

EXHIBIT C

GENERAL PLAN

PROPOSED TRANSACTION

The Nature Conservancy (TNC) proposes to purchase 640 acres, more or less, of State school lands in Inyo County.

PROPERTY LOCATION/INFORMATION

The property proposed for acquisition (Subject Property) is a State school lands parcel identified as Section 16, Township 20 North, Range 7 East, SBM, Inyo County. The Subject Property is located just south of the community Tecopa in southeastern Inyo County.

LAND USE

The Subject Property is vacant, unincorporated land that is zoned OS-40 (Open Space, 40 acre minimum parcel size) by Inyo County. The Amargosa River crosses the eastern side of the parcel in a north/south direction. The topography is more or less level at the river level, but there are steep canyon walls on both sides of the river. The topography on the western side of the parcel is a rolling to hilly plateau. Surrounding lands are owned primarily by the Bureau of Land Management, some of which have been designated as the Amargosa Canyon Natural Area and Area of Critical Environmental Concern (ACEC). The highest and best use of the Subject Property is estimated to be to hold for long-term investment purposes, but historically the property has not been used for any commercial purpose due to lack of utilities and the lack of legal and physical access.

PROPOSED USE

Although TNC will be acquiring the land, it is the intention of TNC to transfer the land to the United States Bureau of Land Management (BLM), subject to a donation agreement that will insure its wildland and biodiversity values are protected in perpetuity. The BLM intends to add the parcel to the Amargosa Canyon ACEC. The BLM considers the Subject Property to be a crucial piece of the ACEC due to its natural springs, its scenic values, and its critical habitat for endangered species, such as the Amargosa vole, the Amargosa pupfish, the southwest willow flycatcher, and the Least Bell's vireo.