By:  
STEWART TITLE

APN 1220-05-000-003  
1220-05-000-004  
1220-05-000-005  
1220-05-000-006  
1220-05-000-007

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 8 Fee: 21.00  
BK-0305 PG-13632 RPTT: # 3



RECORDING REQUESTED BY AND RETURN BY MAIL TO:

Vernalis Enterprises, Inc.  
1701 County Road  
Minden, NV 89423

040703705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 14 day of March, 2005, between SCOTSMAN DEVELOPMENT CORPORATION, a Nevada corporation (hereinafter referred to as "Seller") and VERNALIS ENTERPRISES, 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:

Eleven (11) development rights of One Hundred Forty-Seven (147) development rights conveyed to Seller by the John and Virginia Henningsen Nevada Trust, which development rights were certified by the Community Development Department, Douglas County, Nevada, pursuant to Douglas County Development Code § 20.500, et seq., and evidenced by the Certificate of Eligibility to Transfer Development Rights, which has been approved by Douglas County and recorded February 25, 2004 in the Official

EXHIBIT A





DAF  
Tom Perkins

REQUESTED BY  
Douglas County, DA  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 FEB 25 PM 4:41

WERNER CHRISTEN  
RECORDER

CF DEPUTY

After recording, return to:  
Douglas County  
Community Development Department  
P.O. Box 218  
Minden, Nevada 89423

APN 1220-05-000-003  
1220-05-000-004  
1220-05-000-005  
1220-05-000-006  
1220-05-000-007

CERTIFICATE OF ELIGIBILITY TO TRANSFER DEVELOPMENT RIGHTS

THIS CERTIFICATE is issued pursuant to the provisions of Douglas County Code, Sections 20.500.010 and 20.500.020.

The John C. And Virginia S. Henningsen Nevada Trust (hereafter referred to as "Owner") is the owner in fee of certain parcels of real property situated in Douglas County, Nevada, more particularly described in Exhibit 1, the Description, Proposed Conservation Easment (Over Portions A.P.N. 1220-05-000-003, -004, -005, -006, and -007, attached and incorporated by reference.

Owners have applied for a certificate that the parcels are eligible for transfer of development rights. The application is accompanied by a form of Grant of Conservation Easement, preliminary title reports, legal descriptions, a map, and documentation of eligibility for bonuses, all in the manner provided by Douglas County Code. The Grant of Conservation Easement has been signed and recorded in the Official Records of Douglas County, Nevada.

NOW, THEREFORE, the undersigned Community Development Director does by these presents certify that the described property is eligible for transfer of development rights in the amount of 147, as set forth in the Calculation of Transfer of Development Rights Claimed, attached as Exhibit 2 and incorporated by reference, and this Certificate of Eligibility to Transfer Development Rights is issued as evidence thereof. In making this Certificate, neither the undersigned nor Douglas County warrants or insures title to real property, or makes any



BK- 0106  
PG- 9562

0666717 Page: 6 Of 22 01/30/2006

0605597

0606315

BK0204 PG10907

BK0304 PG02108

EXHIBIT A

CERTIFICATE OF ELIGIBILITY TO TRANSFER DEVELOPMENT RIGHTS

APN 1220-05-000-003

1220-05-000-004

1220-05-000-005

1220-05-000-006

1220-05-000-007

Page Two

representations regarding the eligibility of any specific parcel or parcels to receive a transfer of the development rights.

Dated the 25 day of February, 2004.

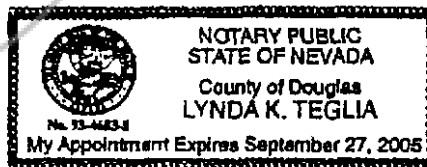
DOUGLAS COUNTY, NEVADA

  
\_\_\_\_\_  
Joseph R. Nunes,  
Community Development Director

ACKNOWLEDGEMENT

On the 25 day of February, 2004, Joseph R. Nunes appeared before me, a Notary Public, and acknowledged that he executed the foregoing instrument.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



0666717 Page: 7 of 22 01/30/2006

BK- 0106  
PG- 9563

EXHIBIT A

0606315

BK0304PG02109

0605597

BK0204PG10908



**DESCRIPTION  
PROPOSED CONSERVATION EASEMENT  
(Over Portions A.P.N. 1220-05-000-003, -004, -005, -006, and -007)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land for conservation easement purposes located within portions of the Southwest one-quarter (SW¼) and the West one-half of the Southeast one-quarter (W½SE¼) of Section 5, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Parcel 2A as shown on the Record of Survey to Support a Boundary Line Adjustment for John C. and Virginia S. Henningsen Nevada Trust recorded January 17, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 404863, the POINT OF BEGINNING;

thence South 84°57'21" East, 375.00 feet;  
thence North 66°50'59" East, 140.00 feet;  
thence North 71°30'22" East, 230.00 feet;  
thence North 88°24'58" East, 220.00 feet;  
thence South 86°57'11" East, 625.00 feet;  
thence South 81°02'33" East, 260.00 feet;  
thence South 88°45'28" East, 85.00 feet;  
thence North 72°16'55" East, 155.00 feet;  
thence North 34°47'56" East, 185.00 feet;  
thence North 81°06'51" East, 160.00 feet;  
thence South 57°15'10" East, 110.00 feet;  
thence South 88°40'19" East, 820.00 feet;  
thence North 06°13'42" East, 95.00 feet;  
thence North 76°04'58" East, 135.00 feet;  
thence North 89°57'05" East, 415.00 feet;  
thence South 82°20'42" East, 122.23 feet to a point on the east line of Parcel 5

as shown on the Map of Division Into Large Parcels for John C. and Virginia S. Henningsen Nevada Trust recorded December 29, 1995 in said office of Recorder as Document No. 377762;

thence along said east line of Parcel 5 the following courses:

South 00°15'56" West, 85.00 feet;  
South 00°21'45" East, 449.26 feet;  
South 00°19'41" East, 428.41 feet;  
South 00°07'27" West, 219.36 feet;  
South 00°12'41" East, 472.81 feet;



BK- 0106  
PG- 9564

**EXHIBIT A**

0605597

0606315

BK0204PG10909

BK0304PG02110



South 00°11'01" East, 60.00 feet;

thence South 64°47'45" West, 322.80 feet;  
thence South 88°03'38" West, 125.00 feet to a point on the east line of A.P.N. 1220-05-000-008 as described in Quitclaim Deed recorded January 10, 1985 in said office of Recorder in Book 185, at Page 777, as Document No. 112210;  
thence along said east line of A.P.N. 1220-05-000-008, North 00°15'19" West, 20.00 feet to the northeast corner of said A.P.N. 1220-05-000-008;  
thence along the north line of said A.P.N. 1220-05-000-008 and the prod thereof, South 89°44'41" West, 300.00 feet;  
thence North 04°01'22" West, 350.00 feet;  
thence North 89°33'57" West, 620.00 feet;  
thence North 46°12'13" West, 120.00 feet;  
thence North 05°48'43" West, 100.00 feet;  
thence North 71°50'08" West, 150.00 feet;  
thence South 87°01'07" West, 420.00 feet;  
thence North 48°56'28" West, 115.00 feet;  
thence North 13°49'27" East, 125.00 feet;  
thence North 46°48'24" West, 185.00 feet;  
thence North 66°30'48" West, 185.00 feet;  
thence North 82°44'48" West, 205.00 feet;  
thence South 43°39'13" West, 300.00 feet;  
thence South 88°39'57" West, 195.00 feet;  
thence North 65°01'50" West, 285.00 feet;  
thence South 89°11'01" West, 415.00 feet;  
thence North 78°15'05" West, 150.00 feet;  
thence South 88°59'38" West, 95.00 feet to a point on the west line of said Parcel

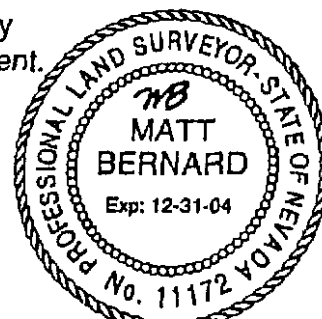
2A;

thence along said west line of Parcel 2A, North 01°00'22" West, 650.00 feet to the POINT OF BEGINNING, containing 100.48 acres, more or less.

The above described parcel of land represents portions of A.P.N.'s 1220-05-000-003, -004, -005, -006, and -007 and is not intended for inclusion in a document conveying fee ownership. To do so is a violation of state law and/or local ordinance.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



9-30-03

EXHIBIT A

0605597

0606315

RK 0204 PG 10910

BK 0304 PG 02111



BK- 0106  
PG- 9565

REQUESTED BY  
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

2004 MAR -4 AM 9:11

WERNER CHRISTEN  
RECORDER

\$19.00  
KJ DEPUTY

APN 1220-05-000-003  
1220-05-000-004  
1220-05-000-005  
1220-05-000-006  
1220-05-000-007

RECORDING REQUESTED BY & RETURN BY MAIL TO:

Ryan J. Earl, Esq.  
Scarpello, Huss & Oshinski, Ltd.  
600 East Williams Street, Suite 300  
Carson City, NV 89701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

R.P.T.T. \$ 2,981.55

## DEVELOPMENT RIGHTS DEED

THIS DEED, made and entered into this 3rd day of March, 2004, between the JOHN C. AND VIRGINIA S. HENNINGSEN NEVADA TRUST (hereinafter referred to as "Seller"), and SCOTSMAN DEVELOPMENT CORPORATION (hereinafter referred to as "Buyer").

### WITNESSETH:

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 Forty-Seven (147) 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 Application and Certification of Transfer of Development Rights, which has been approved by Douglas County and recorded in the Official Records of the Douglas County Recorder's office.

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

-1-

EXHIBIT A

0606315



BK- 0106  
PG- 9566

BK0304PG02106



DOC # 0640427  
03/30/2005 02:59 PM Deputy: KLJ  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE

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

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 11 Fee: 24.00  
BK-0305 PG-13640 RPTT: 0.00



RECORDING REQUESTED BY AND RETURN BY MAIL TO:

Vernalis Enterprises, Inc.  
1701 County Road  
Minden, Nevada 89423

040703705

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEVELOPMENT RIGHTS DEED**

THIS DEED, made and entered into this 14th day of March, 2005, between BEDFORD PROPERTIES MANAGEMENT CO., LLC, a Nevada limited liability company (hereinafter referred to as "Seller"), and VERNALIS ENTERPRISES, INC., 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:

Sixty-one (61) 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".

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

-1-



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BK- 0106  
PG- 9568

**EXHIBIT B**

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

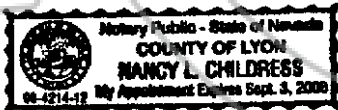
By: CORPORATE MANAGEMENT SERVICES,  
INC., a Nevada corporation  
Its: Manager

By:   
JAMES S. BRADSHAW, President


STATE OF NEVADA )  
  ) : ss.  
~~CARSON CITY~~ Lyon )

On the 14<sup>th</sup> day of March, 2005 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.




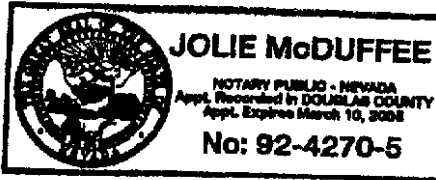
  
NOTARY PUBLIC

 BK- 0106  
PG- 9569  
0666717 Page: 13 Of 22 01/30/2006

-2-

EXHIBIT B

 BK- 0305  
PG- 13641  
0640427 Page: 2 Of 11 03/30/2005

<b>I T E M</b>	<b>APPLICATION AND CERTIFICATION FOR TRANSFER OF DEVELOPMENT RIGHTS</b> Douglas County, Community Development Department
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 &amp; 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"/> 5 units/19 acres (base density unit for A-19) <input checked="" type="checkbox"/> 7 units/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 FR-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	"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 <u>25th</u> DAY OF <u>August</u> <u>2005</u> (ss) <u>Jolie McDuffee</u> Notary Signature NOTARY PUBLIC IN AND FOR THE COUNTY OF <u>Nevada</u> STATE OF <u>Nevada</u> MY COMMISSION EXPIRES <u>March, 2008</u>  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>   NOTARY STAMP 0551887 BK0902PG3355

BK- 0305  
 PG- 13642  
 0640427 Page: 3 of 11 03/30/2005

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

EXHIBIT B

0666717 Page: 14 of 22 01/30/2006

CONFORMED COPY  
HAS NOT BEEN COMPARED  
TO THE ORIGINAL

COPY

BK- 0305  
PG- 13643  
03/30/2005

0640427 Page: 4 Of 11

REQUESTED BY

IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2002 SEP -6 PM 3: 30

LINDA SLATER  
RECORDER

\$ PAID DEPUTY

0551887

0551592

BK0902PG3357

EXHIBIT B



BK- 0106  
PG- 9571



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")

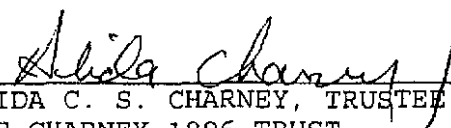
and to the heirs and assigns of such Grantee forever, all right, title and interest Grantor has or may have in 710 development rights, pertaining to all that real property situated in the unincorporated area of the County of Douglas, State of Nevada, bounded and described as follows:


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 24 2002

  
\_\_\_\_\_  
HOWARD S. CHARNEY, TRUSTEE of  
THE CHARNEY 1996 TRUST

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

  
0666717 Page: 16 of 22 01/30/2006

BK- 0106  
PG- 9572

0551887  
BK0902PG3358

BK- 0305  
PG- 13644


  
Page: 5 of 11 03/30/2005  
0640427

EXHIBIT B

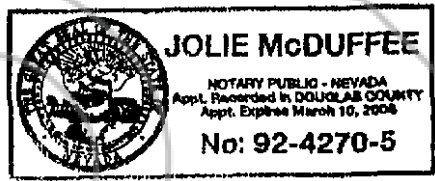
STATE OF NEVADA )  
 ) SS.  
COUNTY OF Douglas )

**CONFIRMED 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

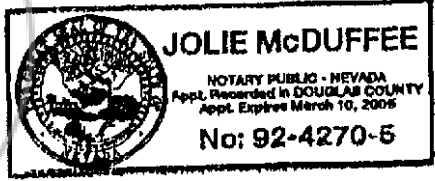


STATE OF NEVADA )  
 ) SS.  
COUNTY OF Douglas )

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 COUNTY, NEVADA

2002 SEP 11 PM 4:48

LINDA S. ...  
RECORDER

PAID ...

0551887  
0551885  
BK0902PG3359

BK- 0305  
PG- 13645  
Page: 6 Of 11 03/30/2005  
0640427

**EXHIBIT B**



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

0551887

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0666717 Page: 18 Of 22 01/30/2006

BK- 0106  
PG- 9574

EXHIBIT B

BK- 0305  
PG- 13646  
Page: 7 Of 11 03/30/2005

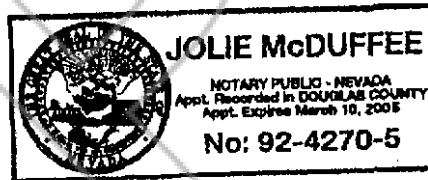
STATE OF Nevada  
COUNTY OF Douglas ; ss.

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**



BK0902PG3361  
0551887

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

2002 SEP 11 PM 4:53

LINDA S. [unclear]  
RECORDER

0551886

23<sup>00</sup> PAID

REQUESTED BY  
C902/3350  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 SEP 11 PM 4:50

LINDA S. [unclear]  
RECORDER

\$ PAID

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BK- 0106  
PG- 9575

**EXHIBIT B**

BK- 0305  
PG- 13647  
03/30/2005

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EXHIBIT "B"

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. \$ 2,025.35 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.

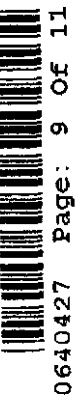
TO HAVE AND TO HOLD the said development rights, unto GRANTEE, and to GRANTEE's heirs and assigns forever.

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PG- 9576

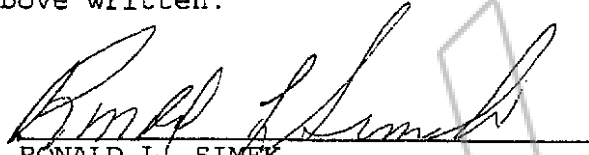
BK- 0305  
PG- 13648



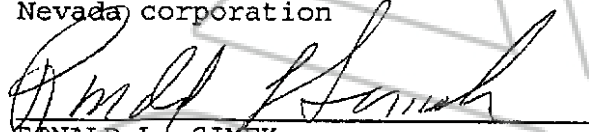
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0640427

EXHIBIT B

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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PG- 13649  
03/30/2005

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EXHIBIT B

STATE OF NEVADA

} s.s.

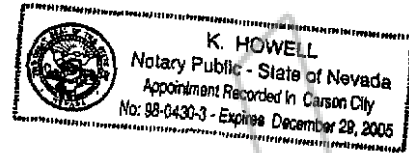
COUNTY OF CARSON CITY

This instrument was acknowledged before me on

SEPTEMBER 6, 2006,

by RONALD L. SIMER

K. Howell  
Notary Public



(This area for official notarial seal)

COPY

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04895809/11/02



0666717 Page: 22 Of 22 01/30/2006

BK- 0106  
PG- 9578

EXHIBIT B