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PREFACE

This Baseline Document contains the total information supporting the Omena Woods Association Conservation Easement. This document is retained at the offices of the Leelanau Conservancy and a copy has been given to the Omena Woods Association president.

This Baseline establishes the existing conditions of the Property at the time of the donation of the Omena Woods Association Conservation Easement to the Leelanau Conservancy. It will be used on an annual basis to monitor the condition of the Property and adherence to the provisions detailed by the Conservation Easement.

ACKNOWLEDGMENT/CERTIFICATION

This is to certify that we, Omena Woods Association, the Sellers of the Conservation Easement, and I, Brian Price, Executive Director of the Leelanau Conservancy, do accept and acknowledge the following document and photographs as being, to the best of our respective knowledge, an accurate description of the physical features and current land uses on the subject property, and we affirm that there are no activities on-going on this property that are inconsistent with the covenants contained in the Conservation Easement conveyed by Omena Woods Association to the Leelanau Conservancy dated September 14, 2004 and recorded on September 20, 2004 Liber 823, Pages 202-214 of the Leelanau County Register of Deeds, Leland, Michigan, 49654.

DONOR:

Marsha Buehler
Marsha Buehler, President
Omena Woods Association

Date: 7-29-06

Bruce A. Balas
Bruce Balas, Treasurer
Omena Woods Association

Date: _____

LEELANAU CONSERVANCY

By: *Brian R. Price*
Brian R. Price
Executive Director

Date: 7-20-06

INTRODUCTION/BACKGROUND INFORMATION

The Omena Woods Association (OWA) has a long and successful legacy of purchasing land for preservation purposes. While the OWA has been aggressive in its efforts to preserve land in the Omena area, it has been difficult for them to continue to be successful with the high cost associated with land in that area. For that reason, the OWA approached the Leelanau Conservancy in August of 2003 with a request for assistance and a plan to permanently preserve their entire ownership with a conservation easement. Land Protection Specialist Brian Bourdages and Matt Heiman had several meetings with Marlin Bussey, Marsha Buehler, Nana Kennedy and Bruce Balas from OWA where it was determined that a purchase of a conservation easement with Conservancy funds would be appropriate. The request made by OWA on December 1, 2003 was as follows:

- The OWA requested that the Leelanau Conservancy consider purchasing a conservation easement on their entire 110-acre ownership for approximately \$110,000 (\$1,000/acre).
- The easement would fully restrict all future residential development on the property.
- The purchase would be a bargain sale.
- The funding would allow the OWA to finish purchasing the "Taylor" property rather than continue to contemplate the development of some of the homesites allowed along the ridge on that property.

While the preservation of this land certainly benefits those who live in the Omena Point area, it also has significant public benefit. Nearly all of the property contains quality upland hardwood forest that contributes to the water quality of Lake Michigan and Mougey Lake. The property is also visible to the public from Lake Michigan and the M-22 Leelanau Scenic Heritage Route. The Conservation Easement also permanently protects 100 feet of Mougey Lake frontage.

The Conservancy authorized the purchase of the 110 acre conservation easement at the December 2003 Board Meeting for \$110,000. Draft conservation easement negotiations ensued over the next several months. Filtered view cutting, gazebo placement, maintaining meadow areas and other uses excepted restrictions were negotiated and final closing occurred on September 14th, 2004.

PROPERTY DESCRIPTION

A) LOCATION AND GENERAL DESCRIPTION

The Omena Woods Association Conservation Easement is located in Leelanau Township in the southwest quarter of Section 24 and a portion Section 36, in Leelanau County, Michigan. This area includes 100 ft of Mougey Lake frontage, important natural lands within the Mougey Lake subwatershed and east of the village of Omena.

The Omena Woods Association Conservation Easement preserves diverse hardwood forests along 9,500 ft of Omena Point Road. The neighboring ecological communities are comprised of primarily hardwood forests, open herbaceous land, 100 ft. of lakeshore and some wetlands.

B) TOPOGRAPHY AND SOILS

1. Topography and Geology

The property lies within a band of course textured glacial till. Following retreat of the last glaciation from the area, lake levels in the Lake Michigan basin paused for considerable periods of time at about 50 feet above present lake level (Lake Algonquin), and at about 20 feet above present lake level (Lake Nipissing). These lakes reshaped glacial deposits in the Omena area, and sculpted the topography of virtually the entire OWA property.

Topography of the Omena peninsula consists of nearly flat plains that until approximately 4,000 years ago were a shallow sand bar in earlier glacial lakes, a central hill rising to 688 ft above sea level, and the wave-cut bluff where the waters of Lake Nipissing cut into the flanks of the hill. Until about 4,000 years ago the hill was an island in Grand Traverse Bay. Since the water receded to present Lake Michigan level, there has been very little reworking of the topography, as forests invaded and rapidly stabilized the area. The OWA property under conservation easement consists of both relatively flat lake-bottom plain, and the wave-cut bluff. The area along the stream outlet of Mougey Lake displays the lowest elevation at 590 feet.

2. Soils

The Soil Survey of Leelanau County, Michigan (USDA-SCS, 1973) indicates that the majority of the soils found on the Omena Woods Association property are of the East Lake Association. This association is described as, "nearly level to very steep, loamy sand soils on outwash plains and beach ridges".

There are many different soil complexes within this soil classification. These are categorized by the varying degrees of slope associated with the landscape. The soil complexes associated with the Omena Woods Association Conservation Easement include: (For soil complex distribution, see Soil Type Map in Appendix A)

Alpena gravelly sandy loam (AsC) 0-12% slopes:

This soil is nearly level to strongly sloping and is on lake terraces, moraines, and beach ridges. Run-off is slow to medium and the erosion hazard is moderate.

These soils are moderately suited to woods and wildlife habitat.

East Lake loamy sand (EaB) 0-6% slopes:

This type of soil is nearly level to gently sloping and is on outwash plains, beach ridges, and valley floors. Surface run-off is slow, and the erosion hazard is moderate. This soil is well suited woods, and moderately well suited to forage crops, and orchards.

East Lake loamy sand (EaC) 6-12% slopes:

This type of soil is strongly sloping and is on outwash plains, on beach ridges and in valley fills. Surface run-off is medium, and the erosion hazard is moderate. It is suited to woodlands.

East Lake loamy sand (EaD) 12-18% slopes:

This type of soil is hilly or moderately steep and is on outwash plains and beach ridges. Surface run-off is medium, and erosion hazard is severe. It is suited to woods and wildlife habitat.

Emmet-Omena sandy loams (EsC) 6-12% slopes:

These soils are strongly sloping, and exist on moraines and drumlins. The surface run-off is medium, with a moderate erosion hazard. They are well suited to forage crops, woods, and wildlife habitat.

Emmet-Omena sandy loams (EsF) 25-50% slopes:

This soil consists of very steep soils on moraines and drumlins. The surface run-off is rapid and the erosion hazard is very severe. These soils are suited to woods and wildlife habitat.

C) Ecological Communities

The following general description of the property is intended to set forth the condition of the Omena Woods Association Conservation Easement at the time of donation. Characteristic plant communities present in northern Michigan, and the Leelanau Peninsula in particular, were identified during field investigation. These plant communities are comprised of species that commonly are found in association, and tend to occupy sites with similar physical characteristics. Aside from the gravel pit area, the following characteristics describe the appearance of the property.

The Omena Woods Association Conservation Easement is comprised primarily of mesic northern hardwood forest. This forest type occurs on moist to dry-mesic sites and is characterized by the presence of northern hardwoods, hemlock with low levels of white pine. This mature forest contains trees of many age classes and structural diversity, including a multi-story canopy, standing and downed logs. The closed canopy creates a shady understory. In early spring before the trees leaf out, the ephemeral flowers are rich and diverse including yellow lady slippers, trillium and others listed below. Tree species present in the understory include beech, black cherry, ironwood, sugar maple and white pine.

Lowland coniferous forest covers about twenty acres with hemlock as the dominant species. This rich hemlock population is important as there is some concern that Michigan sites of hemlock are disappearing. The understory is quite dark and therefore regeneration is limited. The understory is scattered with a healthy amount of downed woody material on the forest floor providing good wildlife cover. This area is sensitive and is important for protecting water quality.

Covering about twenty acres where an old golf course once occupied is an upland field scattered with a variety of tree species including common juniper, aspen, white ash, choke cherry, pin cherry and sumac and various forbs.

On the northern most section of the conservation easement is an abandoned gravel pit covering about 3.5 acres. This area is slowly reverting to an early successional forest with groups of sapling sized trees and forb cover.

Vegetation Species List

(**NOTE:** The species lists in this section, in particular the herbaceous species, are not part of a complete inventory. The species listed are those that have been documented on the property during certain visits at particular times of the year. This list may be expanded to include species that are found during future monitoring visits to the Omena Woods Association property.)

Sugar Maple (*Acer saccharum*)
American Beech (*Fagus grandifolia*)
Basswood (*Tilia Americana*)
Aspen (*Populus sp.*)
Black Cherry (*Prunus serotina*)
Ironwood (*Ostrya virginiana*)
Red Oak (*Acer rubrum*)
Northern White Cedar (*Thuja occidentalis*)
White Birch (*Betula papyrifera*)
Yellow Birch (*Betula alleghaniensis*)
Balsam Fir (*Abies balsamea*)
Black Ash (*Fraxinus nigra*)
Mapleleaf Viburnum (*Viburnum acerifolium*)
Dogwood (*Cornus sp.*)
Eastern Hemlock (*Tsuga canadensis*)
White Ash (*Fraxinus sp.*)
White Pine (*Pinus strobus*)
Choke Cherry (*Prunus virginiana*)
Pin Cherry (*Prunus pennsylvanica*)
Sumac (*Rhus sp.*)
Common Juniper (*Juniperus communis*)
American Yew (*Taxus sp.*)
Thimbleberry (*Rubus parviflorus*)
Large White Trillium (*Trillium grandiflorum*)
Jack-in-the-pulpit (*Arisaema atrorubens*)
Yellow Lady Slipper (*Cypripedium calceolus*)
Baneberry (*Actaea pachypoda*)
Dutchman's Breeches (*Dicentra cucullaria*)

Yellow Violet (*Viola sp.*)
False Solomons Seal (*Smilacina racemosa*)
Lady Fern (*Athyrium Filix-femina*)
Forget-me-nots (*Myosotis scorpioides*)
Bellwort (*Uvularia perfoliata*)
Blue Cohosh (*Caulophyllum thalictroides*)
Hepatica (*Hepatica americana*)
Cattail (*Typha latifolia*)
Jewelweed (*Impatiens capensis*)
Sensitive Fern (*Onoclea sensibilis*)
Sweet Woodruff

D) Scenic Features

With the lush, species-rich and primarily undisturbed landscape, the Omena Woods Association Conservation Easement displays some impressive scenic features. The 9,500 feet of mature northern hardwood forest along of public road forever protects this scenic drive around Omena point. The Omena Bay viewshed is protected as well as 100 feet on Mougey Lake. There is a small cluster of yellow lady slippers on one of the trails (near photo 88)

E) Human-Made Features

There are only a few man-made features located on the Omena Woods Association Conservation Easement. An abandoned gravel pit covers 3.5 acres (see photo 52). There are about 2 miles of existing trails with two trailheads with signs (see photo 106 and 107).

F) Environmental Concerns

The Omena Woods Association property is in excellent condition. The Omena Woods Association Conservation Easement displays beautiful, intact mature northern hardwood forest and lowland coniferous forest with high biodiversity. There is no evidence of agriculture activity in the southern section of the conservation easement. The primary environmental concern for this property are invasive species spread on the disturbed areas such as the abandoned gravel pit and the old golf course area which is slowly becoming a mix of upland fields and scattered tree grooves. Numerous signs indicating private property have been placed on Omena Point Rd. and should effectively discourage trespassing.

G) Directions

Driving on M-22 north from Suttons Bay and through the Village of Omena, turn east at the public beach onto Omena Point Road. An easy entrance point into the conservation easement is near the turn off to Omena Heights Road. Another easy access point is off M-22 and east onto Isthmus Road. At the corner of Isthmus Rd. and Lake Rd, park and look for a small strip of land leading to Mougey Lake by a road end easement. Green metal stakes mark many of the corners of the easement as well as our orange Conservancy stakes.

SUMMARY OF LANDOWNER'S RESERVED RIGHTS

PROHIBITED ACTIONS. Any activity on, or use of, the Property which is inconsistent with the Purposes of this Conservation Easement or which is detrimental to the Conservation Values is expressly prohibited. By way of example, but not by way of limitation, the following activities and uses are explicitly prohibited:

A. **Division.** Any division or subdivision of the Property is prohibited.

EXCEPTION:

1. One (1) time-limited division of the Property is permitted to accommodate the construction of a single Residential Area and an associated driveway, pursuant to Paragraphs D1 and D2 below, for the sole purpose of security for a mortgage encumbrance on the Property at the time of the recording of this Conservation Easement. Said division is permitted only in the event of Grantor's default on the aforementioned mortgage loan. In the event of said default, the right to this Exception, if not executed pursuant to all applicable laws and regulations prior to December 31, 2009 shall be wholly and permanently extinguished at midnight on said date or upon the retirement of the mortgage debt encumbrance, whichever occurs first in time. Satisfaction of said debt shall be evidenced by the filing of the release of mortgage with the Register of Deeds.

B. **Commercial Activities.** Any commercial activity on the Property is prohibited.

C. **Industrial Activities.** Any industrial activity on the Property is prohibited.

D. **Construction.** The placement or construction of any human-made modification such as, but not limited to, buildings, fences, roads, and parking lots is prohibited.

EXCEPTIONS:

1. Pursuant to Item IV.A.1, the construction of one single-family residence and related buildings (such as garage, storage building(s) within a 2.0 acre Residential Area is permitted. The exact location and configuration of the Residential Area shall not significantly impact the Conservation Values of the Property described herein, and shall be approved in advance of construction in writing by the Conservancy. Such approval shall not be unreasonably withheld.
2. The construction and maintenance of a gravel driveway for the purpose of providing access to the Residential Area from Omena Point Road is permitted. The exact location and configuration of the driveway shall not impact the Conservation Values of the Property described herein, and shall be approved in advance of construction in writing by the Conservancy. Such approval shall not be unreasonably withheld.
3. The construction of new and maintenance of existing natural surfaced trails for the purpose of nature hikes, enjoyment of the natural environment and skiing is permitted. The location and width of new trails shall be subject to approval by the Conservancy and such approval shall not be unreasonably withheld. The Conservancy will make every effort to respond within 30 days of receiving a trail request.
4. The construction of a viewing pavilion not to exceed 700 square feet in area and 15 feet high is permitted in the picnic area as designated in the Baseline Documentation Report. The pavilion shall be of a natural color, made of natural looking materials and should blend into the surroundings. Location of any such structure shall be subject to approval by the Conservancy and such approval shall not be unreasonably withheld.
5. Establishment of three unpaved parking areas, two of which shall not be more than 600 square feet in area and the third parking area shall not be more than 1000 square feet in area, is permitted in the areas delineated in the Baseline Documentation Report.
6. The construction of a maintenance building not to exceed 400 square feet in area or 10 feet in height is permitted. Location of any such structure shall be subject to approval by the Conservancy and such approval shall not be unreasonably withheld.
7. The construction of a sanitary waste pumping station is permitted in a location approved by the Conservancy and such approval shall not be unreasonably withheld.
8. The construction of a sanitary septic field not larger than 2 acres and not to service more than 130 homes is permitted in a location subject to approval by the Conservancy and such approval shall not be unreasonably

withheld.

- E. **Residence.** The occupation of any portion of the Property or buildings on the Property as a residence is strictly prohibited except as it related to Items IV.A.1 and IV.D.1 above.
- F. **Livestock.** Livestock are prohibited on the property at all times.
- G. **Cutting Vegetation.** Any cutting of trees or vegetation is prohibited.

EXCEPTIONS:

- 1. Forest management activities are permitted provided they are in accordance with the Forest Management Plan approved by the Conservancy. Said Forest Management Plan shall maintain plant and wildlife habitats that contribute to ecological diversity.
 - 2. Cutting of trees and shrubs is permitted within the existing open meadow area delineated in the Baseline Documentation Report for purposes of maintaining diverse wildlife habitat.
 - 3. Cutting of trees and shrubs is permitted within the picnic area delineated in the Baseline Documentation Report.
 - 4. Diseased trees and vegetation, as determined by a qualified forester approved by the Conservancy, may be removed in order to minimize the spread of such diseases.
 - 5. Cutting and removal of all non-native vegetation, trees and shrubs, are permitted.
 - 6. Specific trees may be cut to allow a filtered view overlooking Omena Bay. Such tree cutting must be limited to trees that are less than or equal to 8 inches in diameter. The area of cutting shall not exceed 100 feet in width as measured parallel to the shoreline of Omena Bay and shall occur in the area designated for such cutting in the Baseline Documentation Report.
 - 7. Trees, shrubs and vegetation may be cut or trimmed in order to conduct the specific construction activities permitted by Paragraph IV D 1 and IV D 2 above.
 - 8. Trees, shrubs and vegetation may be cut or trimmed in order to maintain new and existing trails permitted by Paragraph IV D 3 above.
- H. **Planting Vegetation.** Only native plants and vegetation may be grown and cultivated on the Property. Disease resistant cultivars of native plants and vegetation are permitted.

- I. **Land Surface Alteration.** Any mining or alteration of the surface of the land is prohibited, including any substance that must be quarried or removed by methods that will consume or deplete the surface estate, including but not limited to, the removal of topsoil, sand, gravel, rock, and peat. In addition, exploring for, developing, and extracting oil, gas, hydrocarbons, or petroleum products are all prohibited activities.

EXCEPTIONS:

1. The Owner retains the right to conduct land surface alteration required to conduct construction activities allowed in Section IV.D above.
2. The land surface of the gravel pit area may be restored to a natural contour. Prior to any land surface alteration in the gravel pit area, a plan for this activity shall be submitted in writing to the Conservancy for approval. Such approval shall not be unreasonably withheld.

- J. **Dumping.** Waste and unsightly or offensive material is not allowed and may not be accumulated on the Property.

- K. **Water Courses.** Natural water courses, lakes, wetlands, or other bodies of water may not be altered.

- L. **Off-Road Recreational Vehicles and Bicycles.** Motorized off-road vehicles such as, but not limited to, snowmobiles, dune-buggies, all-terrain vehicles, and motorcycles may not be operated on the Property.

EXCEPTIONS:

1. Motorized equipment is permitted for emergency purposes, forest management practices and maintenance of trails and picnic area permitted as specified above in Paragraphs IV D and IV G.

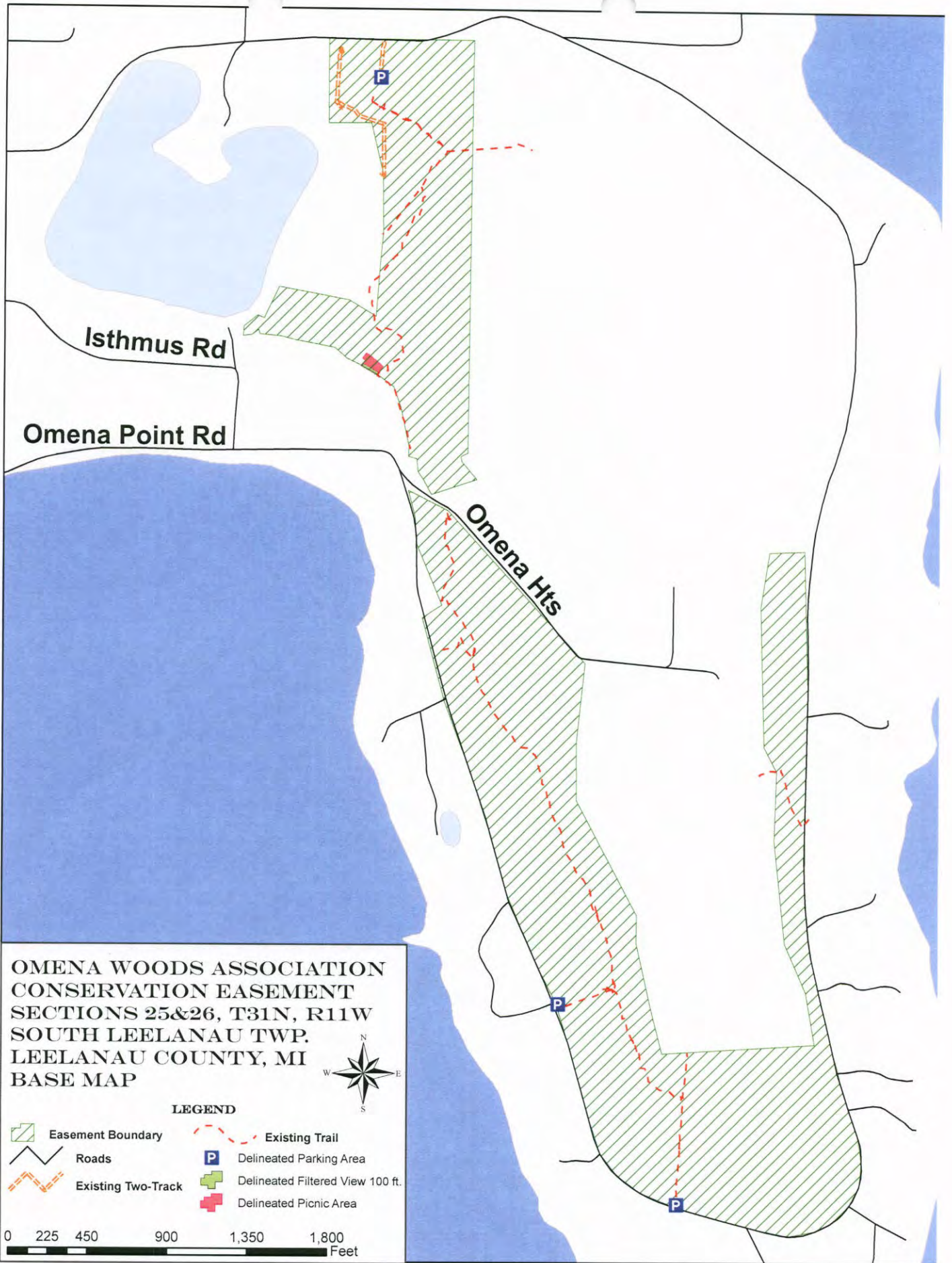
- M. **Signs and Billboards.** Billboards are prohibited. Signs are prohibited, except the following signs may be displayed to state:

- An address of the property or the owner's name.
- The area is protected by a conservation easement.
- Prohibition of any unauthorized entry or use.
- An advertisement for the sale of the Property.
- The name "Omena Woods Association".

Appendix A

MAPS

1. Base Map
2. Aerial Photo
3. Topographic Map
4. Soil Type Map
5. Ecological Communities Map
6. Survey
7. Survey of Road Easement
8. Monitoring Maps A & B

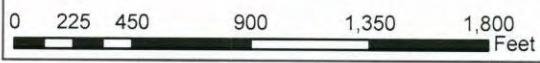




**OMENA WOODS ASSOCIATION
 CONSERVATION EASEMENT
 SECTIONS 25&26, T31N, R11W
 SOUTH LEELANAU TWP.
 LEELANAU COUNTY, MI
 AERIAL MAP**

LEGEND

-  Easement Boundary
-  Roads
-  Existing Two-Track
-  Existing Trail
-  Delineated Parking Area
-  Delineated Filtered View 100 ft.
-  Delineated Picnic Area



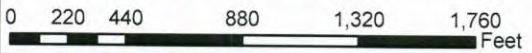


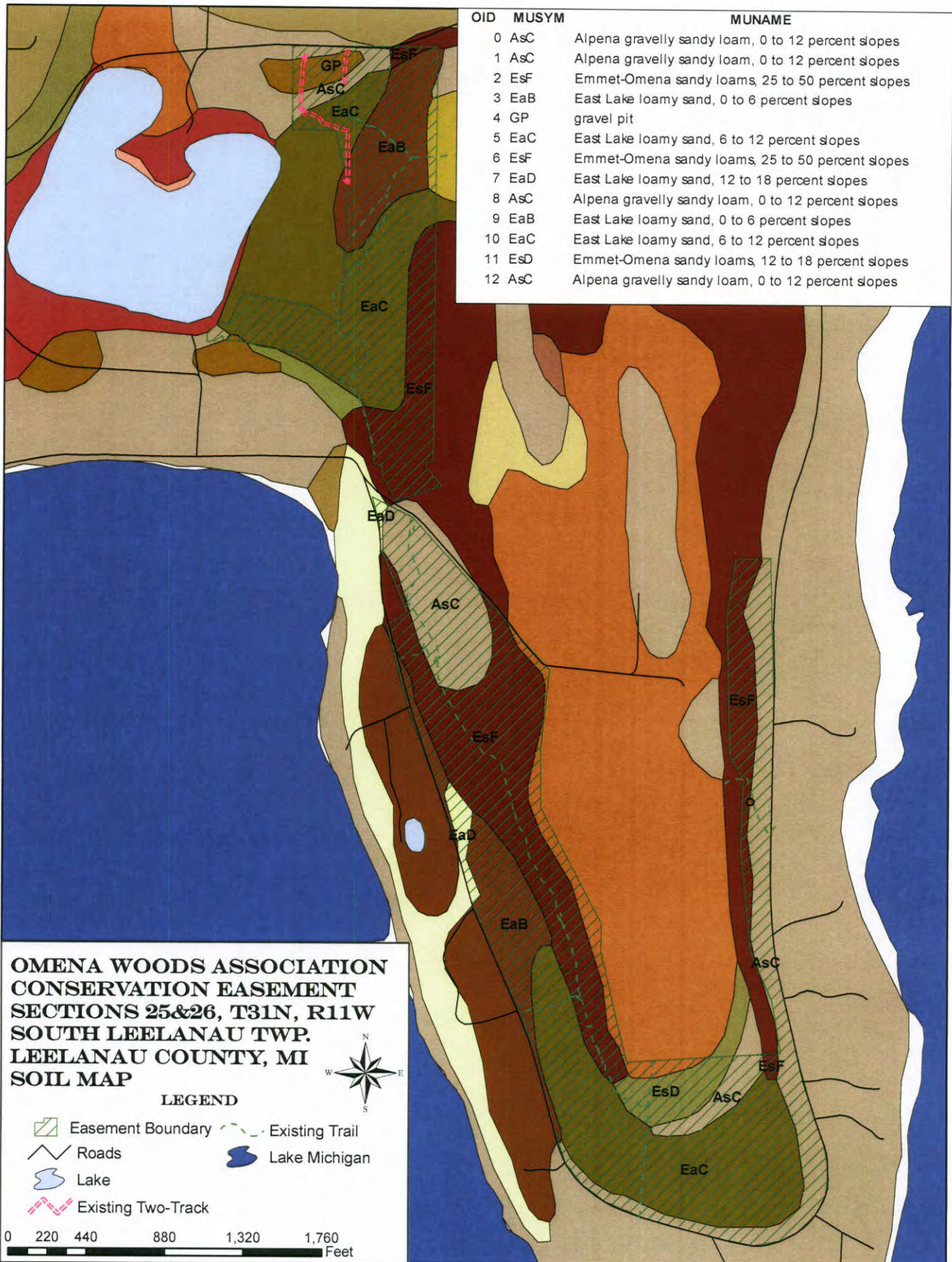
OMENA WOODS ASSOCIATION
 CONSERVATION EASEMENT
 SECTIONS 25&26, T31N, R11W
 SOUTH LEELANAU TWP.
 LEELANAU COUNTY, MI
 TOPOGRAPHY MAP

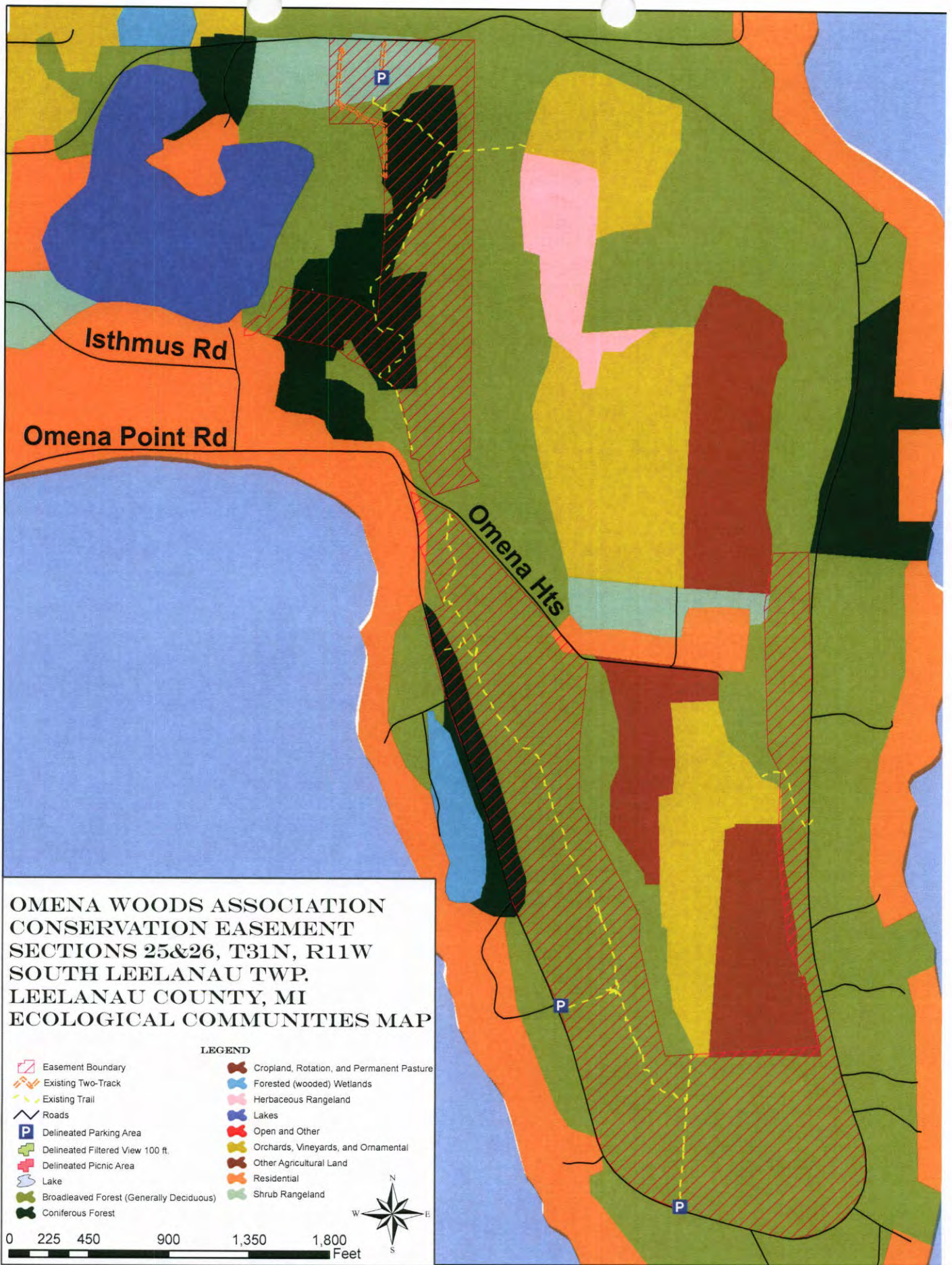


LEGEND

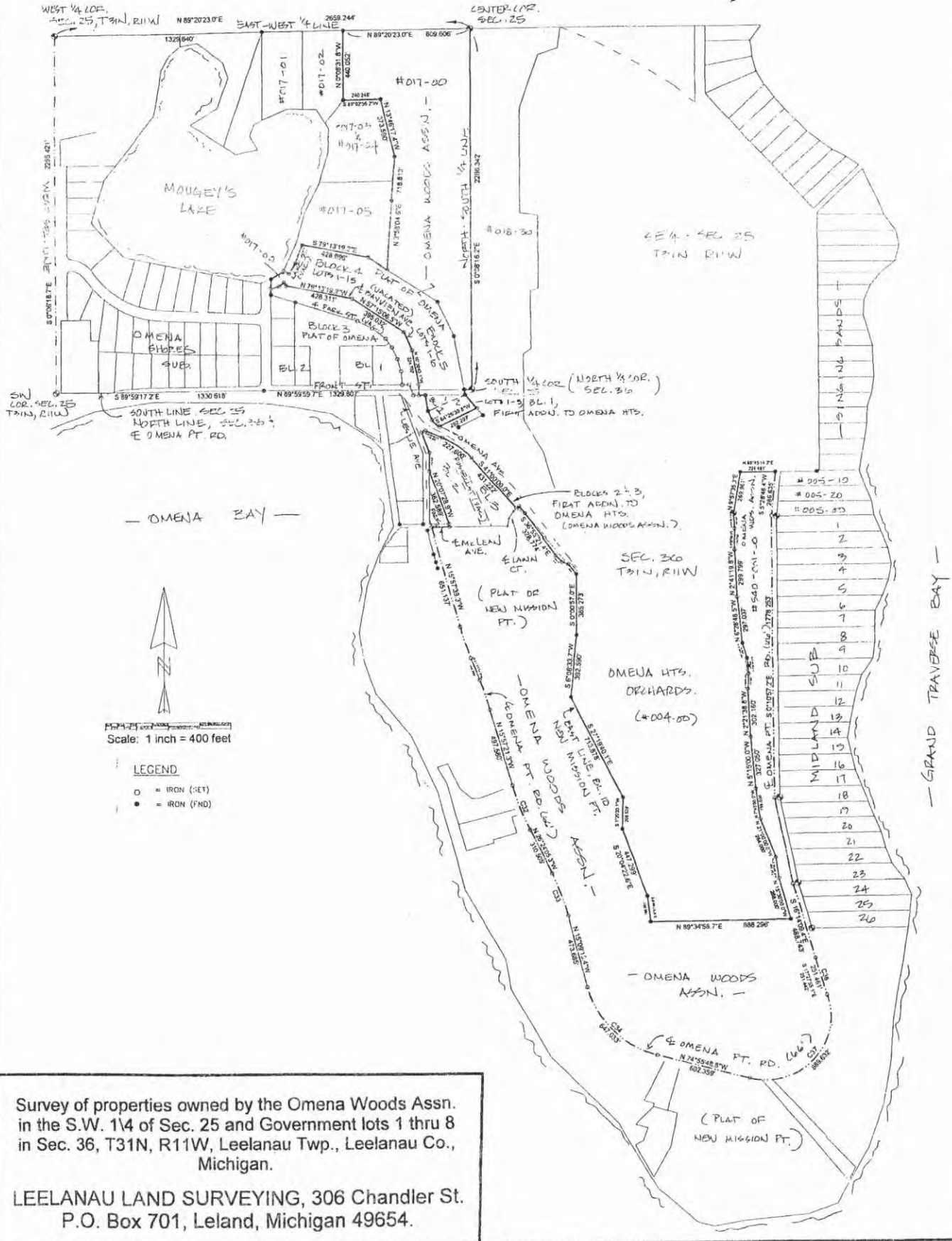
- 590 Easement Boundary
- 623 Roads
- 656 Lake
- 688 Existing Two-Track
- Existing Trail
- Lake Michigan







Omena Woods Association



Leelanau Land Surveying, PLLC
 P. O. Box 701
 Leland, MI 49654
 Ph. (231) 256-7352
 Fax (231) 256-2265

OMENA WOODS ASSOCIATION
 LEGAL DESCRIPTION
 (as surveyed)

A part of the Plat of Omena, part of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 25, and part of the plat of First Addition to Omena Heights in Section 36, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, more fully described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 25; thence, along the South section line, S89°57'40"W 50.21 feet to the East boundary of Terrace Ave. (now vacated) of the Plat of Omena; thence, along said East boundary, S10°22'49"E 33.50 feet to the Northeast corner of the plat of First Addition to Omena Heights; thence, along the Easterly boundary of said plat, S40°59'32"E 116.00 feet to the South line of Lot 3, Block 4 of said plat; thence, along said South line, S64°26'40"W 262.30 feet to the Easterly boundary of Omena Ave.; thence, along said Easterly boundary along a 138.59 foot radius curve to the right, 63.50 feet (Delta=26°15'08", Chord=N 49°22'41"W 62.95 feet); thence, continuing along said Easterly boundary, N23°17'25"W 62.31 feet; thence, continuing along said Easterly boundary, N09°59'00"W 104.06 feet to the South boundary of Front Street; thence, along said South boundary, West 40.90 feet to the centerline of vacated Bayview Ave. extended; thence, along said vacated centerline, North 66.00 feet; thence, continuing along said vacated centerline for the following 4 courses; thence N10°30'43"W 224.70 feet; thence N24°59'38"W 124.18 feet; thence N57°15'06"W 395.03 feet; thence N79°13'19"W 428.31 feet; thence N 37°33'20"W 25.00 feet to the centerline of vacated Terrace Ave.; thence, along said vacated centerline, S52°26'40"W 39.79 feet; thence, continuing along said vacated centerline, S74°47'25"W 54.05 feet to the East boundary of Lake Street; thence, along said East boundary, N00°09'13"W 63.04 feet (recorded as N00°08'13"W 36.03 feet) to a shoreline traverse along Moughey's Lake; thence, along said shoreline traverse, N59°49'13"E 90.40 feet (recorded as N59°09'22"E 90.84 feet); thence, along said shoreline traverse, N25°06'51"E 9.16 feet; thence S64°51'56"E 38.19 feet (recorded as S64°53'21"E 38.18 feet); thence, along the Westerly boundary of the Plat of Omena, N31°59'08"E 74.74 feet (recorded as N32°00'00"E 74.72 feet); thence, along said Westerly boundary, N22°15'29"E 124.03 feet (recorded as N22°15'00"E 124.00 feet); thence, along the North boundary of said plat, S79°13'19"E 428.10 feet (recorded as S79°15'00"E 428.00 feet); thence, along said North boundary, S57°15'06"E 146.67 feet (recorded as S57°15'00"E); thence N03°58'05"E 718.81 feet (recorded as N03°56'24"E 718.87 feet); thence N13°46'17"W 373.59 feet (recorded as N13°47'04"W 373.55 feet); thence S89°02'56"W 240.25 feet (recorded as S89°02'56"E); thence N00°08'32"W 440.05 feet (recorded as N00°08'13"W 440.00 feet) to the East-West $\frac{1}{4}$ line of Section 25; thence, along said $\frac{1}{4}$ line, N89°20'23"E 809.61 feet (recorded as 809.53 feet) to the North-South $\frac{1}{4}$ line of said section;

OMENA WOODS LEGAL DESCRIPTION (con't)

thence, along said $\frac{1}{4}$ line, S00°08'16"E 2286.34 feet (recorded as 2286.23 feet) to the POINT OF BEGINNING. Containing 34.23 acres of land.

Together with riparian rights of record to the waters of Moughey's Lake, if any.

Subject to and together with all agreements, easements, and restrictions of record, if any.

Job 04032

OMENA WOODS ASSOC. LEGAL DESCRIPTION

ALSO, all of Blocks 2 and 3 of the Plat of the First Addition to Omena Heights, and part of Section 36, Town 31 North, Range 11 West, Leelanau Township, Leelanau County, Michigan, more fully described as follows:

Commencing at the North $\frac{1}{4}$ corner of said Section 36; thence, along the North line of said section, West 255.02 feet; thence South 874.82 feet to the POINT OF BEGINNING, also being a point at the intersection of the centerline of Omena Point Road and the South line of the First Addition to Omena Heights (a.k.a. McLean Avenue of said plat); thence, along the centerline of McLean Avenue, N89°44'53"E 110.07 feet; thence N00°15'07"W 20.00 feet to the East boundary of the Park of First Addition to Omena Heights; thence, along said East boundary, N20°07'29"W 362.59 feet (recorded as N20°40'W 364.0 feet) to the Easterly boundary of Omena Pt. Road (platted as Leslie Avenue); thence, along said Easterly boundary, N00°02'28"E 115.83 feet (recorded as North 116.6 feet); thence, continuing along said Easterly boundary, N20°30'50"W 139.50 feet; thence, along the Northerly boundary of Block 2 of said First Addition, N69°29'10"E 25.00 feet; thence, continuing along said Northerly boundary, S68°00'00"E 116.22 feet; thence, along the Northerly and Easterly boundary of Block 3 of said plat, along a 482.98 foot radius curve to the right, 227.60 feet (Delta=27°00'00", Chord=S54°30'00"E 225.50 feet); thence, along the East boundary of Block 3 and the West right of way of Omena Ave. (a.k.a. Omena Hts. Rd.), S41°00'00"E 431.22 feet to the centerline of Lawn Court of the plat of New Mission; thence, along said centerline, N48°00'00"E 20.00 feet; thence S41°00'00"E 58.00 feet along the extended centerline Northeasterly line of Block 1 of the Plat of New Mission Point to the Northeasterly corner of Lot 1, Block 1 of said plat; thence; along the Southwesterly side of Omena Avenue, as constructed (per Liber 253, Page 817), S36°55'21"E 328.77 feet (recorded as S 37°20'E 329.84 feet); thence S45°03'30"E 60.64 feet along said Southwest side; thence S69°17'30"E 40.27 feet along the Northerly side of Richmond Ave.; thence S41°00'00"E 85.30 feet to the Easterly boundary of Block 1 of the plat of New Mission Point; thence, along said East boundary for the next 6 courses: thence S00°00'57"E 385.27 feet (recorded as South 384.76 feet); thence S06°08'34"W 392.59 feet (recorded as S06°15'W 387.22 feet); thence S27°19'40"E 713.88 feet (recorded S27°15'E 713.87 feet); thence S01°20'33"W 208.54 feet (recorded as S00°30'00"W 208.19 feet); thence S20°04'23"E 447.30 feet (recorded as S19°45'00"E 447.73 feet); thence S06°57'59"E 165.00 feet (recorded as S07°15'E 165.00 feet) to the Southeast corner of said Block 10; thence N89°34'59"E 888.30 feet (recorded as East 889.00 feet); thence N15°30'00"W 268.00 feet; thence N09°00'00"W 132.00 feet; thence N21°00'00"W 264.00 feet; thence N07°45'00"W 198.00 feet; thence N05°15'00"W 327.05 feet; thence N02°21'39"W 302.16 feet (recorded as N03°55'W 304.70 feet); thence N01°55'00"E 100.00 feet; thence N03°56'09"W 93.90 feet (recorded as N09°02'W 93.90 feet); thence N16°56'41"W 99.85 feet (recorded as N17°26'W 99.90 feet); thence N06°28'49"W 297.04 feet (recorded as N5°55'W 315.60 feet); thence N02°41'20"W 299.80 feet (recorded as N02°41'20"W 299.80 feet); thence North 125.00 feet; thence N05°00'00"W 100.36 feet; thence N09°57'35"E 269.96 feet along a monumented line; thence, N89°45'14"E 224.48 feet (recorded as N89°26'20"E 224.48 feet) to the centerline of Omena Point Road; thence, along said centerline for the following 17 courses: thence S05°28'46"W 286.63 feet;

OMENA WOODS ASSOC. LEGAL DESCRIPTION (con't)

thence $S00^{\circ}10'57''E$ 1778.25 feet; thence $S11^{\circ}25'00''E$ 559.22 feet; thence $S16^{\circ}14'09''E$ 488.74 feet; thence, along the arc of a 5860.09 foot radius curve to the left, 251.46 feet (Delta= $2^{\circ}27'31''$, Chord= $S17^{\circ}27'55''E$ 251.44 feet); thence, along the arc of a 411.85 foot radius curve to the right, 889.63 feet (Delta= $123^{\circ}45'52''$, Chord= $S43^{\circ}11'16''W$ 726.49 feet); thence $N74^{\circ}55'49''W$ 602.36 feet; thence, along the arc of a 620.19 foot radius curve to the right, 647.03 feet (Delta= $59^{\circ}46'32''$, Chord= $N45^{\circ}02'32''W$ 618.08 feet); thence $N15^{\circ}09'15''W$ 473.69 feet; thence, along the arc of a 1447.19 foot radius curve to the left, 284.08 feet (Delta= $11^{\circ}14'50''$, Chord= $N20^{\circ}46'40''W$ 283.63 feet); thence $N26^{\circ}24'05''W$ 310.50 feet; thence, along the arc of a 1700.07 foot radius curve to the right, 309.94 feet (Delta= $10^{\circ}26'44''$, Chord= $N21^{\circ}10'43''W$ 309.51 feet); thence $N15^{\circ}57'21''W$ 497.58 feet; thence, along the arc of a 2043.33 foot radius curve to the left, 199.84 feet (Delta= $5^{\circ}36'13''$, Chord= $N18^{\circ}45'28''W$ 199.76 feet); thence, $N21^{\circ}33'34''W$ 144.77 feet; thence, along the arc of a 2157.64 foot radius curve to the right, 210.83 feet (Delta= $5^{\circ}35'55''$, Chord= $N18^{\circ}45'37''W$ 210.75 feet); thence $N15^{\circ}57'39''W$ 651.14 feet to the POINT OF BEGINNING. Containing 82.77 acres of land.

Subject to the rights of the public over and across Omena Point Road.

Subject to and together with all agreements, easements, and restrictions of record, if any.

Record legal description from Warranty Deed recorded in Liber 235, Page 603.

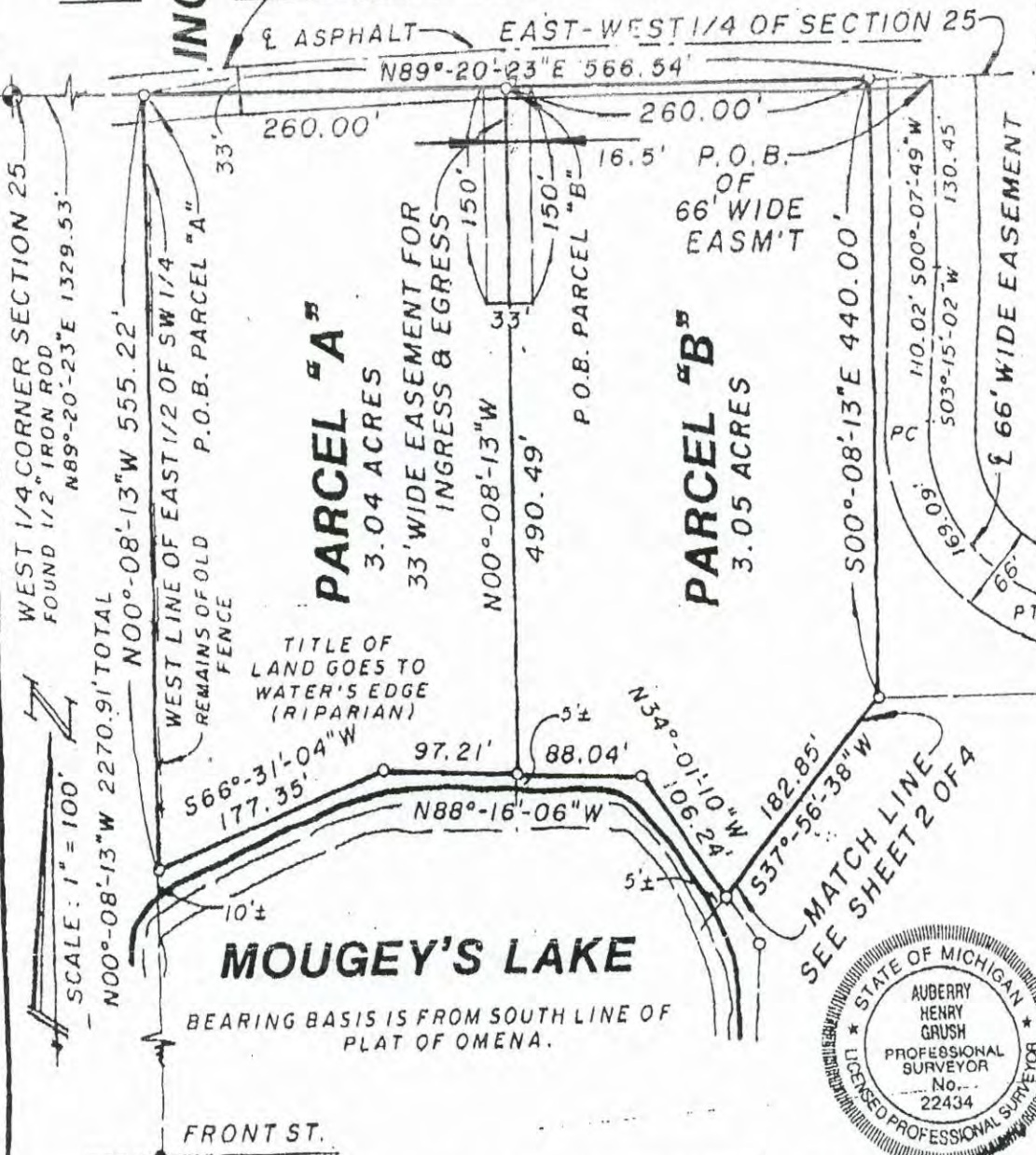
Job 04032

CERTIFICATE OF SURVEY

SECTION 25 T31N R11W

INGALLS

OMENA POINT RD.(66') PUBLIC



SCALE: 1" = 100'

BEARING BASIS IS FROM SOUTH LINE OF PLAT OF OMENA.



- LEGEND**
- = iron set
 - = iron found
 - ⊙ = monument set
 - ⊙ = monument found
 - △ = nail set
 - △ = nail found
 - = set
 - = found
 - (R) = measured
 - (M) = measured

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE HEREOF DESCRIBED PARCELS OF LAND; THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS IS 1 IN 5,000+ AND WITHIN THE ACCEPTED LIMITS; AND THAT I HAVE FULLY COMPLIED WITH THE REGULATIONS OF SECTION 13, ACT #137, P.A. 1970.

Auberry H. Grush
Auberry H. (Hank) Grush
Licensed Land Surveyor #22434

Date 7-21-99

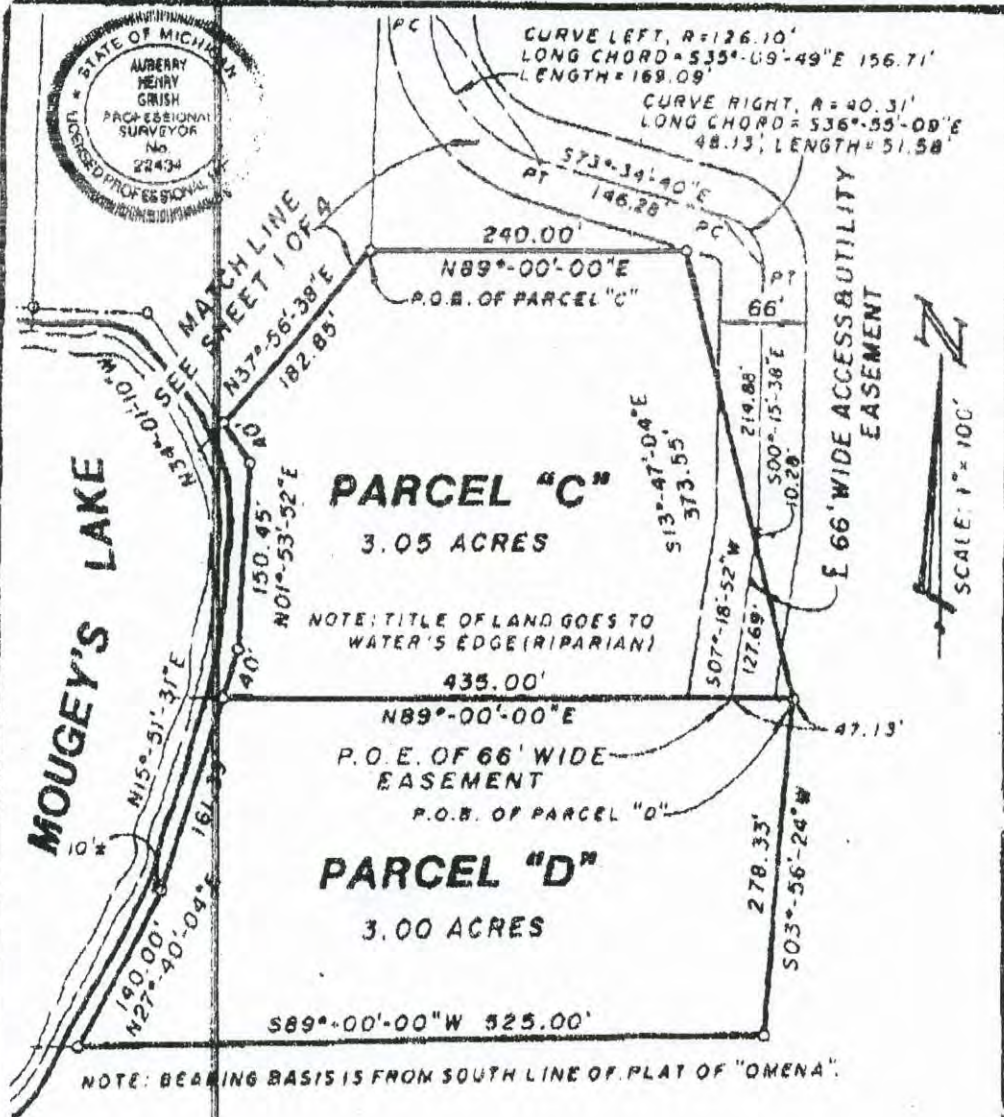


Drawn by: HG
Checked by: D
Date: 6-15-99
Scale: 1"=100'
Sheet: 1 of 5

MAP OF BOUNDARY SURVEY FOR:
N. MICHIGAN LAND BROKERS
A PART OF THE EAST 1/2 OF THE
SW 1/4 OF SECTION 25, T31N, R11W
LEELANAU TWP, LEELANAU CO., MI.

GRUSH SURVEYING & MAPPING
111 Wakulat Drive
Traverse City, Michigan 49688
Telephone: (616) 947-3428

EXHIBIT B CERTIFICATE OF SURVEY

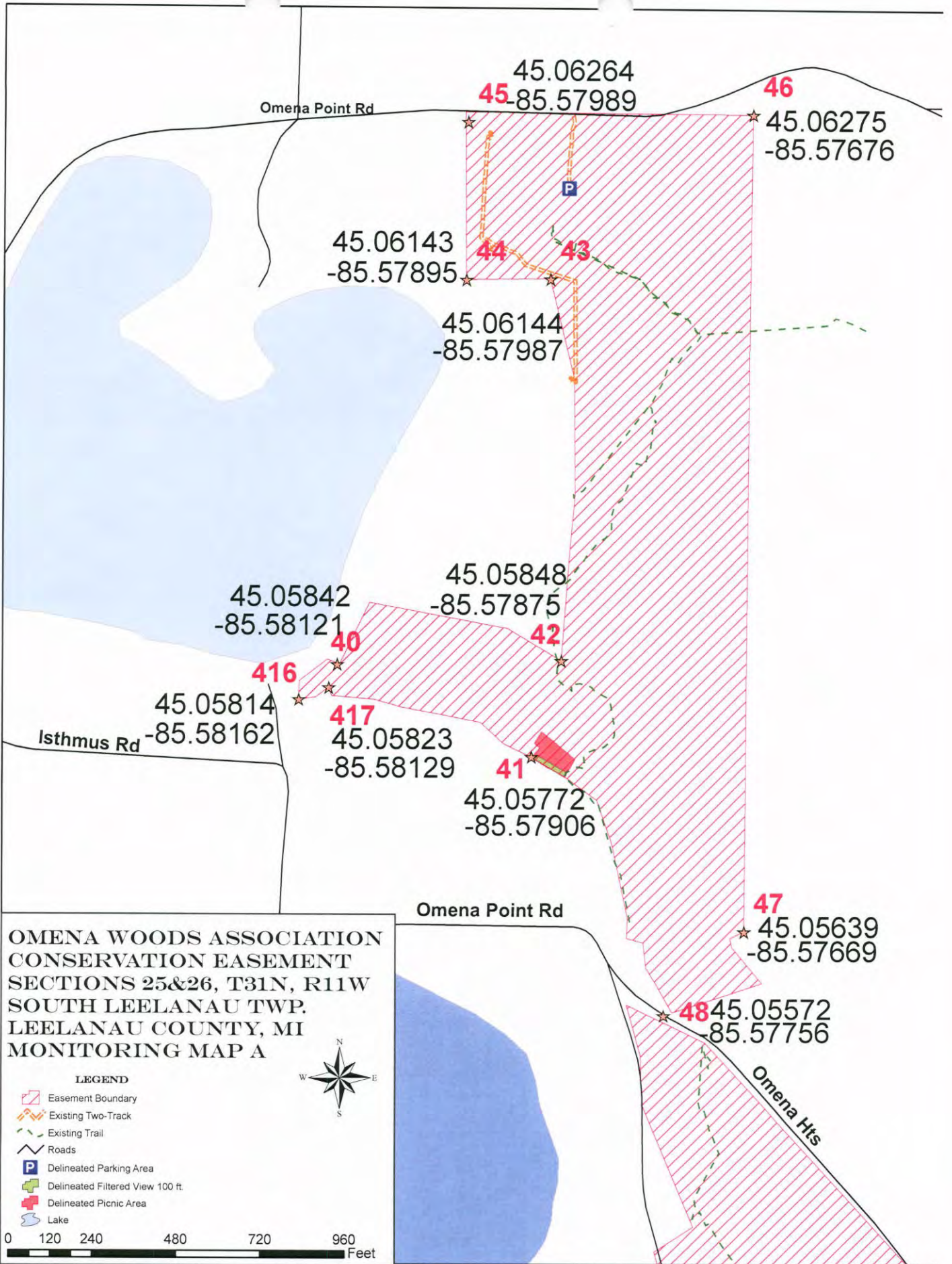


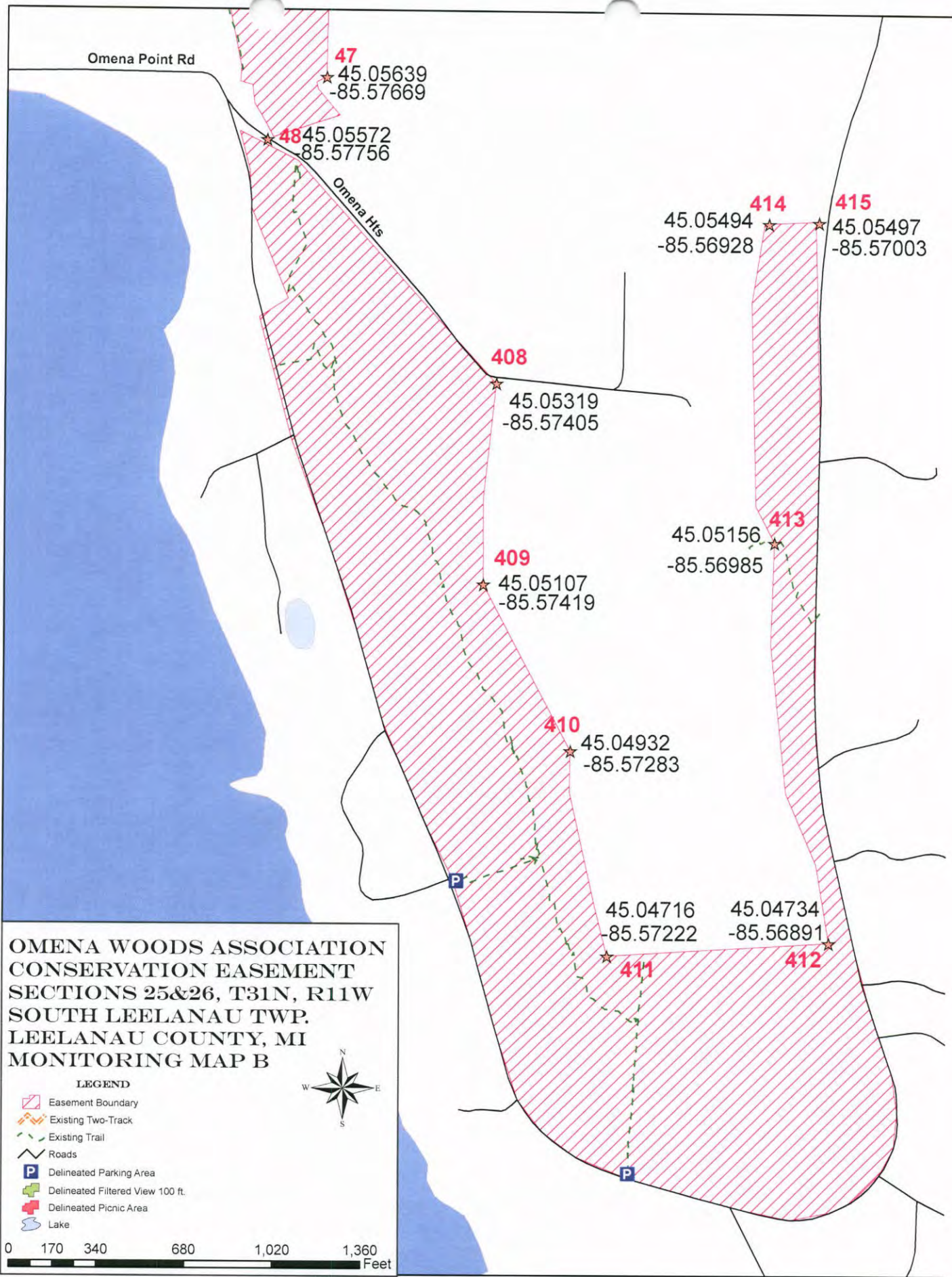
Drawn by: HG
 Checked by: DL
 Date: 6-15-99
 Scale: 1" = 100'
 Sheet: 2 of 3

MAP OF BOUNDARY SURVEY FOR:
N. MICHIGAN LAND BROKERS
 A PART OF THE EAST 1/2 OF THE
 SW 1/4 OF SECTION 25, T31N, R11W
 LEE ANA U TWP, LEE LANAU CO., MI.

GRUSH SURVEYING & MAPPING
 111 Wakulat Drive
 Traverse City, Michigan 49686
 Telephone: (616) 947-3426

JOB NO. 99024





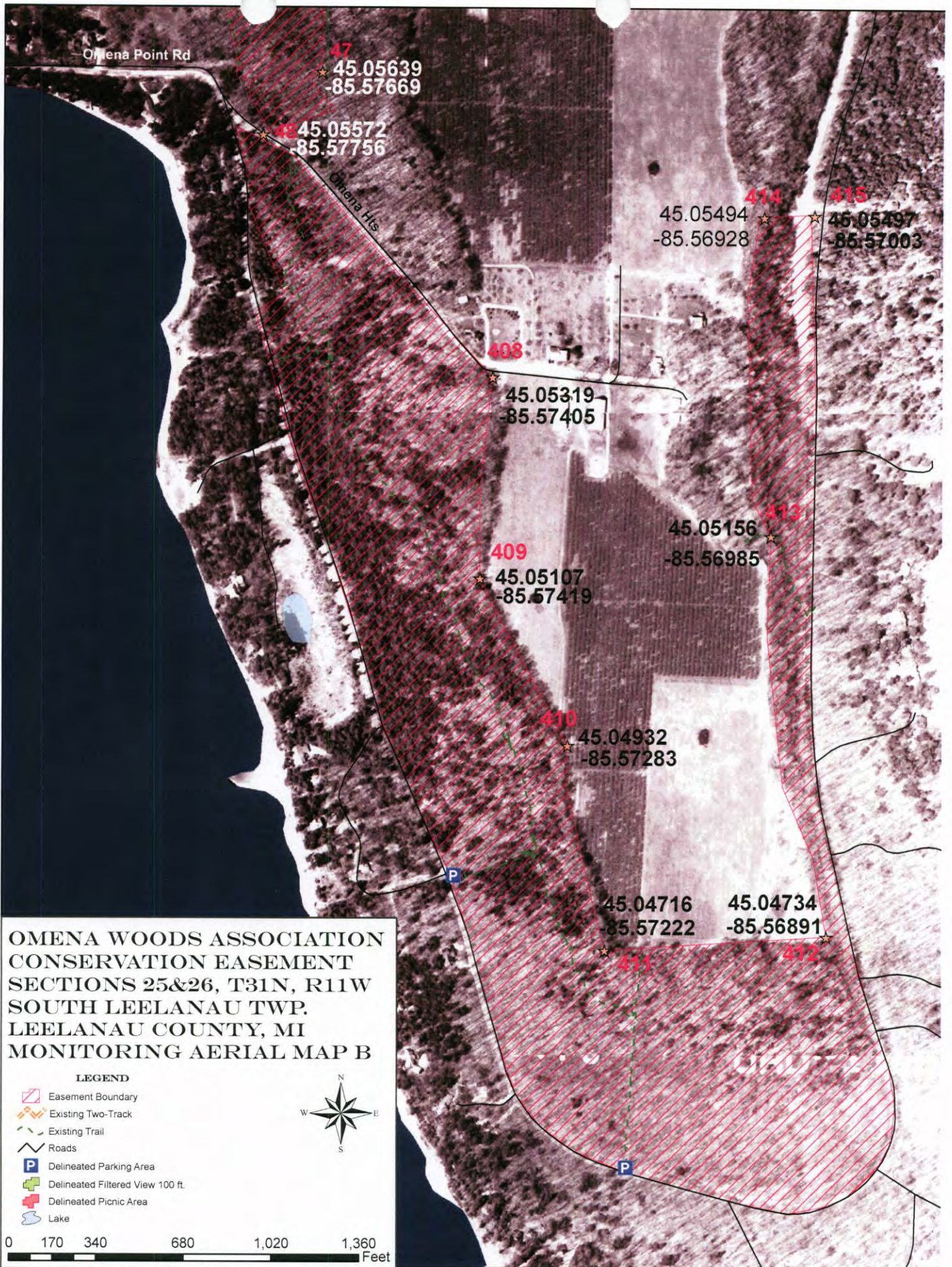
**OMENA WOODS ASSOCIATION
 CONSERVATION EASEMENT
 SECTIONS 25&26, T31N, R11W
 SOUTH LEELANAU TWP.
 LEELANAU COUNTY, MI
 MONITORING MAP B**

LEGEND

- Easement Boundary
- Existing Two-Track
- Existing Trail
- Roads
- Delineated Parking Area
- Delineated Filtered View 100 ft.
- Delineated Picnic Area
- Lake









0 170 340 680 1,020 1,360 Feet

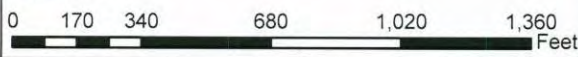




**OMENA WOODS ASSOCIATION
 CONSERVATION EASEMENT
 SECTIONS 25&26, T31N, R11W
 SOUTH LEELANAU TWP.
 LEELANAU COUNTY, MI
 MONITORING AERIAL MAP B**

LEGEND

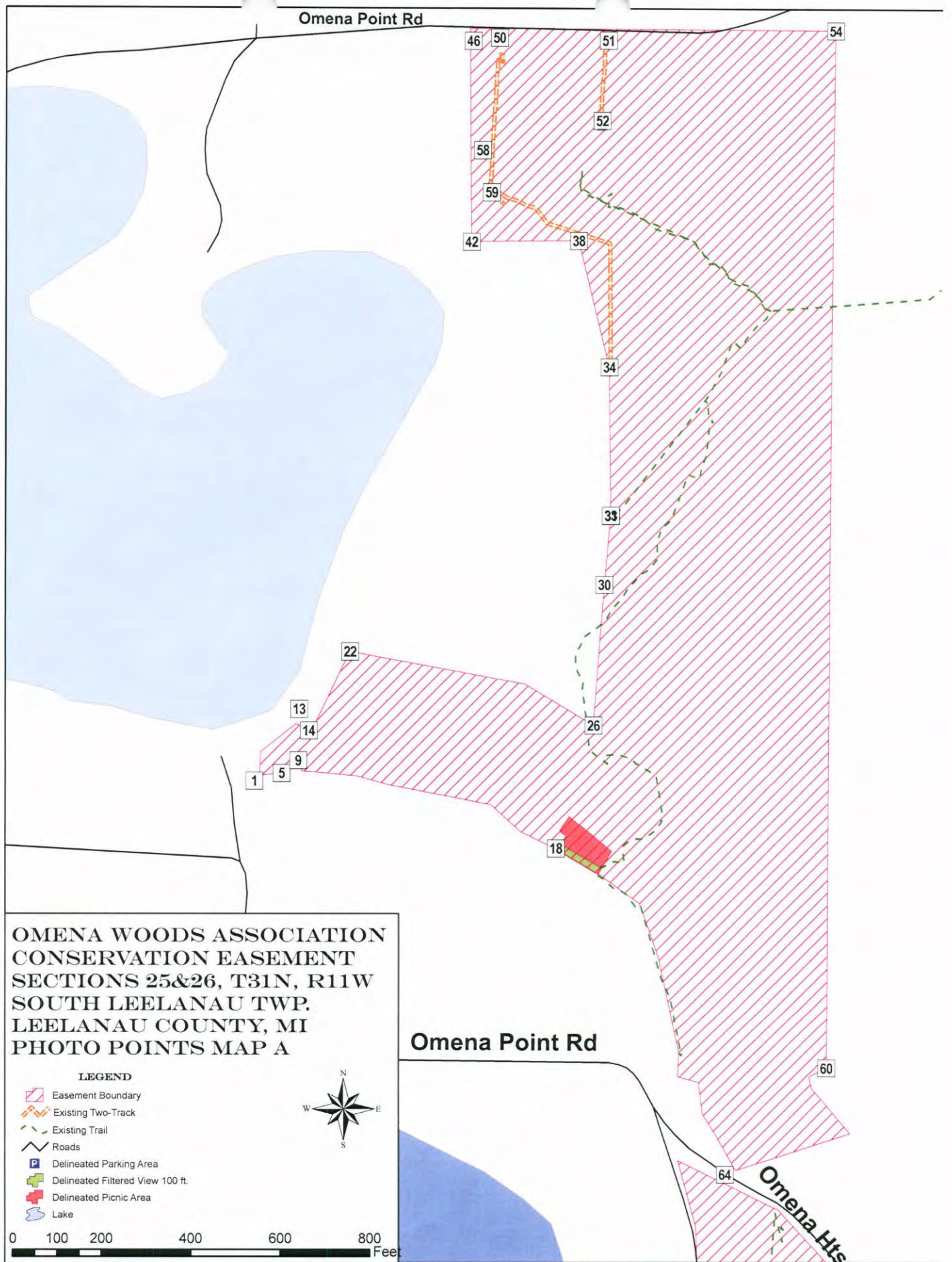
-  Easement Boundary
-  Existing Two-Track
-  Existing Trail
-  Roads
-  Delineated Parking Area
-  Delineated Filtered View 100 ft.
-  Delineated Picnic Area
-  Lake

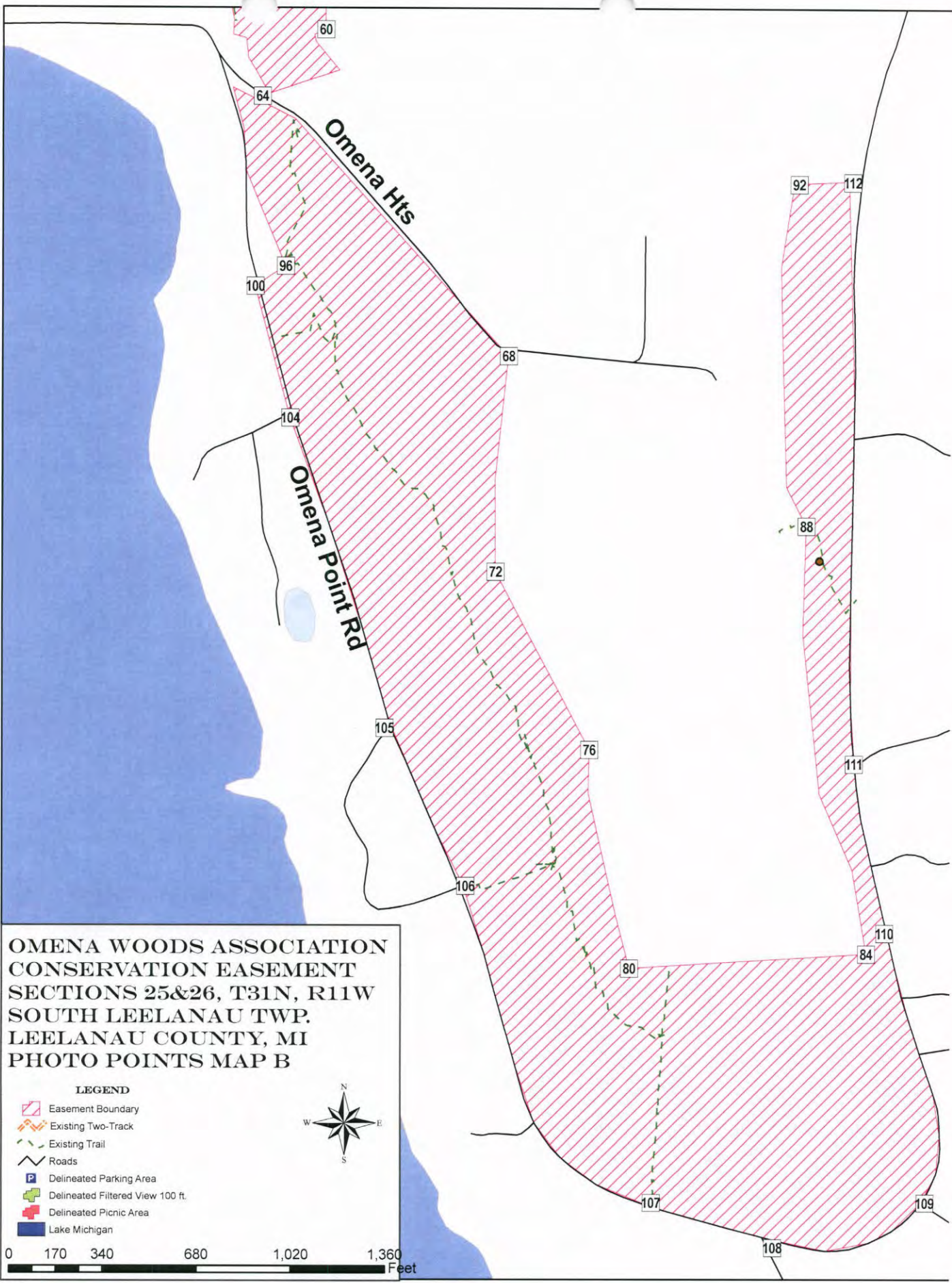


Appendix B

PHOTO DOCUMENTATION

1. Photo Location Maps A & B
2. Photos





**OMENA WOODS ASSOCIATION
 CONSERVATION EASEMENT
 SECTIONS 25&26, T31N, R11W
 SOUTH LEELANAU TWP.
 LEELANAU COUNTY, MI
 PHOTO POINTS MAP B**

LEGEND

- Easement Boundary
- Existing Two-Track
- Existing Trail
- Roads
- Delineated Parking Area
- Delineated Filtered View 100 ft.
- Delineated Picnic Area
- Lake Michigan

N
 E
 S
 W

0 170 340 680 1,020 1,360
 Feet



PHOTO POINT 1 (Stake 416): From the section along Mougey Lake, looking N out of the easement to Mougey Lake.



PHOTO POINT 2 (Stake 416): From the section along Mougey Lake, looking E along the easement.



PHOTO POINT 3 (Stake 416): From the section along Mougey Lake, looking S out of the easement.



PHOTO POINT 4 (Stake 416): From the section along Mougey Lake, looking W out of the easement.



PHOTO POINT 5: From the section near Mougey Lake,
looking N into the easement.



PHOTO POINT 6: From the section near Mougey Lake,
looking E along the easement.



PHOTO POINT 7: From the section near Mougey Lake,
looking S out of the easement.



PHOTO POINT 8: From the section near Mougey Lake,
looking W along the easement.



PHOTO POINT 9 (Stake 417): From the section near Mougey Lake,
looking N out of the easement.



PHOTO POINT 10 (Stake 417): From the section near Mougey Lake,
looking E along the easement.



PHOTO POINT 11 (Stake 417): From the section near Mougey Lake, looking S into the easement.



PHOTO POINT 12 (Stake 417): From the section near Mougey Lake, looking W out of the easement.



PHOTO POINT 13: From along Mougey lake, a view of the whole 100 feet of protected shoreline.



PHOTO POINT 14 (Stake 40): From the shoreline of Mougey Lake, looking N along the easement.



PHOTO POINT 15 (Stake 40): From the shoreline of Mougey Lake, looking E into the easement.



PHOTO POINT 16 (Stake 40): From the shoreline of Mougey Lake, looking S into the easement.



PHOTO POINT 17 (Stake 40): From the shoreline of Mougey Lake, looking W out of the easement.



PHOTO POINT 18 (Stake 41): From E edge of the delineated picnic area, looking N into the easement.



PHOTO POINT 19 (Stake 41): From E edge of the delineated picnic area,
looking E along the easement.



PHOTO POINT 20 (Stake 41): From E edge of the delineated picnic area,
looking S out of the easement.



PHOTO POINT 21 (Stake 41): From E edge of the delineated picnic area,
looking W along the easement.



PHOTO POINT 22: From about 50 ft inland from Mougey Lake,
looking N out of the easement.



PHOTO POINT 23: From about 50 ft inland from Mougey Lake, looking E along the easement.



PHOTO POINT 24: From about 50 ft inland from Mougey Lake, looking S into the easement.



PHOTO POINT 25: From about 50 ft inland from Mougey Lake, looking W out of the easement to Mougey Lake.



PHOTO POINT 26 (Stake 42): From W edge near Mougey Lake, looking N along the easement.



PHOTO POINT 27 (Stake 42): From W edge near Mougey Lake,
looking E into the easement.



PHOTO POINT 28 (Stake 42): From W edge near Mougey Lake,
looking S into the easement.



PHOTO POINT 29 (Stake 42): From W edge near Mougey Lake, looking W along the easement.



PHOTO POINT 30: From along W edge near Mougey Lake, looking S at the open meadow environment within the easement.



PHOTO POINT 31: From along W edge, looking E into the easement.



PHOTO POINT 32: From along W edge, looking W out of the easement.



PHOTO POINT 33: From along W edge, looking E into the easement at the walking trail.



PHOTO POINT 34: From along W edge, looking N at the existing road easement.



PHOTO POINT 35: From along W edge, looking E into the easement.

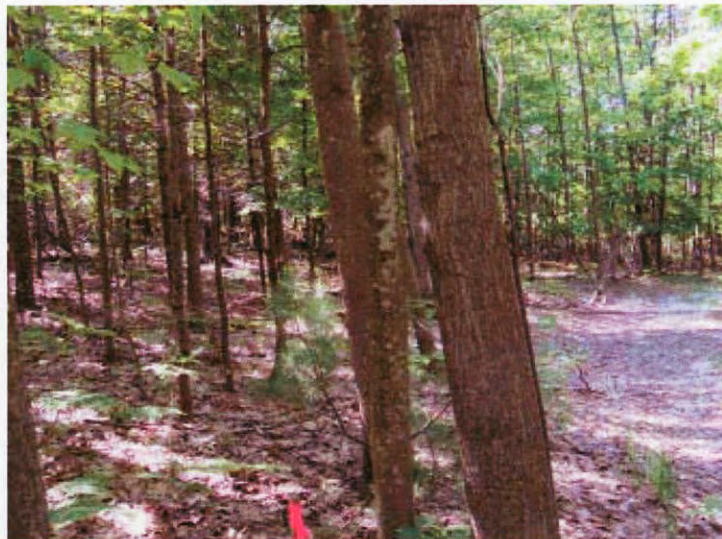


PHOTO POINT 36: From along W edge, looking S along the easement.



PHOTO POINT 37: From along W edge, looking W out of the easement.



PHOTO POINT 38: (Stake 43) From along W edge on a property corner, looking N into the easement.



PHOTO POINT 39: (Stake 43) From along W edge on a property corner, looking E into the easement.



PHOTO POINT 40: (Stake 43) From along W edge on a property corner, looking S along the easement.



PHOTO POINT 41: (Stake 43) From along W edge on a property corner,
looking W along the easement.



PHOTO POINT 42: (Stake 44) From along W edge,
looking N along the easement.



PHOTO POINT 43: (Stake 44) From along W edge,
looking E along the easement.

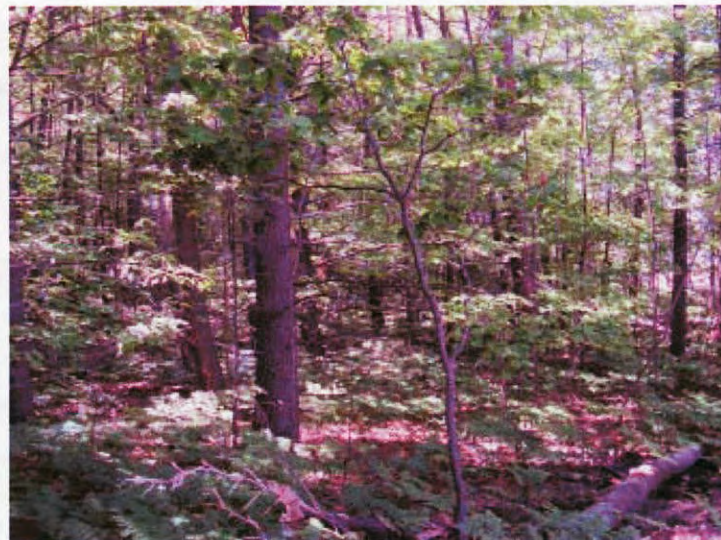


PHOTO POINT 44: (Stake 44) From along W edge,
looking S out of the easement.



PHOTO POINT 45: (Stake 44) From along W edge,
looking W out of the easement at the neighbors house.



PHOTO POINT 46: (Stake 45) From along NW edge along Omena Point Road,
looking N out of the easement.



PHOTO POINT 47: (Stake 45) From along NW edge along Omena Point Road, looking E along the easement.



PHOTO POINT 48: (Stake 45) From along NW edge along Omena Point Road, looking S into the easement.



PHOTO POINT 49: (Stake 45) From along NW edge along Omena Point Road, looking W out of the easement.



PHOTO POINT 50: From along N edge along Omena Point Road, looking S into the easement and down the existing 2-track.



PHOTO POINT 51: From along N edge along Omena Point Road, looking S into the easement and down the existing 2-track leading to the abandoned gravel pit.



PHOTO POINT 52: From within the abandoned gravel pit, looking E.



PHOTO POINT 53: From within the abandoned gravel pit,
looking W.

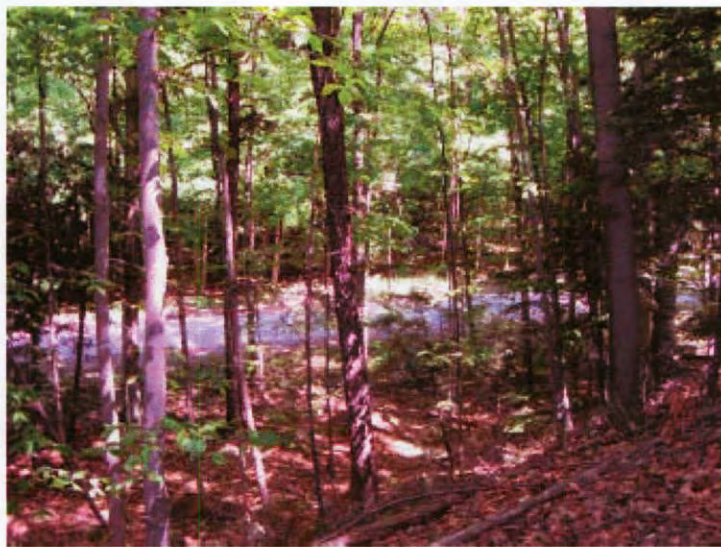


PHOTO POINT 54 (Stake 46): From the N boundary, 20 ft of Omena Point Road and onto of the
hill, looking N out of the easement.



PHOTO POINT 55 (Stake 46): From the N boundary, 20 ft of Omena Point Road and onto of the hill, looking E out of the easement.



PHOTO POINT 56 (Stake 46): From the N boundary, 20 ft of Omena Point Road and onto of the hill, looking S into the easement.



PHOTO POINT 57 (Stake 46): From the N boundary, 20 ft of Omena Point Road and onto of the hill, looking W along the easement.



PHOTO POINT 58: From within the easement near Stake 42, looking E at recent excavation and two trees down.



PHOTO POINT 59: From within the easement near Stake 42, looking W at recent excavation of a new road spur by the house.



PHOTO POINT 60 (Stake 47): From the SE corner, next to a monument marker, looking N along the easement.



PHOTO POINT 61 (Stake 47): From the SE corner, next to a monument marker, looking E out of the easement.



PHOTO POINT 62 (Stake 47): From the SE corner, next to a monument marker, looking S out of the easement.



PHOTO POINT 63 (Stake 47): From the SE corner, next to a monument marker, looking W into the easement.

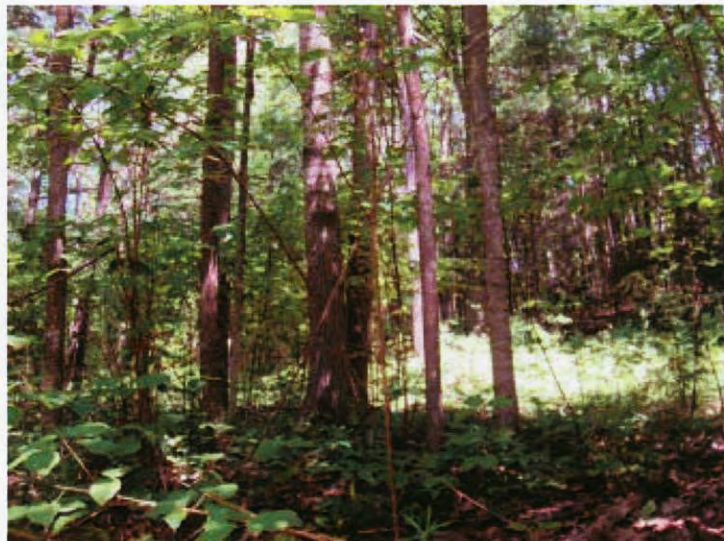


PHOTO POINT 64 (Stake 48): From the SW corner, N of Omena Heights Road, looking N along the easement.



PHOTO POINT 65 (Stake 48): From the SW corner, N of Omena Heights Road, looking E along the easement.



PHOTO POINT 66 (Stake 48): From the SW corner, N of Omena Heights Road, looking S across the road and into the southern section of the easement.



PHOTO POINT 67 (Stake 48): From the SW corner, N of Omena Heights Road, looking W out of the easement.



PHOTO POINT 68 (Stake 408): From the NW corner, within the center of Omena Point, looking N out of the easement.



PHOTO POINT 69 (Stake 408): From the NW corner, within the center of Omena Point, looking E out of the easement.



PHOTO POINT 70 (Stake 408): From the NW corner, within the center of Omena Point, looking S along the easement.



PHOTO POINT 71 (Stake 408): From the NW corner, within the center of Omena Point, looking W into the easement.



PHOTO POINT 72 (Stake 409): From within the center of Omena Point, next to a metal rod, looking N along the easement.



PHOTO POINT 73 (Stake 409): From within the center of Omena Point, next to a metal rod, looking E out of the easement.



PHOTO POINT 74 (Stake 409): From within the center of Omena Point, next to a metal rod, looking S along the easement.



PHOTO POINT 75 (Stake 409): From within the center of Omena Point, next to a metal rod, looking W into the easement.



PHOTO POINT 76 (Stake 410): From within the center of Omena Point, by a large boulder, looking NW along the easement.



PHOTO POINT 77 (Stake 410): From within the center of Omena Point,
by a large boulder, looking E out of the easement.

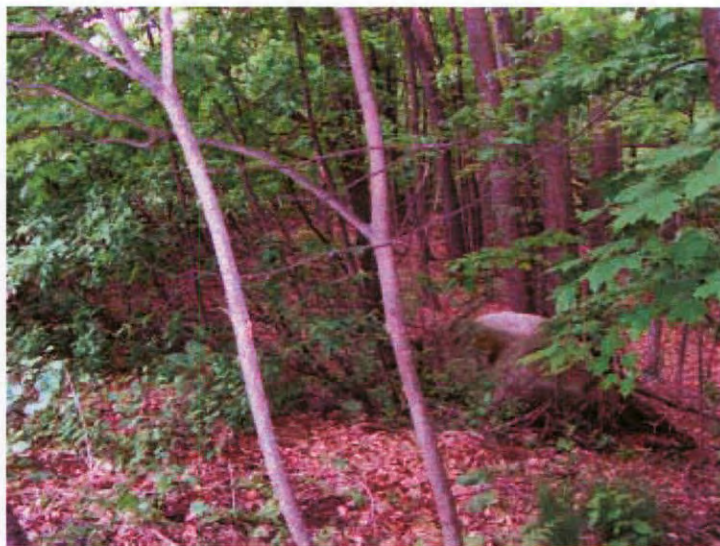


PHOTO POINT 78 (Stake 410): From within the center of Omena Point,
by a large boulder, looking S along the easement.



PHOTO POINT 79 (Stake 410): From within the center of Omena Point, by a large boulder, looking W into the easement.



PHOTO POINT 80 (Stake 411): From within the center of Omena Point, by a metal pipe in cement, looking N along the easement.



PHOTO POINT 81 (Stake 411): From within the center of Omena Point,
by a metal pipe in cement, looking E along the easement.

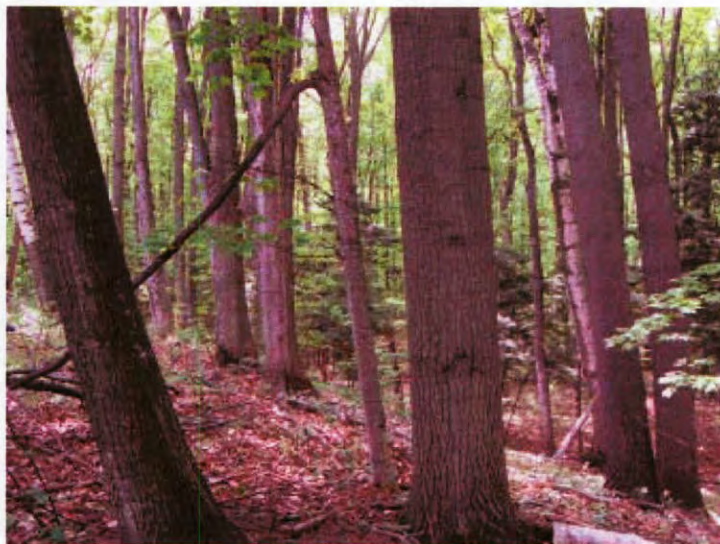


PHOTO POINT 82 (Stake 411): From within the center of Omena Point,
by a metal pipe in cement, looking S into the easement.



PHOTO POINT 83 (Stake 411): From within the center of Omena Point,
by a metal pipe in cement, looking W into the easement.



PHOTO POINT 84 (Stake 412): From within the center of Omena Point,
looking N along the easement.



PHOTO POINT 85 (Stake 412): From within the center of Omena Point,
looking E into the easement.



PHOTO POINT 86 (Stake 412): From within the center of Omena Point,
looking S into the easement.



PHOTO POINT 87 (Stake 412): From within the center of Omena Point, looking W along the easement.



PHOTO POINT 88 (Stake 413): From within the center of Omena Point, on the N bank of the steep trail, looking N along the easement.



PHOTO POINT 89 (Stake 413): From within the center of Omena Point,
on the N bank of the steep trail, looking E into the easement.

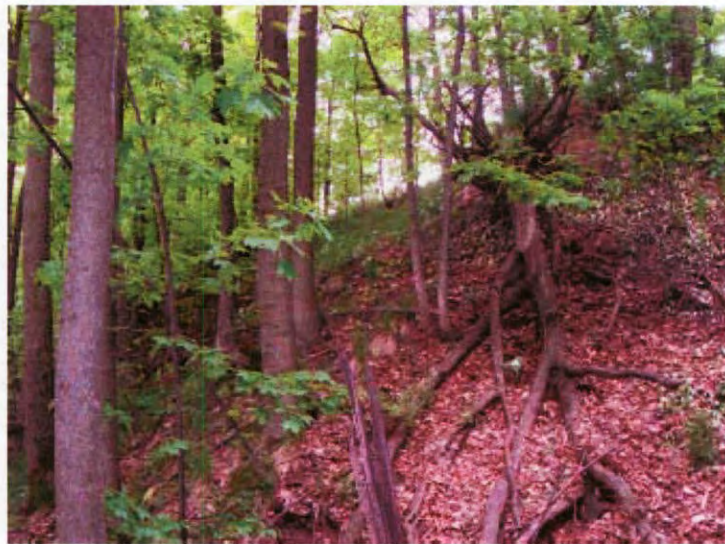


PHOTO POINT 90 (Stake 413): From within the center of Omena Point,
on the N bank of the steep trail, looking S along the easement.



PHOTO POINT 91 (Stake 413): From within the center of Omena Point, on the N bank of the steep trail, looking W out of the easement.



PHOTO POINT 92 (Stake 414): From within the center of Omena Point, looking N out of the easement.



PHOTO POINT 93 (Stake 414): From within the center of Omena Point,
looking E along the easement.



PHOTO POINT 94 (Stake 414): From within the center of Omena Point,
looking S along the easement.



PHOTO POINT 95 (Stake 414): From within the center of Omena Point, looking W out of the easement.



PHOTO POINT 96 : From a corner with in the woods, along Omena Point Road, looking N along the easement.



PHOTO POINT 97 : From a corner with in the woods, along Omena Point Road,
looking E into the easement.



PHOTO POINT 98 : From a corner with in the woods, along Omena Point Road,
looking S into the easement.



PHOTO POINT 99 : From a corner with in the woods, along Omena Point Road,
looking W along the easement.



PHOTO POINT 100 : From a corner next to Omena Point Road,
looking N out of the easement.



PHOTO POINT 101 : From a corner next to Omena Point Road,
looking E along the easement.



PHOTO POINT 102 : From a corner next to Omena Point Road,
looking S along the easement.



PHOTO POINT 103 : From a corner next to Omena Point Road,
looking W out of the easement.



PHOTO POINT 104 : From along Omena Point Road,
looking SE into the easement across from Fire Lane 3.



PHOTO POINT 105 : From along Omena Point Road,
looking E into the easement across from Fire Lane 4.



PHOTO POINT 106 : From along Omena Point Road, across from Fire Lane 5,
looking E into the easement at the trail head with sign.



PHOTO POINT 107 : From along Omena Point Road,
looking N into the easement at the second trail head with sign.



PHOTO POINT 108 : From along Omena Point Road, across from Fire Land 7,
looking NE into the easement.



PHOTO POINT 109 : From along Omena Point Road, across from Fire Land 8, looking N into the easement.



PHOTO POINT 110 : From along Omena Point Road, looking W into the easement at a corner post on top of the hill.



PHOTO POINT 111 : From along Omena Point Road,
looking W into the easement at an erosional feature and some trash.



PHOTO POINT 112 (Stake 415) : From along Omena Point Road, to the west of the ditch,
looking N into the easement.



PHOTO POINT 113 (Stake 415) : From along Omena Point Road, to the west of the ditch,
looking E out of the easement.



PHOTO POINT 114 (Stake 415) : From along Omena Point Road, to the west of the ditch,
looking S along the easement.



PHOTO POINT 115 (Stake 415) : From along Omena Point Road, to the west of the ditch, looking W along the easement.



COVER PHOTO: Yellow Lady Slipper flowers found along the trail near photo point 88.

Leelanau Conservancy Conservation Easement Fund Contribution Calculator

Easement Name: OMENA Woods AssociationAcreage: 110

Policy Statement: When the Leelanau Conservancy accepts the donation of a conservation easement, it also accepts a perpetual responsibility to uphold the terms of that easement. These responsibilities include the preparation of a report documenting the condition of the property at the time of donation, monitoring the easement at least once a year to ensure compliance, investigating all suspected violations of the easement terms, and enforcing the terms of the easement in case of violation. The "Endowment Need" figure at the bottom of this form is the amount of money the Conservancy needs to meet our responsibilities for this easement. We respectfully ask that you contribute as much to this total as you are able to help us protect this land forever. If you are unable to fund this endowment in full or part, the Conservancy is obligated to raise the additional funds to meet the endowment need.

Part A: Cost for the preparation of the Baseline Documentation Report¹\$ 940**Part B: Contribution to endowment to cover Monitoring costs²**Monitoring Need: \$ 4169

| Acreage | 0-20 mile round-trip | 20-40 mile round-trip | 40-60 mile round trip | 60-80 mile round-trip |
|---------|----------------------|-----------------------|-----------------------|-----------------------|
| 0-10 | \$1733 | \$2294 | \$2855 | \$3416 |
| 10-40 | \$2358 | \$2919 | \$3480 | \$4041 |
| 40-80 | \$2983 | \$3544 | \$4105 | \$4666 |
| 80-160 | \$3608 | \$4169 | \$4730 | \$5291 |
| 160-250 | \$4233 | \$4794 | \$5355 | \$5916 |
| 250-500 | \$4858 | \$5419 | \$5980 | \$6541 |

Part C: Permitted Uses¹

For each Permitted Use retained in the easement that requires periodic plan review and site visits, an additional \$200 should be added to the endowment. This includes, but is not limited to, property splits, house sites, timber management, and ecological restoration.

Number of Permitted Uses 4 @ \$200 \$ 800**Part D: Likelihood of Enforcement Factors**

| Factors | Score |
|---|----------|
| Number of Permitted Uses Requiring Additional Conservancy Staff Time (1 point for each use, max score of 5) | <u>5</u> |
| Number of Property Splits (1 pt. per split, unlimited score) | <u>1</u> |
| Incompatible Land Use on Adjacent Properties 0-5 pts. based on degree of threat | <u>2</u> |
| Publicly Owned Properties = 3 pts. (More staff time is involved in stewarding easements held by public entities). | <u>0</u> |
| Totals | <u>8</u> |

Score Range

Enforcement need

Enforcement Need

\$ 3000

| | |
|-------|----------|
| 0-3 | \$1,000 |
| 4-7 | \$1,500 |
| 8-11 | \$3,000 |
| 12-15 | \$6,000 |
| 16+ | \$12,000 |

Total Endowment Need (Sum of costs for Parts A, B, C, and D)\$ 8909**Assumptions:**

1. Mileage is figured at IRS rate of \$.44/mile.
2. Hourly staff rate is figured at \$47/hour.
3. Every permitted use will be exercised over the life of the easement.
4. Every permitted use will require staff time for review/approval, and will increase yearly monitoring time/cost.

¹ These amounts are based on known averages. These figures may be modified based on the complexity of the easement.

² The values in this table were calculated by figuring the average amount of staff time required for pre-monitoring tasks (reviewing the easement and property maps, spring mailing to landowner, scheduling, etc.), monitoring time, and post-monitoring record keeping. For example, the cost for monitoring a 0-10 acre parcel less than 20 miles from the LC office was calculated as follows: Total staff time for monitoring and all pre-monitoring and post-monitoring tasks = 1.5 hours + 15 minutes for 10 mile round trip = 1.75 hours @ \$47 = \$82.25 + 10 miles @ \$.44/mile (\$4.40) = \$86.65. Assuming we can draw 5% of the interest generated by the endowment each year (\$86.65/.05), we would need an endowment of \$1733. Average cost to travel each additional 20 miles (20 * .44 + 25 minutes staff time) = \$28.07, adding an additional \$561 (\$26.88/.05) to the endowment calculation. Average additional time for each successive acreage category was approximately 40 minutes (\$31.33/.05 = \$625).

Part 1: Description of the Investment
Part 2: Performance Data
Part 3: Investment Objectives
Part 4: Investment Risks
Part 5: Investment Fees
Part 6: Investment Expenses
Part 7: Investment Information

| Year | 1997 | 1996 | 1995 | 1994 | 1993 | 1992 | 1991 | 1990 | 1989 | 1988 | 1987 | 1986 | 1985 | 1984 | 1983 | 1982 | 1981 | 1980 |
|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Assets | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 |
| Liabilities | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 |
| Net Assets | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 |

Part 8: Investment Objectives
Part 9: Investment Risks
Part 10: Investment Fees
Part 11: Investment Expenses
Part 12: Investment Information

| Year | 1997 | 1996 | 1995 | 1994 | 1993 | 1992 | 1991 | 1990 | 1989 | 1988 | 1987 | 1986 | 1985 | 1984 | 1983 | 1982 | 1981 | 1980 |
|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Assets | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 | 10,000,000 |
| Liabilities | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 |
| Net Assets | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 | 9,000,000 |

Part 13: Investment Objectives
Part 14: Investment Risks
Part 15: Investment Fees
Part 16: Investment Expenses
Part 17: Investment Information

Part 18: Investment Objectives
Part 19: Investment Risks
Part 20: Investment Fees
Part 21: Investment Expenses
Part 22: Investment Information