

APN: 008-030-07; 008-020-04; 008-020-03  
008-020-01; 008-030-08; 008-030-09

WHEN RECORDED MAIL TO:  
Land Operations Department  
NV Energy  
P.O. Box 10100  
Reno, NV 89520

EUREKA COUNTY, NV

2022-247760

Rec:\$37.00

\$37.00 Pgs=4

01/21/2022 08:11 AM

NEVADA POWER COMPANY DBA NV ENERGY

LISA HOEHNE, CLERK RECORDER

### MEMORANDUM OF OPTION AGREEMENT

THIS MEMORANDUM OF OPTION AGREEMENT ("Memorandum") is made this 31 day of December, 2021, by and between Sierra Pacific Power Company, a Nevada corporation, d/b/a NV Energy, whose address is 6100 Neil Rd., Reno, NV 89511 ("Grantee") and 3F LLC, a Nevada Limited Liability Company, whose address is P.O Box 943, Eureka, NV 89316 ("Owner").

#### WITNESSETH:

1. Owner owns certain portions of real property located in Eureka County, Nevada, further described with more particularity in Exhibit "A", attached hereto and made a part hereof including all improvements (the "Property").
2. Grantee and Owner have entered into an Option Agreement for the option to purchase a fee simple interest in the Property upon the terms and conditions therein, the effective date of which is December 2, 2021 (the "Option Agreement").
3. The initial term of the Option Agreement is one (1) year, commencing on December 2, 2021 with an option to extend the term by one (1) additional year.
4. The option payment and other obligations of Grantee and Owner are set forth in the Option Agreement, to which reference is made for further information. If a conflict exists between the terms of the Option Agreement and this Memorandum (except with respect to the description of the Property), those contained in the Option Agreement shall govern and be controlling.
5. This Memorandum describes only selected provisions of the Option Agreement, and reference is made to the full text of the Option Agreement for the full terms and conditions thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Option Agreement on the dates set forth below, to be effective as of the date first set forth above.

*Signatures on next page*

OWNER:

Russell Fitzwater  
SIGNATURE

By: Russell Fitzwater  
PRINT NAME

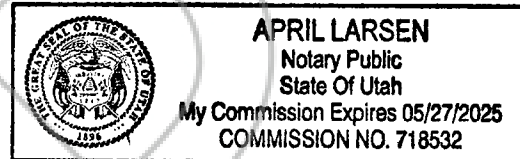
Title: Managing Member

STATE OF Utah )  
COUNTY OF Washington ) ss.

This instrument was acknowledged before me on January 20, 2022 by Russell Fitzwater as  
managing member of 3F, LLC.

April Larsen  
Signature of Notarial Officer

Notary Seal Area →



**GRANTEE:**

*Shane Pritchard*  
SIGNATURE

By: SHANE PRITCHARD  
PRINT NAME

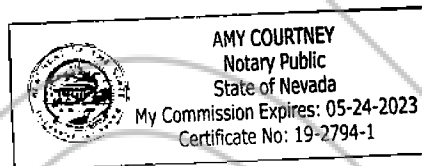
Title: Director, Renewables Origination

STATE OF Nevada )  
COUNTY OF Clark ) ss.

This instrument was acknowledged before me on Jan. 20, 2022 by Shane Pritchard  
Director of Renewable

Amy Courtney  
Signature of Notarial Officer

Notary Seal Area →



## **Exhibit "A"**

### **Legal Description and Depiction of the Property**

The property consists of approximately one thousand four hundred and nine (1,409) acres in Eureka County, comprised of those parcels described below.

- a. All 460 acres of APN# 008-030-07
- b. All 80 acres of APN# 008-020-04
- c. All 40 acres of APN# 008-020-03
- d. All 640 acres of APN# 008-020-01
- e. All of 9 acres of APN# 008-030-08
- f. 180 of the 220 acres of APN# 008-030-09; excluding approximately forty (40) acres in the southeast corner of this parcel; additionally, Grantee will allow a 50-foot-wide easement from Highway 50 to access the parcel to be retained by Owner. Location of the easement to be determined by mutual agreement. Grantee shall be responsible for the creation of the easement, as well as all costs associated with the construction and maintenance of the right of way within the easement to a minimum of Eureka County standards.