

Portion of APN 1419-00-001-033  
and Portion of 1419-00-002-028  
Escrow 01601039-CD

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

Mr. Scott Tison  
Real Estate Manager  
The Conservation Fund  
1655 North Fort Myer Drive, Suite 1300  
Arlington, Virginia 22209-3199

MEMORANUM OF BASELINE DOCUMENTATION REPORT  
Jacks Valley-Douglas County-NV  
(Title on Document)

This page to provide additional information required by NRS 111.312 Section 1-2 (additional recording  
fee applies).

This page must be typed or printed clearly in black ink only.

## MEMORANDUM OF BASELINE DOCUMENTATION REPORT

### Jacks Valley Ranch, Douglas County, Nevada

This Memorandum of Baseline Documentation Report (“**Memorandum**”) is being recorded by **THE CONSERVATION FUND**, a Maryland nonprofit corporation (“**The Conservation Fund**”) as the Grantee of the Easement for Conservation granted by **JOHN J. ASCUAGA AND ROSE L. ASCUAGA AS CO-TRUSTEES OF THE JOHN J. ASCUAGA FAMILY TRUST AGREEMENT** recorded May 31, 2017 as Instrument No. 2017-899374 in the real property records of Douglas County, Nevada (the “**Conservation Easement**”). This Memorandum serves to evidence the following:

- A. A Baseline Documentation Report dated May 12, 2017 was prepared by Shelton Douthit Consulting LLC for The Conservation Fund for property known as Jack’s Valley Ranch (the “**Baseline Report**”). The property which is the subject of the Baseline Report is the property encumbered by the Conservation Easement which is described in **Exhibit A-1**, attached to the Conservation Easement (the “**Property**”).
- B. The Baseline Report provides a detailed account of the physical conditions of the Property as of the date of the Baseline Report. The conditions addressed in the Baseline Report include, but are not limited to size, configuration, geography, hydrology, vegetation, wildlife, uses of the Property, historic and cultural values and improvements on the Property.
- C. Upon the recording of the Conservation Easement, the Grantor and the Grantee signed an Acknowledgement of Baseline Documentation Report to confirm that the Baseline Report accurately described the physical features and uses of the Property to their best knowledge as of the date of the conveyance of the Conservation Easement. This acknowledgement is attached to the Conservation Easement as **Exhibit D**.
- D. A copy of the signed Baseline Report is stored in the permanent records of The Conservation Fund, 1655 N. Fort Myer Drive, Arlington, VA 22209. A second copy of the signed Baseline Report is kept in the records of John J. Ascuaga and Rose L. Ascuaga as Co-Trustees of The John J. Ascuaga Family Trust Agreement, the grantors of the Conservation Easement. A third copy of the Baseline Report is stored in the records of the United States Forest Service which is intended to be the successor to The Conservation Fund, as holder of the Conservation Easement.

By its signature below, the Conservation Fund attests to the statements made in this Memorandum.

