APN 1220-10-501-006 APN 1220-10-501-007 APN 1220-03-000-039 DOC # 0757411
01/20/2010 11:16 AM Deputy: DW
OFFICIAL RECORD
Requested By:
SCARPELLO & HUSS

Douglas County - NV Karen Ellison - Recorder

Page: 1 Of 2 Fee: BK-0110 PG-3596 RPTT:



15.00

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RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Bedford Property Management Co., LLC Post Office Box 1700 Dayton, Nevada 89403

Douglas County Community Development Mimi Moss, AICP, Director Post Office Box 218 Minden, Nevada 89423

ASSIGNMENT OF DEVELOPMENT RIGHTS SEPARATE FROM CERTIFICATE

This ASSIGNMENT OF DEVELOPMENT RIGHTS SEPARATE FROM CERTIFICATE, dated January 2010 (the "Effective Date"), is made by BEDFORD PROPERTY MANAGEMENT CO., LLC, a Nevada Limited Liability Company ("Assignor") for the benefit of Planned Unit Development (PD 09-001), Douglas County, Nevada, owned by SIERRA NEVADA SW ENTERPRISES, LTD., a Nevada Limited Liability Company ("Assignee").

RECITALS

- A. Assignor owns three hundred and sixty five (365) development rights as evidenced by that certain Certificate of Eligibility to Transfer Development Rights, TDR Certificate 2002-01, recorded in the Official Records of Douglas County, Nevada, in Book 0902 at Page 3352 as Document No. 0551887 (the "TDRs").
- B. Assignor has agreed to assign and transfer for the benefit of Planned Unit Development (PD 09-001), Douglas County, Nevada, that includes The Virginia Ranch Commercial Planned Development, 184 of Assignor's right, title and interest in the TDRs (the "Assigned Rights").

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals which are specifically incorporated into the body of this Assignment, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor agrees as follows:

- 1. Assignment and Acceptance. Assignor hereby assigns, transfers and conveys for the benefit of Planned Unit Development (PD 09-001), Douglas County, Nevada, which includes The Virginia Ranch Commercial Planned Development, 184 TDR's for 18.44 acres of General Commercial Zoning, Assignor's right, title and interest in the TDRs.
- 2. Further Assurances. Assignor agrees to execute such additional documents and take such additional actions which are consistent with, and as may be reasonable and necessary to carry out the provisions of, this Assignment.

IN WITNESS WHEREOF, the Assignor has executed this Assignment effective as of the Effective Date first written above.

ASSIGNOR:

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

By: CORPORATE MANAGEMENT SERVICES, INC., A Nevada corporation

Its: Manager

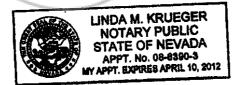
By:

James S. Bradshaw, President

STATE OF NEVADA) : ss.
CARSON CITY)

On this 20th day of January, 2010, 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 persons 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.



Motary Public