

MEMORANDUM OF OPTION

This Memorandum of Option is entered into the 11th day of December, 1994, by and between MICHEL M. ETCHEMENDY AND MARIE T. ETCHEMENDY, husband and wife, hereinafter called Optionor and JAY H. YOUNGMAN, an unmarried man, hereinafter called Optionee.

Property. The Optionor herein hereby agrees to sell the below referenced property to the Optionee for a period of time not to exceed December 15, 1997, as per the terms and conditions of the jointly executed Option to Purchase Agreement dated December 11, 1994, covering that real property located in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Expiration. This Memorandum of Option together with the Option to Purchase will expire upon recordation of the Grant Deed from Optionor to Optionee or upon recordation of a Quitclaim Deed from Optionee to Optionor.

General Terms of Sale Provisions. This Memorandum of Option is made upon and pursuant to, and the parties hereby agree to faithfully observe and perform the terms, conditions and covenants set forth in that certain Option to Purchase Agreement as though the same were fully set forth herein.

Michel M. Etchemendy
MICHEL M. ETCHEMENDY

Jay H. Youngman
JAY H. YOUNGMAN

Marie T. Etchemendy
MARIE T. ETCHEMENDY

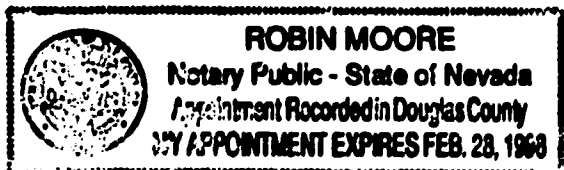
State of Nevada
County of Douglas

When Recorded Mail To:

On December 14, 1994
personally appeared before me, a Notary Public
Michel M. Etchemendy,
Marie T. Etchemendy,
And Jay H. Youngman
who acknowledged that they executed the above instrument.

Marquis Escrow Inc.
P.O. Box 2128
Minden, Nevada 89423

Robin Moore
Notary Public



352719
BK 1294PG2484

**EXHIBIT "A"
DESCRIPTION**

All that certain piece or parcel of land lying in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M. D. B. & M., lying Westerly of the Town of Minden and more particularly described as follows:

Parcel B in that certain Parcel Map for Keith and Martha E. Cornforth recorded August 21, 1974 in Book 874, Page 608, as Document No. 74862 of Official Records in the County of Douglas, State of Nevada.

EXCEPTING THEREFROM the following described parcel as conveyed to the STATE OF NEVADA, acting by and through its Department of Transportation in Deed recorded April 24, 1986, in Book 486, Page 2137, as Document No. 133834..

BEGINNING at a point on the right or Easterly right-of-way line of US-395 (Project F-395-1(3)) 26.70 feet right of and measured radially from Highway Engineer's Station "N" 41 + 34.96 P.O.C.; said point of beginning further described as bearing North 24°30'38" East, a distance of 2,108.96 feet from the South 1/4 corner of Section 30, Township 13 North, Range 20 East, M. D. B. & M.; thence South 55°34'37" East, along said right-of-way line a distance of 80.94 feet to an intersection with the former right or Easterly right-of-way line of said US-395; thence North 62°43'34" West, along said right-of-way line a distance of 80.77 feet to a point; thence North 29°53'06" East, a distance of 10.08 feet to the point of beginning.

A.P.N. 25-030-21

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

94 DEC 15 P4:39

SUZANNE BEAUDREAU
RECORDER

PAID *KD* DEPUTY

352719

BK 1294 PG 2485