

July 9, 2014

Anne Chadwick
President, Truckee Donner Land Trust
P.O. Box 8816
Truckee, CA 96162

Re: Van Norden Meadow

Dear Anne:

George Lamson and Bill Oudegeest have asked me to reply to your letter to them dated July 2, 2014, with an alternate proposal meant to preserve the lake and wetlands at the Van Norden Meadow.

They propose that the Van Norden Meadow be partitioned in both Nevada and Placer Counties in order to create separate parcels, one which would constitute meadow only and would be transferred to the US Forest Service by the Land Trust, as presently planned and the second, which would include the area from the spillway east, to include the lake and wetlands, which would be held in perpetuity as a water source and as wetlands. A map is enclosed showing the details of the suggested partition, which is estimated to be about 25% of the total Meadow.

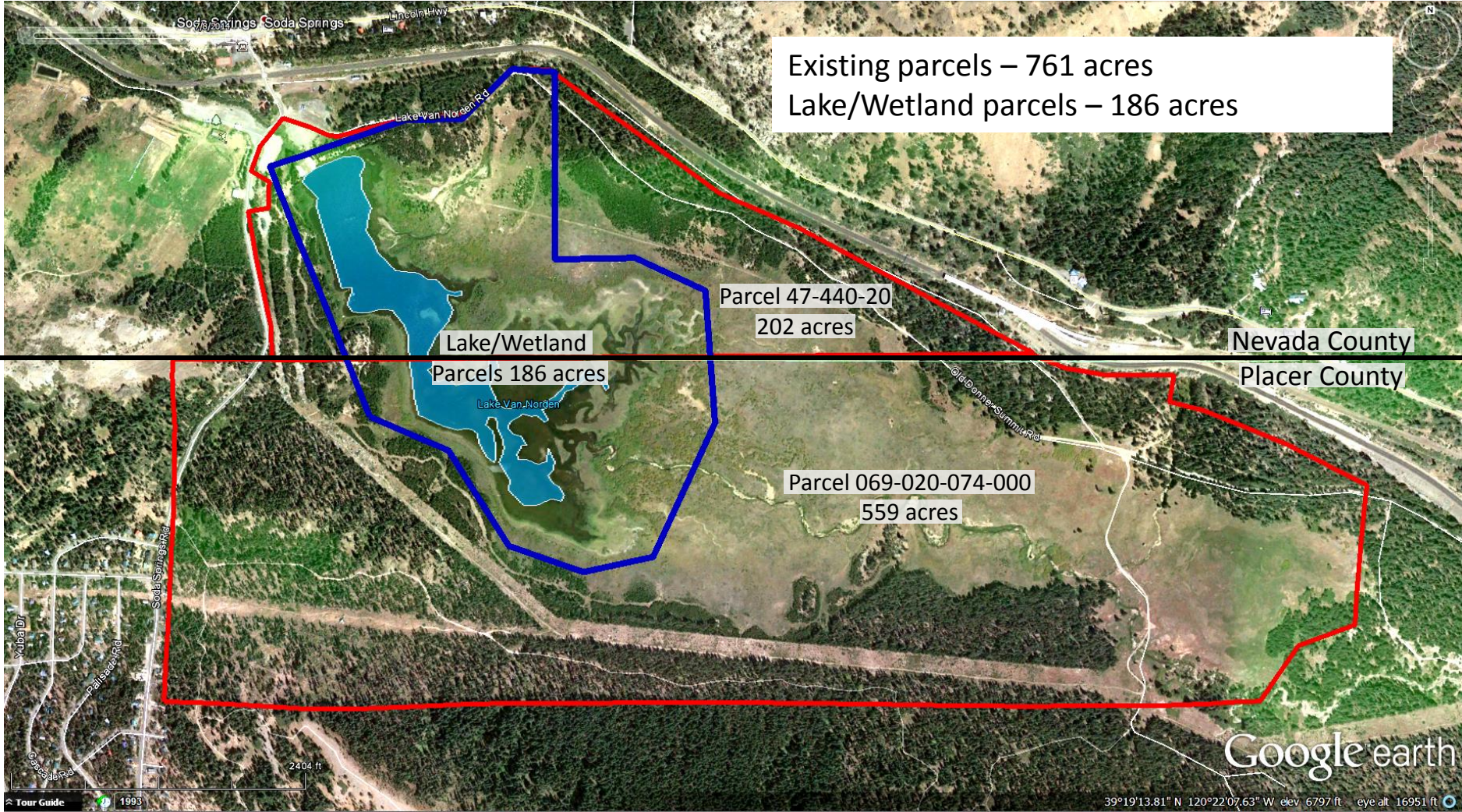
They have funding in place of \$400,000 toward the purchase of the new bi-county parcels containing the lake and wetlands. The actual amount of the purchase would be subject to a written appraisal by an appraiser agreeable to all parties, so long as the appraised value does not exceed \$400,000. Ownership of the property would be through a non-profit 501(c) (3) organization to be formed to preserve the area as open space and wetlands into perpetuity. As an alternative, they are open to transferring stewardship of the wetlands parcel to a federal or state agency or other conservation organization so long as the conditions set forth herein are guaranteed.

This offer is conditioned on the Land Trust agreement with the following conditions: (1) The purchase would not occur until 2015 to permit the completion of the financing of the original Royal Gorge land purchase by the Land Trust; (2) The spillway would be breached a maximum of 2.2 feet to permit 50 acre feet of water to remain in the Van Norden Meadow, in perpetuity; (3) A successful application to secure water rights to preserve the wetlands be initiated by the Land Trust; (4) A conservation easement or similar restriction be placed across the lake and wetlands portion of the parceled property to ensure it not be developed in any way; and, (5) Agreement of the U.S. Forest Service to take that portion of the dry Meadow caused by the suggested partition.

In addition, George and Bill would be willing to take an active part to support the Land Trust's application in the CEQA process, as the Land Trust may request.

I hope this offer will be received by the Board in good faith as we all try to find a path to preserving and maintaining this precious mountain real estate in our midst.

Donner Summit Valley - Proposed Lake/Wetland Re-parceling map



Prepared by George Lamson 7/8/14