

Return Address:

John J. Brady
442 Kramer Road
Underwood, WA 98651

MEMORANDUM OF PURCHASE OPTION

Reference Number(s) of related document(s): N/A

Grantor: Harley A. Ternahan and Bonnie F. Ternahan, Trustees of the Ternahan Living Trust dated September 14, 1995.

Grantee: Underwood Mountain, LLC, a Washington limited liability company.

Legal Description (abbreviated): South Half of Southwest Quarter of Section 16, Township 3 North, Range 10 East, W.M.; portion of East Half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 10 East, W.M.

Full legal(s) on *Exhibit A*.

Assessor's Tax Parcel ID Number: 3 10 16 00 1000 00; 3 10 21 20 0100 00

Please take notice that, pursuant to an Option to Purchase Real Property dated 11-30, 2007, ("Option") between Harley A. Ternahan and Bonnie F. Ternahan, Trustees of the Ternahan Living Trust dated September 14, 1995 ("Optionor") and Underwood Mountain, LLC, a Washington limited liability company ("Optionee"), Optionor has given Optionee the right to purchase the real property located in Skamania County, Washington and legally described on *Exhibit A* ("Property").

The Option and this Memorandum shall expire and be of no further force and effect unless Optionee exercises the Option to purchase the Property by December 31, 2012.

All of the terms of the Option are not contained in this Memorandum which neither expands nor modifies the terms of the Option. The Option shall control over this Memorandum in the event of any conflict or inconsistency. Any person who is potentially interested in the Property should make further inquiry of the parties hereto who may be contacted through:

Optionor:

Harley and Bonnie Ternahan
11 Wess Road
Underwood, WA 98651

Optionee:

John J. Brady
442 Kramer Road
Underwood, WA 98651

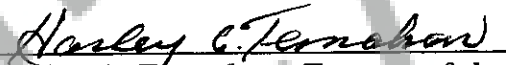
OPTIONEE:


Underwood Mountain, LLC

By:


John J. Brady,
Chief Operating Officer

OPTIONOR:


Harley A. Ternahan, Trustee of the
Ternahan Living Trust dated
September 14, 1995

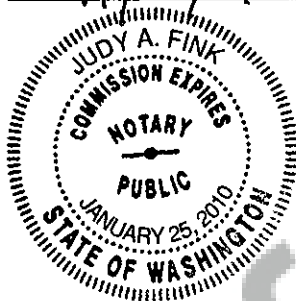

Bonnie F. Ternahan, Trustee of the
Ternahan Living Trust dated
September 14, 1995

STATE OF WASHINGTON)
COUNTY OF Klickitat)

SS.

I certify that I know or have satisfactory evidence that **John J. Brady** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Chief Operating Officer of Underwood Mountain, LLC** to be the free and voluntary act of such party for the uses and purposes stated therein.

Dated 11/30/07



Name: Judy A. Fink
NOTARY PUBLIC, State of Washington

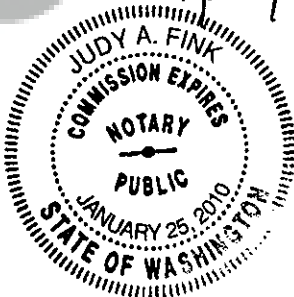
My appointment expires 1/25/2010

STATE OF WASHINGTON)
COUNTY OF Klickitat)

SS.

I certify that I know or have satisfactory evidence that **Harley A. Ternahan and Bonnie F. Ternahan** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the **Trustees of the Ternahan Living Trust dated September 14, 1995** to be the free and voluntary act of such party for the uses and purposes stated therein.

Dated 11/30/07



Name: Judy A. Fink
NOTARY PUBLIC, State of Washington

My appointment expires 1/25/2010

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL I:

The South Half of the Southwest Quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington.

Parcel: 3 10 16 00 1000 00

PARCEL II:

The East Half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania, State of Washington;

EXCEPT the following described portion thereof: Beginning at a point on the West right-of-way line of the County Road known and designated as the Kramer Road, said point being North 44° 40' East a distance of 936.1 feet from a railroad iron marking the Southwest corner of the East half of the Northeast Quarter of the Northwest Quarter of the said Section 21; thence South 89° 38' West 300 feet; thence North 340 feet; thence North 89° 38' East 300 feet to the West right-of-way line of said Kramer Road; thence South along said West line 340 feet to the point of beginning.

Parcel: 3 10 21 20 0100 00