

Attached is a survey map showing both a) the original permitted 75 acre subdivision ('the West Tract') which we are allowed to sell to Rick and Karen Myers and b) the proposed modified West tract.

Note that although the West Tract was defined in the easement as 75 acres, the drawing attached as Exhibit G-2 actually measures out to 70.14 acres.

The intent of the West Tract was to enable the Myers to expand their agricultural operations. In doing this we ensure the property stays in agriculture in the same way it has for the past 50 plus years.

The reasons we want to modify the original West Tract configuration are as follows:

1. The original West Tract was divided in half by the County Road. The proposed tract uses the County Road as one boundary thereby avoiding a split property.
2. The portion of the original West Tract south of the County Road is a relatively steep sagebrush hillside which is of marginal value to Myers in his agricultural operations.
3. The buyer, Myers, can only afford 40 acres not 75 as he attempts to expand his agricultural operations.
4. The proposed modified West Tract makes more sense topographically and follows pretty closely along ditch lines and the existing field structure whereas the original lines end up in a small narrow, pointed end in one spot and crosses a couple of ditches and does not conform well to the field structure. We believe the modified proposal fits both of our agricultural operations much better.
5. The property lines are simple square lines which seems to make more sense.
6. With the straight lines and the proposed configuration, fencing would be much easier.

For all of the above reasons we believe the proposed modified West Tract is much preferable to the original West Tract (which was drawn in haste and at the last minute as part of the original Conservation Easement approval) and would continue to meet all of the conservation values as outlined in the Conservation Easement.