

**OFFICIAL RECORD**

Requested By:  
**STEWART TITLE OF DOUGLAS  
COUNTY**

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00  
BK-1205 PG-12442 RPTT: 0.00



WHEN RECORDED MAIL TO:

AMERICAN LAND CONSERVANCY  
250 Montgomery Street, Suite 210  
San Francisco, CA 94104  
Attn: Mark Bergstrom

040701093

Space Above This Line for Recorder's Use

**MEMORANDUM OF OPTION**

This is a memorandum of a certain unrecorded Bargain Sale Option Agreement dated July 8, 1998, between **HUSSMAN LAND & LIVESTOCK COMPANY, INC.**, a Nevada corporation ("Seller"), and **AMERICAN LAND CONSERVANCY**, a California nonprofit public benefit corporation ("Buyer"), as amended (as amended, the "Option Agreement"). Pursuant to the Option Agreement, Seller has granted to Buyer an exclusive option (the "Option") to purchase a perpetual agricultural conservation easement prohibiting development on that certain real property located in Douglas County, Nevada described in Exhibit A attached hereto and incorporated herein by reference. This memorandum is subject to the terms and conditions of the Option Agreement which is incorporated herein by this reference.

The term of the Option shall expire on July 8, 2006.

**SELLER:**

HUSSMAN LAND & LIVESTOCK COMPANY,  
INC., a Nevada corporation

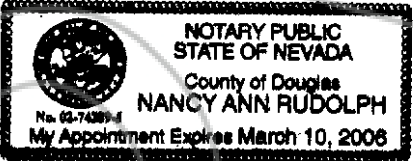
Dated: 11/9/05, 2005

By: David Hussman  
David Hussman  
President

**EXHIBIT:**

A — Legal Description of Property

STATE OF ~~CALIFORNIA~~ NEVADA }  
COUNTY OF DOUGLAS }  
On 11-09, 2005, before me, NANCY ANN RUDOLPH  
Notary Public, personally appeared DAVID HUSSMAN  
 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 the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.  
Nancy Ann Rudolph  
(Signature of Notary)



COPIES

LEGAL DESCRIPTION OF PROPERTY

The real property referred to in this Memorandum of Option is located in Douglas County, State of Nevada, and is legally described as follows:

**PARCEL 1:**

A portion of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 10, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Beginning at the section corner common to Sections 3, 4, 9 and 10, Township 12 North, Range 20 East, M.D.B.&M., and running thence South 670 feet along the West line of said Section 10; thence South 50°30' East 594.0 feet; thence South 36°00' East 286.4 feet; thence South 28°00' East, 237.6 feet; thence South 22°30' East, 502.2 feet; thence South 23°35' East, 515.5 feet; thence South 41°00' East, 277.2 feet; thence East 1830 feet; thence North 15°30' West 1230.0 feet; thence North 45°30' West, 2104.0 feet; thence West 1317 feet to the POINT OF BEGINNING.

SAVING AND EXCEPTING that parcel conveyed by Deed to Harry F. Wennhold and Richard H. W. Wennhold, recorded in Book B-1 of Deeds, of page 336, Douglas County, Nevada records as follows:

A piece or parcel of land situated, lying and being in the Northwest 1/4 of the Northwest 1/4 and the South 1/2 of the Northwest 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, as more particularly described by metes and bounds as follows:

Commencing at a fence corner, the accepted section corner common to Sections 3, 4, 9 and 10, Township 12 North, Range 20 East, M.D.B. & M.; thence South along a fence line between the property of George Hussman Estate and Wennhold Brothers, a distance of 670.00 feet to a point; thence South 50°30' East, a distance of 594.0 feet to a point; thence South 36°00' East a distance of 286.4 feet to the TRUE POINT OF BEGINNING; which TRUE POINT OF BEGINNING bears South 76° East a distance of 87.0 feet more or less from the center of the concrete structure at the inlet of the Cottonwood Slough as it exists today; thence South 39°53' East a distance of 523.6 feet to a point; thence

Continued on next page

South 34°30' East a distance of 470.0 feet to a point; thence South 44°30' East a distance of 794.7 feet to a point; thence West a distance of 468.5 feet to a point; thence North 41°00' West a distance of 277.2 feet to a point; thence North 23°35' West a distance of 515.5 feet to a point; thence North 22°30' West a distance of 502.2 feet to a point; thence North 28°00' West a distance of 237.6 feet to the TRUE POINT OF BEGINNING,

FURTHER SAVING AND EXCEPTING that portion conveyed to the State of Nevada for highway purposes recorded in Book S of Deeds, at page 373, Douglas County, Nevada Records.

EXCEPTING THEREFROM that portion lying within the high water mark of the East Fork Carson River.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Nevada by document recorded September 30, 1992 in Book 992 at page 5678 as Document No. 289648, Official Records of Douglas County, Nevada.

**PARCEL 2:**

A portion of the Southwest Quarter of Section 3, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Beginning at the Section corner common to Sections 3, 4, 9, and 10, Township 12 North, Range 20 East, M.D.B.&M., thence North 89°53' East, a distance of 1541.20 feet; thence North 34°22' West a distance of 2742.50 feet; thence South 0°12' East a distance of 2267.14 feet to the POINT OF BEGINNING.

SAVING AND EXCEPTING that portion conveyed to the State of Nevada for highway purposes recorded in Book S of Deeds, page 373, Douglas County, Nevada Records.

FURTHER EXCEPTING THEREFROM that portion conveyed to the State of Nevada by document recorded September 30, 1992 in Book 992, at page 5678 as Document No. 289648, Official Records of Douglas County, Nevada Records.

**PARCEL 3:**

The Southeast Quarter and the East half of the Southwest  
Continued on next page



Quarter of Section 4, Township 12 North, Range 20 East,  
M.D.B.&M.

EXCEPTING THEREFROM that portion conveyed to Douglas County  
by Deed recorded in Book S of Deeds, at page 564, Douglas  
County, Nevada records.

FURTHER EXCEPTING that portion conveyed to the State of  
Nevada for highway purposes, recorded in Book S of Deeds,  
Page 373, Douglas County, Nevada records.

FURTHER EXCEPTING THEREFROM any portion lying within the  
high water mark of the East Fork Carson River.

FURTHER EXCEPTING THEREFROM any portion of said land lying  
Southwesterly of the East Fork Carson River within Section  
4, Township 12 North, Range 20 East, M.D.B. and M.

FURTHER EXCEPTING THEREFROM that portion conveyed to Douglas  
County by Document recorded May 15, 1987 in Book 587, at  
page 1553 as Document No. 154886.

FURTHER EXCEPTING THEREFROM that portion conveyed to  
Douglas County, a political subdivision of the State of  
Nevada by document recorded November 7, 2002 in Book 1102,  
at Page 2663, as Document No. 0557138.

FURTHER EXCEPTING THEREFROM that portion conveyed to the  
State of Nevada by document recorded September 30, 1992 in  
Book 992, at page 5678 as Document No. 289648, Official  
Records of Douglas County, Nevada Records.

Further excepting therefrom that portion conveyed to CARSON  
VALLEY COMMUNITY FOOD CLOSET, a nonprofit Nevada  
corporation, as to an undivided one-half (1/2) interest,  
and FAMILY SUPPORT COUNCIL OF DOUGLAS COUNTY, a nonprofit  
Nevada corporation, as to an undivided one-half (1/2)  
interest, by document recorded September 29, 1995, in Book  
0995, Page 5386, Document No. 371667.

APN 1220-04-002-015

Continued on next page

-3-



"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE  
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT  
RECORDED December 31, 1984, Book 1284, Page 2849, as File  
No. 111735, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA."

-4-



BK- 1205  
PG- 12447  
0664549 Page: 6 Of 6 12/28/2005