

**Conservation Easement Present Conditions Report
for the
Willow Creek Property
Gunnison County, Colorado
July 30, 2025**



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TABLE OF CONTENTS

Acknowledgment of Present Conditions	3
Author Certification Statement	4
Contacts and Basic Information Summary	5
A. Introduction	5
Purpose and Methods, Property Description, Directions to the Property, Summary of the Conservation Values	
B. Characteristics of the Property	8
Climate, Geology, Soils, Hydrology, Plant Communities, Improvements	
C. Land Management	11
History, Current Use, Water Rights, Minerals, Weeds	
D. Relatively Natural Habitat for Wildlife	12
Species of Concern, Game Habitat, Habitat for Other Wildlife Species	
E. Open Space	15
Scenic Characteristics, Agricultural Resources, Significant Public Benefit, Consistent with Government Policy	
F. Conservation Easement Restrictions	17
Summary and Conclusion	22
References	23
Qualifications of Preparer	25
Appendices	
1. Maps	
a. Location Map	27
b. Property Map	28
c. Topographic Map	29
d. Geologic Map	30
e. Soils Map	31
f. Wetlands Map	32
g. Land Cover Map	33
h. Improvements Map	34
i. Water Resources Map	35
j. Gunnison Sage-grouse Map	36
k. Species of Concern Map	37
l. Big Game Habitat Map	38
m. Photopoints Map	39
2. Photo Documentation	40

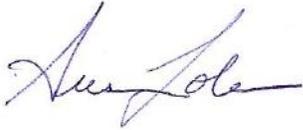
Author Certification Statement

Willow Creek Property Conservation Easement
Gunnison County, Colorado

I, the undersigned, prepared this Present Conditions Report in accordance with Treas. Reg. 1. 170A-14(g)(5)(i)(D). To the best of my knowledge, this Present Conditions Report, including text, maps, and photographs, is a true and correct representation of the Willow Creek Property Conservation Easement as of the date of my signature below.

I certify that I am a qualified provider of conservation easement due diligence. As Principal Biologist at Lohr Associates, Inc. and at Gunnison Ranchland Conservation Legacy, I have personally prepared 142 baseline documentation reports for conservation easement properties in 11 Colorado counties and am familiar with the natural resources of the region.

I earned an undergraduate degree from Stanford University in 1975 and served as the Executive Director of the Rocky Mountain Biological Laboratory from 1986-1996. I have 30 years of experience in consulting practice related to conservation easements.



July 30, 2025

Susan Lohr
Principal Biologist
Gunnison Ranchland Conservation Legacy

Date

Contacts and Basic Information Summary

Name of Conservation Easement: Willow Creek

Grantor:

Gunnison Legacy Fund, *d/b/a* Gunnison Ranchland Conservation Legacy
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Grantee:

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Acres of Land Covered by the Conservation Easement: 100 acres

Conservation Easement Property Address:

TBD, County Road 31
Powderhorn, CO 81243

Gunnison County Parcel Numbers: 378500000034

Physical Location: The Willow Creek Property is located in Gunnison County, CO along both sides of County Rd. 31 (Willow Creek Rd.) about 0.5 miles from the junction of CR 31 and State Highway 149 (see Appendix 1.a. Location Map, p. 27). This location is approximately 12 miles west of the City of Gunnison.

Legal Description:

Township 49 North, Range 2 West, N.M.P.M.

Section 34: NE4NW4, SW4NE4, S2NW4NE4

COUNTY OF GUNNISON,
STATE OF COLORADO.

Zoning of the Property: There is no zoning in Gunnison County. The property is classified as “Agricultural” by the Gunnison County Assessor for tax purposes.

Conservation Easement Configuration: The Willow Creek Property Conservation Easement encumbers approximately 100 acres of land. The conservation easement permanently prohibits any subdivision. Activities specifically permitted by the conservation easement provided they are consistent with the Conservation Purposes include agriculture, hunting, timber and habitat management, recreation, weed control, and water improvements. Subdivision, industrial and some commercial activities, feedlots and dumping of trash are prohibited. See the Deed of Conservation Easement for specific rights and restrictions. The conservation easement value is a donation by the landowner. Transaction costs for the Willow Creek Property Conservation Easement will be funded by a grant from the Gunnison Valley Land Preservation Fund.

Building Envelopes: None.

A. Introduction

Colorado Revised Statutes (CRS) provide for the establishment of conservation easements to maintain land “in a natural, scenic, or open condition, or for wildlife habitat, or for agricultural [...] or other use or condition consistent with the protection of open land having wholesome environmental quality or life-sustaining ecological diversity” [CRS §38-30.5-101].

The Gunnison Legacy Fund, d/b/a Gunnison Ranchland Conservation Legacy (“Grantor”) is conveying a perpetual conservation easement on the Willow Creek Property, comprising approximately 100 acres (hereinafter the “Property”, the “property”, the “parcel” or the “ranch”) in Gunnison County, Colorado, to Colorado Open Lands (“Land Trust” or “Grantee”). Grantee is a non-profit corporation and a “qualified organization,” as defined in §170(h) of the Internal Revenue Code, and a charitable organization as required under CRS §§38-30.5-104(2).

Grantor and Grantee agree that the principal purpose of the conservation easement on the property is to protect and preserve the property’s conservation values, which are relatively natural habitat, and agricultural and scenic open space.

1. Purpose and Methods

The purpose of this Present Conditions Report is to document the present condition of the Willow Creek Property at the time of the 2025 Conservation Easement conveyance. The present condition of the property is presented in the context of evidence of the property’s conservation values in order to provide the land trust with a description of existing conditions on the property, so that changes to the property can be monitored over time.

This report satisfies the documentation requirements of the U.S. Internal Revenue Service Code at §1.170A-14 and the conservation easement due diligence requirements of the Grantee, and generally follows standards and practices recommended by the Land Trust Alliance (Hamilton 2008). The report consists of narrative text, with an appendix containing maps and documentary photographs following the text.

Fieldwork was conducted at the property on June 23 and June 30, 2025 for a total of six hours. Additional information was gathered by research from a number of written and online sources and from conversations with the landowners and lessees. It is not within the scope of this report to review boundary adjustments, miscellaneous easements or rights-of-way, whether recorded or unrecorded, for accuracy or applicability to the conservation easement conveyance.

2. Property Description

The Willow Creek Property is approximately 100 acres in size, comprising one agricultural tax parcel that is used for seasonal livestock grazing (see Appendix 1.b. Property Map, p. 28).

The property is located in the historic mining area known as the Vulcan region of southwestern Gunnison County, completely surrounded by National Park Service and Bureau of Land Management public lands. Elevations range from 8,480 feet to 8,920 feet above sea level (see Appendix 1.c. Topographic Map, p. 29). Plant communities include upland sagebrush shrubland and willow riparian vegetation along Willow Creek.

The nearest municipality to the Willow Creek Property is the City of Gunnison, located approximately 12 direct miles northeast at the junction of U.S. Highway 50 and State Highway 135 in Gunnison County. Population density for rural Gunnison County is approximately 3.2 people per square mile.

The property is included in Colorado Natural Heritage Program's Gunnison Basin Potential Conservation Area (PCA), an area characterized as having outstanding biodiversity significance and recognized as critical to the continued existence of ecological processes that support Gunnison Sage-grouse (Gaughan 2006), a species protected under the federal Endangered Species Act. The Gunnison Basin population of Gunnison sage-grouse encompassed within this PCA is the "largest and most likely to succeed population" of the species. Approximately 31 percent of delineated Gunnison sage-grouse range in the PCA is on private land (Gaughan 2006), underscoring the importance of conserving private lands within this PCA.

3. Directions to the Property

The property is reached by traveling 9.5 miles west from Gunnison on U.S. Highway 50 to State Highway 149, then south for one mile to County Road 31 (Willow Creek Road). Turn left (south) on County Road 31 for approximately 0.5 mile to the north boundary of the property.

4. Summary of the Conservation Values

Pursuant to I.R.C. § 170(h)(4)(A) and Treasury Regulation § 1.170A-14(d), the conservation purposes of a qualified conservation contribution must include one or more of the following: (1) to preserve land for outdoor recreation by or education of the general public; (2) to protect relatively natural habitat of fish, wildlife or plants; (3) to preserve open space; and (4) to preserve historically important land or structures. The conservation purposes of this Easement ("Conservation Purposes") are as follows (language taken from the Deed of Conservation Easement):

Relatively Natural Habitat Treas. Reg. § 1.170A-14(d)(3)]. The Property contains montane sagebrush shrubland, native montane grasses, and willow riparian areas along approximately one-quarter mile of Willow Creek. These habitats provide forage, cover, breeding grounds, and migration corridors for a variety of wildlife, including species considered rare, threatened, or of special concern. The Property lies in occupied critical habitat, overall range, a major production area, winter range and severe winter range for Gunnison sage-grouse, a sagebrush obligate species listed as threatened under the U.S. Threatened and Endangered Species Act, 16 U.S.C. §§ 1531 – 1544. The Property is included within a Priority Area of the Natural Resources Conservation Service Working Lands for Wildlife Sage Grouse Initiative. All of the Property is included in the Gunnison Basin Potential Conservation Area (PCA) designated by the Colorado Natural Heritage Program to recognize the importance of prioritizing lands within its boundaries for protection. PCAs identify land units deemed important to the continued existence of ecological processes that support one or a suite of rare or significant habitat features or species; in this case, Gunnison sage-grouse. The Property encompasses overall range for American peregrine falcon and winter range for bald eagle and ferruginous hawk, all Colorado Species of Concern. The Property also lies within the overall ranges of big game species important to the biodiversity of the region, including black bear, elk, mountain lion, mule deer and pronghorn. Severe winter range and winter concentration area for elk; summer range, winter range, severe winter range and winter concentration area for mule

deer; and winter range and severe winter range for pronghorn are mapped on the property by Colorado Parks and Wildlife.

Open Space [§ 1.170A-14(d)(4)]. The Property qualifies as Open Space because it is being preserved for the scenic enjoyment of the general public, protects agricultural land pursuant to a clearly delineated governmental conservation policy, and will yield a significant public benefit.

Scenic Enjoyment. The Property adds to the scenic character of the local rural landscape in which it lies, contains a harmonious variety of shapes and textures, and provides a degree of openness, contrast and variety to the overall landscape. The scenic terrain of the Property is clearly visible to members of the general public driving along U.S. Highway 50, State Highway 149, County Road 31 and from adjacent and nearby public lands managed by the National Park Service and Bureau of Land Management. These roads and lands are open to and actively utilized by residents of Gunnison County and the State of Colorado. Preservation of the Property will continue to provide an opportunity for the general public to appreciate the unobstructed scenic views it provides of an open and undeveloped landscape. The terms of this Deed do not permit a degree of intrusion or future development that would interfere with the essential scenic quality of the land.

Agriculture. The Property is currently used for agricultural purposes including livestock grazing. This use is compatible with other land use in the vicinity, as adjacent properties are also used for agricultural production. The provisions of this Deed ensure that the Property will be available for agricultural production in accordance with I.R.C. § 170(b)(1)(E)(iv)(II).

Significant Public Benefit. There is a foreseeable trend of residential development in the vicinity of the Property in the near future, as nearby lands are subdivided as vacation properties. There is a strong likelihood that development of the Property would lead to or contribute to degradation of the scenic and natural character of the area. Preservation of the Property will continue to provide an opportunity for the general public to appreciate its scenic values. The protection of the Property is consistent with existing private conservation programs, as Grantee and other land trusts hold conservation easements conserving 9,875 acres on other adjacent and nearby properties within 10 miles of the Property.

These Conservation Values are of great importance to Grantor, Grantee, the residents of Gunnison County, and the State of Colorado. The various features that sustain these conservation values are enumerated in the following sections.

B. Characteristics of the Property

1. Climate

The climate in the area of the Willow Creek Property is semi-arid, with average annual rainfall of about 9.5 inches (WRCC 2025). The wettest month is August and the driest is April. There are large daily temperature swings due to the high elevation and aridity. The warmest month is July (average 83.4° Fahrenheit) and the coldest month is January (average -1° Fahrenheit). Average total snowfall is 54.4 inches and average annual snow depth is three inches.

2. Geology

The property lies in the Southern Rocky Mountains physiographic province, with its characteristic rugged, high-elevation peaks, deep canyons, and glaciated valleys. In general, the topography and geology of this area were influenced by several major structures in western Colorado

including the prominent West Elk Mountains immediately to the north of the property, the Sawatch Range to the east and south, and the San Juan Volcanic Field to the southwest.

The predominate rock types at the site are Oligocene West Elk Breccia and recent Holocene colluvium, alluvium, and talus slope deposits along Willow Creek (see Appendix 1.d. Geologic Map, p. 30). The West Elk Breccia is a volcanoclastic unit with constituents largely derived from the West Elk volcano, which developed in the southeastern Piceance on Mesozoic sediments.

3. Soils

Mapped soils on the property are summarized in Table 1 and are described in detail below (see Appendix 1.e. Soils Map, p. 31). There are no soils that could be characterized as farmland of statewide importance.

Table 1. Soils on the Property

Map Unit Symbol	Name	% of Property
2GB4	Duffson-Beenom exposed complex, 5 to 45 percent slopes	69%
2GB6	Menbar and Venable soils, 0 to 5 percent slopes	28%
2GB6L	Menbar and Venable soils, line-break, 0 to 5 percent slopes	3%
	Total	100%

Lucky-Beenom exposed complex, 5 to 45 percent slopes (2GB2). Approximately 69% of the property is this soil type. The Duffson-Beenom, exposed complex consists of 40 percent Duffson soils, 30 percent Beenom soils and 30 percent minor components. The mean annual precipitation is 12 to 16 inches and the mean annual temperature is 31 to 44 degrees Fahrenheit.

- The Beenom series consists of shallow, well drained, moderately permeable soils on bedrock floored plains, hills, structural benches and terraces. These soils formed in residuum from sandstone or in alluvial or colluvial materials over sandstone. In a representative profile the soil consists of grayish brown loam from zero to seven inches, brown clay loam from seven to 13 inches, clay loam from 13 to 18 inches and hard platy sandstone from 18 to 30 inches. These soils are used for rangeland. Native vegetation is western wheatgrass, prairie junegrass, bluegrass, lupine and sagebrush.
- The Duffson series consists of moderately deep, well drained, moderately permeable soils on hills, ridges, escarpments, and mountainsides. These soils formed in residuum and slope alluvium from sandstone and shale. In a representative profile the soil consists of grayish brown loam from zero to five inches, brown loam from five to eight inches, clay loam from eight to 16 inches, light yellowish brown loam from 16 to 20 inches, and pale brown loam from 20 to 30 inches. These soils are used for rangeland. Native vegetation includes big sagebrush, Arizona fescue, western wheatgrass and needlegrass.

Menbar and Venable soils, 0 to 5 percent slopes (2GB6). Approximately 28% of the property is this soil type. This soil type consists of 45 percent Menbar soils, 40 percent Venable soils and 15 percent minor components (Duffson 5% and Kezar 10%). The mean annual precipitation is 12 to 20 inches and the mean annual temperature is 37 to 45 degrees Fahrenheit.

- The Menbar series consists of very deep, poorly drained soils on floodplains. These soils are formed in mixed alluvium. In a representative profile the soil consists of very fine sandy loam from zero to three inches, loam from three to 53 inches and silty clay loam from 53 to 60 inches. These soils are used for rangeland. Native vegetation includes sedges, basin wildrye, tufted hairgrass, western wheatgrass, cinquefoil, willow, iris and narrowleaf cottonwood.
- The Venable series consists of very deep, poorly drained soils formed in alluvium. They are found on alluvial valley floors, low terraces and floodplains. The mean annual precipitation is about 20 inches and the mean annual temperature is about 41 degrees Fahrenheit. In a representative profile the soil consists of slightly decomposed plant material from zero to one inch, loam from one to 33 inches and clay loam from 33 to 60 inches. These soils are used for native pasture and irrigated meadow

hayland. Native vegetation is mainly Thurber fescue, slender wheatgrass, alpine timothy and sedges. Willows may be common along streambanks.

Kezar-Beenom exposed complex, 5 to 45 percent slopes (2GB1). Approximately 3% of the property is this soil type. The Kezar-Beenom, exposed complex consists of 40 percent Kezar soils, 20 percent Beenom soils and 40 percent minor components. The mean annual precipitation is 12 to 16 inches and the mean annual temperature is 31 to 44 degrees Fahrenheit.

- The Beenom series consists of shallow, well drained, moderately permeable soils on bedrock floored plains, hills, structural benches and terraces. These soils formed in residuum from sandstone or in alluvial or colluvial materials over sandstone. In a representative profile the soil consists of grayish brown loam from zero to seven inches, brown clay loam from seven to 13 inches, clay loam from 13 to 18 inches and hard platy sandstone from 18 to 30 inches. These soils are used for rangeland. Native vegetation is western wheatgrass, prairie junegrass, bluegrass, lupine and sagebrush.
- The Kezar series consists of moderately deep, well drained soils formed in material weathered from granite found on upland hills, ridges and mountainsides. In a representative profile the soil consists of brown gravelly coarse sandy loam from zero to 10 inches and brown gravelly sandy clay loam from 10 to 26 inches. The mean annual temperature is 40 degrees F and annual precipitation is 15 inches. These soils are used for native pastureland. Vegetation includes big sagebrush, Arizona fescue, western wheatgrass and bluegrass. Permeability is moderate with slow to medium runoff.

4. Hydrology

The property is part of the Gunnison River Basin encompassing approximately 8,000 square miles from the Continental Divide to the confluence with the Colorado River in Grand Junction.

The surface hydrology is dominated by approximately one-quarter mile of Willow Creek, an intermittent stream that usually flows above ground from early spring to midsummer in good water years. The stream flows from south to north through the property, entering Blue Mesa Reservoir about a quarter mile farther north.

The property contains 6.5 acres mapped as Forested/Shrub Wetlands and 0.75 acres mapped as Freshwater Emergent Wetlands by the National Wetlands Inventory (see Appendix 1.f. Wetlands Map, p. 32). None of the property is within the flood plain mapped by FEMA for Gunnison County.

5. Plant Communities

Vegetation characteristics on the property were mapped by interpreting a recent aerial photograph, combined with a field survey (see Appendix 1.g. Land Cover Map, p. 33). Note that the plant species listed below do not represent a complete list of species on the property, but rather a list of conspicuous species observed during the field visits and known by the landowner and lessees.

Montane sagebrush shrubland - Approximately 95.5 percent of the property is montane sagebrush shrubland, dominated by mountain big sagebrush (*Artemisia tridentata*). Other species include silver sage (*Artemisia cana*), fringed sage (*Artemisia frigida*), rabbitbrush (*Ericameria nauseosa*), dwarf rabbitbrush (*Chrysothamnus depressus*), snowberry (*Symphoricarpos sp.*), antelope bitterbrush (*Purshia tridentata*), three-leaf sumac (*Rhus trilobata*) and currant (*Ribes sp.*). The composition, density, height and structural complexity of the community vary with slope, aspect, soil depth, degree of rockiness and soil moisture. The percent cover of sagebrush is about 30%. The sagebrush is somewhat dwarfed, with an apparent average height of about 14 - 20 inches, and is multi-aged with good reproduction and no decadence. Drier open sites contain ball cactus (*Pediocactus simpsonii*). Common native forbs and grasses include senecio (*Senecio sp.*), purple aster (*Machraeranthera coloradoensis*), mule's ears (*Wyethia aucaulis*), yarrow (*Achillea sp.*), Indian paintbrush (*Castilleja sp.*), wild buckwheat (*Eriogonum spp.*), lupine (*Lupinus sp.*), penstemon (*Penstemon strictus*), Oregon grape (*Mahonia repens*), Indian ricegrass (*Achnatherum hymenoides*), sideoats grama (*Bouteloua curtipendula*), Thurber fescue (*Festuca thurberi*), bottlebrush squirreltail (*Elymus elymoides*) and western wheatgrass (*Pascopyrum smithii*).

Riparian - This plant community is present along Willow Creek and comprises approximately 4.5 percent of the property. There are scattered clumps of shrub willows (*Salix* spp.), wild rose (*Rosa* sp.), and shrubby cinquefoil (*Pentaphylloides floribunda*). Narrow-leaf cottonwoods (*Populus angustifolia*) are found along Willow Creek.

Most expected native vegetation species appear to be present, given appropriate soil types, location and exposure. No evidence of overgrazing by wildlife or domestic livestock was found.

6. Improvements

The only improvement on the property is fencing along the west side of County Road 31 and in other areas that assist the lessee with grazing management. There are no other improvements on the property.

C. Land Management

1. History

The property that is now the Willow Creek Property was first homesteaded in 1912 by August Mergelman. It has been in agricultural use since that time, belonging to three other Gunnison ranch families since it was sold by Mergelman in 1937. Prior to European occupation, the canyons and mesas south of the Gunnison River west of Gunnison were home to native people of the Ute Mountain Ute tribe. The tribe still owns thousands of acres in the vicinity of the Willow Creek Property.

The Gunnison Legacy Fund, d/b/a Gunnison Ranchland Conservation Legacy, received the property as a donation in 2022.

2. Current Use

The Willow Creek Property is currently leased from GRCL by local ranchers for two weeks each year, who use it for pass-through grazing by about 50 cattle from their adjacent BLM permits.

No potential problem areas were noted for the property. Grazing is managed so that the impact on the natural resource is minimized and there are no areas of heavy use. No adverse impact from livestock grazing is apparent.

3. Water Resources

The Willow Creek Property does not have any developed water resources (see Appendix 1.i. Water Resources Map, p. 35). No irrigation takes place on the property. The stretch of Willow Creek that flows from south to north through the property is subject to a Colorado Water Conservation Board instream flow decree from 2010 for 2.3 cfs from April 1 – June 30 and 0.5 cfs from July 1 – March 31. The stated purpose of the decree is to “to preserve the natural environment to a reasonable degree.”

4. Minerals

A review of the title insurance commitment procured during the conservation easement process identified that part of the mineral estate has been reserved by a previous landowner. For this reason, the landowner obtained an opinion from a professional geologist regarding the potential for mineral resources on the property (Sawtooth 2025). The mineral review concluded that the potential for extraction is so remote as to be negligible. The conservation easement deed prohibits surface mining on the property. No subsurface exploration or extraction was evident on the property at the time of the field visits.

5. Weeds

The Colorado Department of Agriculture Noxious Weed Program lists species according to their degree of invasiveness. State law requires control of Class I (List A) noxious weeds on private lands. There are no List A weeds in Gunnison County.

List B weed species are those for which the State develops and implements state noxious weed

management plans designed to stop the continued spread of these species. Twenty-one List B weed species are of concern in Gunnison County: absinthe wormwood (*Artemisia absinthium*), black henbane (*Hyoscyamus niger*), Canada thistle (*Cirsium arvense*), Dalmatian toadflax (*Linaria dalmatica*), Dame's rocket (*Hesperis matronalis*), diffuse knapweed (*Centaurea diffusa*), hoary cress (*Lepidium draba*), houndstongue (*Cynoglossum officinale*), leafy spurge (*Euphorbia esula*), orange hawkweed (*Hieracium aurantiacum*), oxeye daisy (*Leucanthemum vulgare*), perennial pepperweed (*Lepidium latifolium*), plumeless thistle (*Carduus acanthoides*), purple loosestrife (*Lythrum salicaria*), Russian knapweed (*Acroptilon repens*), salt cedar (*Tamarix spp.*), scentless chamomile (*Tripeurospermum inodorum*), Scotch thistle (*Onopordum tauricum*), spotted knapweed (*Onopordum acanthium*), wild caraway (*Carum carvi*), and yellow toadflax (*Linaria vulgaris*). None of these species has been recorded on the property.

List C species are those for which the Commissioner will develop and implement state noxious weed management plans designed to support the efforts of local governing bodies to facilitate more effective integrated weed management on private lands. There are four List C weed species of concern in Gunnison County: common burdock (*Arctium minus*), cheatgrass / downy brome (*Bromus tectorum*), common mullein (*Verbascum thapsus*), field bindweed (*Convolvulus arvensis*). None of these species has been recorded on the property.

No noxious weeds were present on the property and noxious weeds were not a serious management issue on the property at the time of the field visits. If noxious weeds appear on the property, the landowner will request that lessees follow accepted protocols to control them, in conjunction with the Gunnison County Weed District.

D. Relatively Natural Habitat for Wildlife

The Willow Creek Property provides benefits to wildlife. The diversity and health of vegetation provide food and breeding resources for wildlife throughout the year. The property provides an undeveloped private land buffer zone for big game populations that use surrounding public lands. A healthy plant-based ecosystem is important to wildlife survival, and current management practices on the property incorporate the needs of the native plant resources.

Species of Concern

The property provides habitat for species considered threatened, endangered, or rare, including Gunnison sage-grouse, listed as Threatened by the US Fish and Wildlife Service (see Appendix 1.j. Gunnison Sage-grouse Range Map, p. 36), and for American peregrine falcon, bald eagle, ferruginous hawk and northern leopard frog, all Colorado Species of Concern (see Appendix 1.k. Species of Concern Map, p. 37).

Gunnison sage-grouse. The property lies in occupied critical habitat, a major production area, a brood area and severe winter range for Gunnison sage-grouse, a sagebrush obligate species endemic to Colorado and adjacent areas of Utah south of the Colorado River. The Gunnison sage-grouse was formally listed as threatened by the U.S. Fish and Wildlife Service and critical habitat was designated under the auspices of the Endangered Species Act on November 20, 2017 (79 Federal Register (FR) 69191-69310 and 79 FR 69311-69363). The property is included in the NRCS Sage Grouse Initiative 2.0 Colorado Investment Strategy Map in Unit 6 "Gunnison Sage Grouse Priority Areas for Conservation." The property is also included in the Gunnison Basin Potential Conservation Area (PCA) designated by the Colorado Natural Heritage Program to recognize the importance of prioritizing lands within its boundaries for protection. PCAs identify land units deemed important to the continued existence of ecological processes that support one or a suite of rare or significant habitat features or species; in this case, the Gunnison Sage-grouse. Local grouse populations use the natural resources of the Willow Creek property year-round. After breeding in spring and rearing broods in summer along Willow Creek, the

birds disperse into the sagebrush uplands and onto adjacent public lands to spend the winter, where their successful survival is dependent on the presence of sage buds and other vegetative resources. Overall, the quality of sage-grouse habitat is good to excellent.

American peregrine falcon. The Willow Creek Property encompasses overall range for American peregrine falcon. This widespread and once relatively common raptor suffered severe population declines throughout the nation due to the effects of the pesticide DDT, which caused abnormally thin eggshells and dramatically reduced reproductive success in the birds. As a result, the peregrine falcon was listed as federally endangered in 1970, and after extensive recovery efforts by state and federal agencies, it was delisted in 1999. The peregrine's recovery continues to be monitored by the federal government, and the State of Colorado considers it a Species of Concern. The falcons nest on cliffs or bluffs and forage over open landscapes, hunting for a variety of passerine birds, bats and waterfowl, often taking their prey on the wing. Peregrine falcons are seen regularly in the area of the property during migration, and nest nearby in the Black Canyon of the Gunnison National Park.

Bald eagle. The bald eagle is considered a Species of Concern in Colorado (CPW 2025a). Although the bald eagle was removed from the federal Endangered Species List in July 2007, the federal government continues to monitor its recovery. The property is mapped within bald eagle winter range and winter foraging range. Bald eagles visit the property during fall, winter and spring to prey on rodents and carrion.

Ferruginous hawk. This large raptor is considered an uncommon to rare resident of the Western Slope of Colorado (Andrews and Righter 1992). It is a Species of Concern to the CPW (CPW 2025a) because of its decline throughout its range, although population numbers in Colorado appear to be relatively stable. The conversion of grasslands to croplands and the resulting loss of small burrowing mammals, the main food supply for ferruginous hawks, has had a detrimental impact on this naturally uncommon species. The property provides good winter habitat for ferruginous hawks, which are seen annually near and on the property.

Northern leopard frog. The property is mapped as providing overall habitat for the northern leopard frog in the areas adjacent to Willow Creek. This widely distributed amphibian has become scarce in some areas of Colorado, leading to its recognition as a Species of Concern by the State of Colorado (CPW 2025a). In low elevation areas in western Colorado, the leopard frog can be displaced by non-native bullfrogs or decimated by non-native predatory fishes (Hammerson 1999). In higher elevation areas, the decreases in abundance of these frogs are largely unexplained. No leopard frogs were observed on the property during the field visits.

Other species of conservation need. In 2015 the State of Colorado revised its State Wildlife Action Plan (CPW 2015), which is a strategy for conserving wildlife in Colorado on behalf of the state's citizens. The State Wildlife Action Plan (SWAP) articulates a set of conservation priorities from a statewide perspective, with the goal of fostering collaboration to achieve wildlife conservation objectives. The SWAP identifies 210 species of greatest conservation need and organizes them into Tier 1 and Tier 2 status categories. The 55 species on the Tier 1 list are those with the highest conservation priority in the state. Four Tier 1 species are on the property: northern leopard frog, brown-capped rosy-finch, golden eagle and Gunnison sage-grouse.

Tier 2 species remain important in light of forestalling population trends or habitat conditions that may lead to a threatened or endangered listing status, but the urgency of such action has been judged by CPW to be less. There are five Tier 2 species on the property: bald eagle, black rosy-finch, Brewer's sparrow, ferruginous hawk and loggerhead shrike.

Game Habitat

The property lies within the ranges of game species, including black bear, elk, mountain lion and mule deer, that are of economic importance to Gunnison County and the State of Colorado, and that contribute to the biodiversity of the region (see Appendix 1.1. Big Game Habitat Map, p.38).

Black bear. The property lies within overall range of black bear (CPW 2025b). The black bear is a wide-roaming species with a relatively large territory size requirement. Bears are most likely to occur on the property during fall as they forage for shrub nuts and fruits.

Elk. CPW maps the property as part of summer range, winter range, winter concentration area, migration corridor and overall range for elk (2025b). Due to hunting revenues, elk are of economic importance to Gunnison County and the State of Colorado. The elk population in Colorado was reduced to less than 1,000 animals in the early 1900s due to market hunting. Restoration efforts by CPW over the past several decades have resulted in a current elk population of approximately 280,000 animals statewide (CPW 2017).

Mountain lion. The property lies within the overall range of mountain lion, a wide-roaming species with a relatively large territory size requirement (CPW 2025b). Mountain lions can be expected to occur on the property occasionally, following the movements of mule deer, their primary prey.

Mule deer. CPW maps the property as part of summer range, winter range, winter concentration area and overall range for mule deer. Mule deer find good browse and cover in the property's variety of vegetation types. Mule deer contribute significantly to the biodiversity of the region, and due to hunting revenues mule deer are of significant economic importance to Gunnison County and the State of Colorado. The importance of mule deer habitat conservation is underscored by the fact that statewide, mule deer numbers have declined by approximately 36 percent in the past decade, and herd numbers remain about 125,000 below CPW's population objectives. CPW identifies several factors contributing to the decline, namely Colorado's dramatic increase in human population, which has contributed to the direct loss and degradation of mule deer habitat due to housing developments, urban and suburban sprawl, and infrastructure (CPW 2014).

Habitat for Other Wildlife Species

The property provides habitat or habitat linkages for small animals with large home ranges moving across the surrounding landscape, including many neotropical migratory songbirds whose populations are declining in all or parts of their ranges (Sauer et al. 2014). Some of these include Brewer's sparrow, fox sparrow, green-tailed towhee and orange-crowned warbler. American robin, mountain bluebird and western meadowlark are common birds on the property. Raptors such as golden eagle, red-tailed hawk, northern harrier, American kestrel and short-eared owl are fairly common (year-round or seasonally) in the area.

Small mammals such as coyote, red fox, bobcat, long-tailed weasel, least weasel, striped skunk, raccoon, snowshoe hare, cottontail, yellow-bellied marmot, least chipmunk, golden-mantled ground-squirrel, white-bellied deer mouse, meadow vole, shrews and meadow mice inhabit or visit the habitat types found on the property. Several bat species occur as seasonal migrants or visitors on the property, finding suitable roosts and foraging habitat in the property's sagebrush shrublands. Reptiles and amphibians on the property include western terrestrial garter snake and western chorus frog.

E. Open Space

The Willow Creek Property Conservation Easement provides scenic views and agricultural open space for the benefit of the public. The open space conservation value of the property is described in more detail in the following text.

1. Scenic Characteristics

This region contains some of Colorado's most beautiful mountain valleys and stunning Rocky Mountain peaks. The property possesses excellent scenic characteristics of wide-open sagebrush shrublands amid rolling hills and mesas. The property is also highly visible to the public from County Road 31 and from nearby public NPS and BLM lands, which are actively used for recreation and agricultural activities by the citizens of Gunnison County and the State of Colorado..

2. Agricultural Resources

The Willow Creek Property provides rangeland resources to support a seasonal livestock operation. Livestock ranching is the historic and current use of the property. This use is compatible with other private land use in the vicinity. Preservation of the property's agricultural open space is compatible with conservation of habitat for Gunnison sage-grouse and other species.

3. Significant Public Benefit

Preservation of the property with a conservation easement will yield significant public benefit because its open space provides scenic enjoyment for the general public, relatively natural habitat for wildlife, and preservation of agricultural lands.

Preservation of the property will continue to provide an opportunity for the general public to appreciate its scenic values, and is important for preserving regional resources with the potential to provide local food and attract tourism to the area. A significant benefit to the public is provided by the conservation easement on the property because of the strong likelihood that development of the property would lead to degradation of the relatively natural habitat and the scenic and natural character of the area.

Open space, including relatively natural habitat and agricultural lands, and scenic views are important resources that benefit the public by bringing significant hunting and tourism revenues to the State of Colorado and to Gunnison County. Also, the protection of the property is consistent with existing private conservation easements in the area (see Appendix 1.a. Location Map, p. 27).

In the larger regional landscape, landowners who choose to preserve their ranchlands with conservation easements are providing a permanent natural resource base for the future, making a significant contribution to the sustainability of ranching as an industry in Gunnison County, and to all of the additional benefits that come with intact landscapes for the local and regional population. Permanently conserved land provides a solid foundation for the business of producing food, benefits for wildlife, a permanent home for senior water rights and certainty for community planning.

4. Consistent with Government Policy

A conservation easement on the Willow Creek Property is supported by policy at the federal, state and county levels:

Federal Policy. The government of the United States provides support for agricultural land conservation through the Agricultural Conservation Easement Program, Title II, Subtitle F, Section 2601-2605 of the Agricultural Improvement Act of 2018, Public Law 115-334, which authorizes the Agricultural Conservation Easement Program under which the Secretary of Agriculture, acting through the Natural Resources Conservation Service, on behalf of the Commodity Credit Corporation, facilitates and provides funding for the purchase of conservation easements for the purpose of protecting agricultural uses and related Conservation Values of eligible land by limiting nonagricultural uses of the land.

The federal government further supports agricultural land conservation through the Farmland Protection Policy Act, P.L. 97-98, 7 U.S.C. §§ 4201, et seq., the purpose of which is "to minimize the

extent to which Federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses, and to assure that Federal programs are administered in a manner that, to the extent practicable, will be compatible with State, unit of local government, and private programs and policies to protect farmland.”

State Policy. C.R.S. §§33-1-101 to 33-1-121 provides in relevant part that "it is the policy of the state of Colorado that the wildlife and their environment are to be protected, preserved, enhanced, and managed for the use, benefit, and enjoyment of the people of this state and its visitors."

C.R.S. §§38-30.5-101 to 38-30.5-111 provides for the creation of conservation easements to maintain land "in a natural, scenic, or open condition, or for wildlife habitat, or for agricultural, horticultural, wetlands, recreational, forest or other use or condition consistent with the protection of open land, environmental quality or life sustaining ecological diversity..."

Colorado Wildlife and Parks and Outdoor Recreation Statutes, Colorado Revised Statutes §§ 33-2-101 to 33-2-106 provide that "it is the policy of this state to manage all nongame wildlife, recognizing the private property rights of individual property owners, for human enjoyment and welfare, for scientific purposes, and to insure their perpetuation as members of ecosystems; that species or subspecies of wildlife indigenous to this state which may be found to be endangered or threatened within the state should be accorded protection in order to maintain and enhance their numbers to the extent possible; that this state should assist in the protection of species or subspecies of wildlife which are deemed to be endangered or threatened elsewhere..."

The Colorado Wildlife and Parks and Outdoor Recreation Statutes, Colorado Revised Statutes §§ 33-10-101 to 33-10-114 provide that "it is the policy of the state of Colorado that the natural, scenic, scientific, and outdoor recreation areas of this state are to be protected, preserved, enhanced, and managed for the use, benefit, and enjoyment of the people of this state and visitors of this state."

The Colorado Department of Agriculture Statutes, Colorado Revised Statute §§ 35-3-102 provides in part that "the soil resources and fertility of the land of this state, ...the prosperity of the farming population... and the waters of the rivers of this state... are matters affected with a public interest."

The Colorado Department of Agriculture Statutes, Colorado Revised Statute §§ 35-3-102 provides in part that "the welfare of this state has been impaired and is in danger of being further impaired by destruction of its soil fertility, by uneconomic use and waste of its land, by exploitation and wasteful and unscientific use of its soil resources..."

The Colorado Department of Transportation statutes [CRS §43-1-401, et seq.], provide that the "preservation and enhancement of the natural and scenic beauty of this state" are of substantial state interest.

The voters of the State of Colorado by adoption of Article XXVII to the Constitution of the State of Colorado, the legislature of the State of Colorado by adoption of enabling legislation, and the State Board of the Great Outdoors Colorado Trust Fund (the "Board"), by adopting and administering competitive grants application and rigorous due diligence review processes, have established that it is the policy of the State of Colorado and its people to preserve, protect, enhance and manage the state's wildlife, park, river, trail and open space heritage, to protect critical wildlife habitats through the acquisition of lands, leases or easements, and to acquire and manage unique open space and natural areas of statewide significance.

County Policy. The establishment of a conservation easement on the Willow Creek Property is consistent with the following sections of the Gunnison County Land Use Resolution (2024):
“PROTECT THE HERITAGE OF OUR RURAL CHARACTER. To protect ranching and other existing industries, the beauty of the landscape and rural character of Gunnison County, in order to enhance recreational opportunities for residents and visitors, preserve important archeological and historic sites and viewsheds, and conserve soil, water, and forestry resources. To ensure that no land use change

significantly detracts from the economic base, the environmental, historical, recreational, or aesthetic character of the County.” (Gunnison County Land Use Resolution §§ 1- 103.A.3.)

“PROMOTE CONTINUING VIABILITY OF AGRICULTURE. To promote innovation in land use changes that contribute to continuing viable agricultural operations and recognize the public benefit of protecting the open space that agricultural operations provide, and to discourage land use changes that jeopardize those activities. To identify land use change on agricultural land, to protect ditches and stock drive routes, to encourage land use change that will retain the agricultural productivity of the land and to discourage land use change that will adversely affect agricultural operation on lands not owned by the applicant.” (Gunnison County Land Use Resolution §§ 1-103.C.3.)

“PRESERVE WILDLIFE HABITAT. To protect and preserve lands from land use activities and patterns of development that would cause significant net adverse effects to sensitive wildlife habitat and to discourage land uses that will impair or destroy such habitats, or their utilization by wildlife species, or that would endanger a wildlife species.” (Gunnison County Land Use Resolution §§ 1-103.D.3.)

F. Conservation Easement Restrictions

The Deed of Conservation Easement for the Willow Creek Property enumerates restricted practices in order to perpetuate the Conservation Purpose for which the easement is conveyed. The restrictions are as follows. Current conditions relating to each restriction are listed. Refer to the Deed of Conservation Easement for the full text for these restrictions.

1. *Property Improvements.*

- a. **Residential Improvements:** No residential improvements are permitted.

Currently there are no residential improvements on the property.

- b. **Nonresidential Improvements:** As many as two (2) Nonresidential Improvements may be located on the property. Improvements shall not individually exceed three hundred (300) square feet, and the total cumulative Footprint for the two (2) Nonresidential Improvements shall not exceed six hundred (600) square feet.

Currently there are no nonresidential improvements on the property.

2. **Roads.** Existing roads may be maintained or improved. New roads may be constructed providing that Grantee determines that the proposed road is consistent with the Purpose.

County Road 31, an improved road jointly maintained by Gunnison County and the BLM, traverses the property from north to south. There are several unimproved internal ranch roads within the property (see Appendix 1.h Improvements Map, p. 34). No roads are surfaced with impervious material.

3. **Trails.** New trails may be constructed or established or existing trails may be modified or extended only with Grantee’s approval.

There are a few footpaths on the property but no constructed walking trails.

4. **Fences.** Existing fences may be maintained, repaired and replaced and new fences may be built anywhere on the Property, provided that the location and design of said fences are consistent with the Purpose. Grantor shall have the right to control vegetation to ensure access along the fenceline for maintenance, repair, and construction.

The property boundary is not fenced. See Appendix 1.h. Improvements Map, p. 34 for fence locations.

5. **Signs.** Existing signs may be maintained, repaired and replaced (with signs similar in character and size) in their current location. New signs may be placed and maintained on the Property provided that the number and size of the new signs are consistent with the Purpose.

There are no signs on the property.

6. **Utility Improvements.** Existing energy generation or transmission infrastructure and other utility improvements, including but not limited to: (i) natural gas distribution pipelines, electric power poles, transformers, and lines; (ii) telephone and communications towers, poles, and lines; (iii) septic systems; (iv) domestic water storage and delivery systems; and (v) renewable energy generation or storage systems including, but not limited to, wind, solar, geothermal, or hydroelectric (“Utility Improvements”), may be repaired or replaced with an improvement of similar size and type at their current locations without further approval from Grantee. New utility improvements require Grantee approval and may not exceed 35 feet in height.

There are no utility improvements on the property.

7. **Water Improvements.** The maintenance, repair and replacement of existing non-domestic water improvements such as ponds, reservoirs, stock tanks, center pivot sprinklers, irrigation ditches, pipes, headgates, flumes, pumps, or wells is permitted. The construction of new non-domestic water improvements or enlargement of existing non-domestic water improvements, excluding ponds and reservoirs, is permitted provided that such activity is consistent with the conservation purpose. The enlargement of existing ponds or reservoirs, or the construction of new ponds or reservoirs, is permitted provided that Grantee determines that said activities are consistent with the Purpose, and provides approval pursuant to Section 23 (Grantee’s Approval) of this Deed. Any portion of the Property that is disturbed by the maintenance, repair, enlargement, replacement or construction of non-domestic water improvements shall be restored to a condition that is consistent with the Purpose promptly after said activity is completed.

There are no water improvements or constructed water features on the property.

8. **Resource Management.**

- a. **Agriculture.** All agricultural uses shall be conducted using stewardship and management methods that preserve the natural resources upon which agriculture is based. If agricultural acts or uses are no longer practiced on the Property, either Party may request that the Parties develop a mutually acceptable plan to ensure continued long term stewardship and management goals consistent with the Purpose. The expense of developing and implementing said plan shall be borne by Grantor. The conversion of relatively natural habitat (such as grasslands, shrublands, forests, or riparian areas, etc.) for cultivation, including but not limited to production of crops, alfalfa, hay, or forest products, is prohibited, unless consistent with the Purpose, and approved by Grantee pursuant to Section 23 (Grantee’s Approval) of this Deed.

The landowner leases the property for cattle grazing. The property is in good condition, with healthy plant communities and associated wildlife diversity.

- b. **Forestry.** Grantor may cut trees and vegetation to control insects and disease, to control invasive species, to prevent interference with fences or ditches, to prevent personal injury and property damage, and for fire mitigation purposes including limited and localized tree and vegetation thinning for the health and resilience of the wildlife habitat and the creation of defensible space for permitted improvements. Grantor may also cut dead trees for domestic uses on the Property such as firewood and construction of permitted buildings and fences. Any large-scale fire mitigation activities shall be conducted on a sustainable yield basis and in substantial accordance with a fire mitigation plan prepared by a professional forester at Grantor’s expense, and approved by Grantee pursuant to Section 23 (Grantee’s Approval) of this Deed. Any forest management

activity that produces products such as timber or lumber that may be sold, traded, exchanged or used off the Property is prohibited without Grantee's approval pursuant to Section 23 (Grantee's Approval) of a "Forest Management Plan", which shall be prepared at Grantor's expenses by a professional forester approved by Grantee, and which shall reference generally accepted best management practices for the sites, soils, and terrain of the Property.

There is no commercial timber harvesting. At present, the property has no forested areas.

- c. **Relatively Natural Habitat.** Habitat management activities are permitted, provided that they are consistent with the Purpose. Intensive habitat management activities, such as chaining juniper or sagebrush, constructing or altering wetlands or stream channels, and conducting controlled burns may be permitted only if approved by Grantee pursuant to Section 23 (Grantee's Approval) of this Deed.

Currently no such activities are taking place.

- d. **Minerals.** For the purposes of this Deed, minerals shall be defined as soil, sand, gravel, rock, stone, decorative stone, gold and other rare earth elements, oil, natural gas, coalbed methane (including any and all substances produced in association therewith from coalbearing formations), hydrocarbon, fossil fuel, or any other mineral substance, of any kind or description, on, in, under or part of the Property (collectively referred to as "**Minerals**").

As of the date of this Deed, Grantor does not own all of the rights and interests in the Minerals and mineral rights located on, under, or in the Property or otherwise associated with the Property. For this reason, a minerals assessment report has been completed by Sawtooth Resources, LLC dated August 26, 2025 in compliance with I.R.C. § 170(h)(5)(B)(ii) and Treasury Regulation § 1.170A-14(g)(4). The report concludes that, as of the date of this Deed, the probability of extraction or removal of minerals from the Property by any surface mining method is so remote as to be negligible. Grantor shall not transfer, lease or otherwise separate the rights or interests in and to any Minerals from the Property.

The exploration, development, mining or other extraction or removal of Minerals, conducted on, under, or in the Property or otherwise associated with the Property by any method is prohibited, except as otherwise set forth herein. Notwithstanding the foregoing, subject to Grantee's approval pursuant to Section 23 (Grantee's Approval), Grantor may permit subsurface access to Minerals from locations off the Property, provided that Grantor shall not permit such subsurface access to disturb the lateral and subjacent support of the Property, and further provided that (i) there is no surface occupancy related to such subsurface access, including but not limited to, the location of all equipment, pumps, storage facilities, pipelines, roads, and any other infrastructure, (ii) any other activities necessary for extraction, storage, or transportation shall be located off the Property, (iii) any extraction shall take place off the Property and shall not cause impacts to the Property that are not consistent with the Purpose, and (iv) the method and means of extraction is consistent with the Purpose.

Grantor agrees that by granting this Easement to Grantee, Grantor has granted Grantee a real property interest in the Property, and by so doing, given Grantee the same legal rights as Grantor to influence and control impacts to the surface of the Property from exploration or development of Minerals including directing the reclamation of those impacts. This Easement does not grant any right to Grantee to receive any income, royalties or lease payments from exploration or development of the Minerals. If Grantor is contacted verbally or in writing regarding the exploration for, lease or severance of Minerals or the creation of a Mineral Document (defined below), Grantor shall provide written notice, copy, or description to Grantee of said contact within ten (10) days.

For purposes of this Deed, the term "**Mineral Document**" shall mean any lease, pooling agreement, unitization agreement, surface use agreement, no-surface occupancy agreement, or any other instrument related to Minerals. Grantor shall not enter into any Mineral Document, or

amend or renew any existing Mineral Document, without Grantee approval pursuant to Section 23 (Grantee's Approval) to ensure that said document is consistent with the Purpose and this Section, and Grantee shall have the right but not the obligation to be a party to any such agreement, if Grantee chooses, in its sole discretion. Grantee shall have the right to charge an administrative fee to, and require reimbursement for consultant's and attorney's fees from, Grantor for time and costs associated with review of any Mineral Document.

Currently there is no mining of any kind. There are no active leases or mineral documents.

- f. **Recreation.** Low impact recreational uses such as wildlife watching, hiking, cross-country skiing, hunting and fishing are permitted, provided they are consistent with the Purpose. Grantor shall not develop improvements which would result in high impact uses, such as disc or traditional golf courses, ropes courses, athletic and sports fields, group picnic facilities, campgrounds, outdoor amphitheaters, ziplines, or courses for any motorized or nonmotorized vehicles.

The property is primarily used for agriculture. There are no improvements that would result in high impacts uses.

- g. **Weeds.** Grantor shall manage noxious weeds and invasive plant species in a manner consistent with the Purpose and with Colorado law and according to the GMP.

No noxious weeds were present on the property and noxious weeds were not a serious management issue on the property at the time of the field visits. If noxious weeds appear on the ranch, the lessees will follow accepted protocols to control them, in conjunction with the Gunnison County Weed District.

- h. **Water Rights.** No water rights are associated with or included in the Property subject to this Easement.

Grantor has no water rights that pertain to the property. The stretch of Willow Creek that flows from south to north through the property is subject to a Colorado Water Conservation Board instream flow decree from 2010 for 2.3 cfs from April 1 – June 30 and 0.5 cfs from July 1 – March 31. The stated purpose of the decree is to “to preserve the natural environment to a reasonable degree.”

9. **Division of the Property.** At the time of the conveyance of this Easement, the Property may consist of more than one (1) parcel for purposes of county tax assessment or may have been conveyed to Grantor by one (1) or more separate deeds. Notwithstanding the number of separate parcels or deeds conveying the Property, the Property may be granted, sold, exchanged, devised, gifted, transferred, encumbered or otherwise conveyed in unified title as one (1) parcel only, subject to the provisions of this Deed, even if the Property still consists of more than one parcel for purposes of county tax assessment. Separate conveyance of a portion of the Property or division or subdivision of the Property is prohibited. The division, subdivision, or de facto subdivision of the Property by legal or physical process (including, but not limited to, platting, exemption from platting, testamentary division, or other process by which the Property is divided in ownership or in which legal or equitable title to different portions of the Property are held by different owners), into two or more parcels of land, or partial or separate interests (including, but not limited to, the allocation of property rights among partners, shareholders or members of any legal entity, creation of a horizontal property regime, condominium interests, interval or time-share interests, judicial partition or the partition in-kind of undivided interests) (individually or collectively a “Division of the Property”) is prohibited. Ownership of the single parcel by joint tenancy or tenancy in common is permitted, consistent with Sections 31 (Joint and Several Liability) and 32 (Ownership by Single Entity Consisting of Multiple Parties) of this Deed; provided, however, that Grantor shall not undertake any legal proceeding to

make a Division of the Property.

Currently the Willow Creek Property receiving this conservation easement consists of one complete Gunnison County tax parcels owned by Gunnison Legacy Fund, d/b/a Gunnison Ranchland Conservation Legacy.

- 10. Surface Disturbance.** Any alteration of the surface of the land, including without limitation, the movement or removal of soil, sand, gravel, rock, peat, sod, artifacts, animal bone and remains, or paleontological (fossil) resources, is prohibited, unless such alteration is incidental to permitted acts on and uses of the Property, such as construction of permitted improvements, and is consistent with the Purpose.

Currently there is no surface disturbance on the property.

- 11. Industrial or Commercial Activity.** Industrial uses of the Property are prohibited. Commercial uses of the Property that are not consistent with the Purpose are prohibited. Ranching use, as that use is conducted at the time this Deed was recorded, is considered an acceptable commercial use that is consistent with the Purpose. Future use of the Property for commercial recreational guiding and outfitting is permitted provided such use is conducted in a manner that is consistent with the Purpose and is de minimis, by which provisions both Parties believe such use to be consistent with Section 2031(c) of the Internal Revenue Code.

Current commercial activities are limited to agricultural activities such as livestock grazing.

- 12. Feedlot.** The establishment or maintenance of a feedlot is prohibited. For purposes of this Deed, “feedlot” is defined as a permanently constructed confined area or facility which is used and maintained continuously for purposes of feeding or finishing large numbers of livestock. Nothing in this Section shall prevent Grantor from seasonally confining livestock into an area, corral or other facility for warm-up or feeding or calving, or from leasing pasture for the grazing of livestock owned by others.

There is no feedlot on the property. Cattle are moved and confined seasonally as part of regular ranch operations.

- 13. Public Access.** Nothing in the easement is intended to obligate or grant public access to the property.

There is no general public use of the property. The public uses County Road 31, which crosses part of the property from north to south.

- 14. Trash.** The dumping or accumulation of any kind of trash, sludge, or refuse on the property is prohibited, except for farm-related trash and refuse produced on the Property, provided that such dumping or accumulation is consistent with the Purpose. The storage or accumulation of agricultural products and by-products on the Property is permitted provided that such activity is conducted in accordance with all applicable government laws and regulations and is consistent with the Purpose.

There is no evidence of any trash or dumping.

- 15. Hazardous Materials.** The use, treatment, storage, disposal, or release of hazardous materials shall only be permitted in accordance with applicable, federal, state and local law and regulations.

There is no evidence of dumping or storage of hazardous materials.

- 16. Motorized Vehicle Operation.** The operation of motorized vehicles for purposes associated with permitted acts on and uses of the property is permitted provided that such operation is consistent with the Purpose.

All motor vehicle use on the property is for agricultural and property management purposes.

- 17. Easements, Rights of Way or Other Interests.** The conveyance or modification of an easement, right

of way, Mineral Document or other similar interest is prohibited unless approved by Grantee pursuant to Section 23 (Grantee's Approval) of this Deed.

No such conveyances or modifications are in process at the time of the granting of the conservation easement.

18. Courses. Off road courses for snowmobiles, all-terrain vehicles, motorcycles, bicycles, or any motorized or nonmotorized vehicles are prohibited.

There are no such courses on the property.

19. Towers. Towers are prohibited unless approved by Grantee pursuant to Section 23 (Grantee's Approval) of this Deed or as otherwise expressly permitted by this Deed. Any permitted tower shall be no more than thirty-five (35) feet in Height.

There are no towers on the property.

20. Miscellaneous Prohibited Improvements. Sod farms, golf courses, airstrips, and helicopter pads are prohibited.

There are no such improvements on the property.

G. Summary and Conclusion

The Willow Creek Property Conservation Easement preserves a total of 100 acres of land with significant natural habitat values. Successful management of the property in the future will provide the opportunity to sustain those values in perpetuity on behalf of the public. This easement conveyance contributes to significant landscape-scale preservation in the area. The retained rights in the conservation easement do not permit a degree of intrusion or future development that would interfere with the natural habitat values of the property.

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Qualifications of Preparer

Susan Allen Lohr

Current Position:

Director of Projects, Gunnison Ranchland Conservation Legacy

Education:

University of Arizona, Tucson, Arizona, M.L.S. 1975, graduate ecology courses toward Ph.D. 1975-80

Stanford University, Stanford, California, B.A. 1975

Positions Held:

President, Lohr Associates, Inc. (private consulting firm), 1996-present

Director, Rocky Mountain Biological Laboratory, 1986-1996

Director, WINGS Natural History Tours, 1982-1986

Director, Arid Lands Information Center, Office of Arid Lands Studies, University of Arizona, 1978-1981

Research Associate, Museum Expeditions, Louisiana State University, 1976-1983

Professional Activities as a Consultant:

a. Conservation

Director of Projects, Gunnison Ranchland Conservation Legacy, 2015-present

Landowner Consultation and Project Development, Colorado Open Lands, 2015-present

Project Consultant, Trust for Public Lands, 2015-2018

Landowner Consultation and Project Development, Mesa Land Trust, 2011-2015

Executive Director, Gunnison Ranchland Conservation Legacy, 2013-2014

Conservation Assistance Program Director, 2005-2014

Private Land Stewardship Incentives, Colorado Conservation Trust, 2004-2005

Candidate Conservation Agreement with Assurances for Gunnison Sage Grouse, CO Division of Wildlife, 2004

Conservation Easement Program Development, Buckeye Conservancy, Ferndale, CA, 2002-2004

Conservation Easement Negotiation and Documentation, Gunnison Ranchland Conservation Legacy, 1998-2004

Founding Director and Board Member, Gunnison Ranchland Conservation Legacy, CO, 1996-2014

Conservation Easement Environmental and Baseline Reports – completed reports for 142 properties, 1997-present

b. Planning and Development for Biological Field Stations and Marine Laboratories

Darren Freshwater Institute, Rensselaer Polytechnic Institute, Lake George, NY, 2016-2019

Shoals Marine Laboratory, University of New Hampshire and Cornell University, 2015-2017

Noyo Center for Marine Biology, City of Fort Bragg, CA, 2005-2015

Mountain Lake Biological Station, University of Virginia, 2012-2014

Llano River Field Station, Texas A&M, 2012

National Science Foundation, Strategic Planning for Field Stations and Marine Laboratories, 2011

Lacawac Sanctuary, Franklin and Marshall College, 2010-2011

Tyson Ecological Center, Washington University, St. Louis, 2008-2009

Coastal Ocean Current Monitoring Program, California Coastal Conservancy, 2007-2008

Base Camp Sarasota, New College of Florida, 2007

Rabbit Island Field Station, Orange Coast College, 2007

Finger Lakes Community College, Canandaigua, NY, 2006

Missouri Coteau Field School, NDSU, 2006-2009

Oklahoma State University and TNC Tallgrass Prairie Preserve, 2006

University of Cincinnati and Cincinnati Nature Center, 2005-2009

New Field Station, University of Oklahoma, 2004

REU Site Program at Bodega Marine Laboratory, University of California, Davis, 2004

Mountain Studies Institute, 2003-2005

Organization of Biological Field Stations, 2003-2005

New Field Station, North Dakota State University, 2003

Regional Science Center, Minnesota State University, Moorhead, 2003

Trinity College Field Station, Hartford, CT, 2002-2003

University of Mississippi Field Station, 2003

Hubbard Brook Experimental Forest, NH, 2001

Pymatuning Laboratory of Ecology, University of Pittsburgh, 2001

Catamount Institute, Colorado College, 2000

St. Croix Watershed Research Station, Science Museum of Minnesota, 2000

University of Virginia Coastal Research Center, 2000

Powdermill Biological Station, Carnegie Museum of Natural History, 1999 - 2000

Raystown Field Station, Juniata College, Huntingdon, PA, 1999

Oak Lake Field Station, South Dakota State University, 1998

Turtle Cove Environmental Research Station, Southeast Louisiana University, 1998

University of Mississippi Biological Station, 1997

President, Organization of Biological Field Stations, 1994-1995

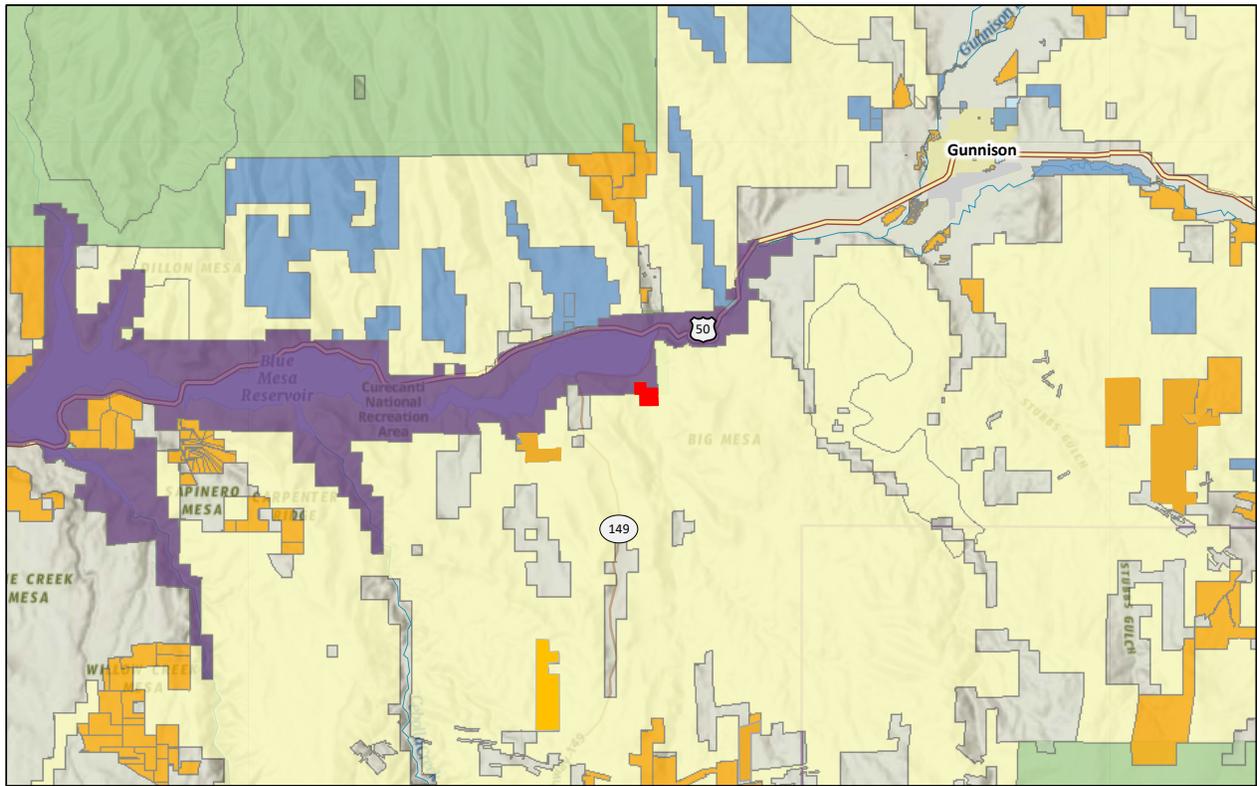
Appendix 1. Maps

Note: The coordinate system used for all maps in GIS is NAD 1983 UTM Zone 13N (meters).

- a. Location Map
- b. Property Map
- c. Topographic Map
- d. Geologic Map
- e. Soils Map
- f. Wetlands Map
- g. Land Cover Map
- h. Improvements Map
- i. Water Resources Map
- j. Gunnison Sage-grouse Map
- k. Species of Concern Map
- l. Big Game Habitat Map
- m. Photopoints Map

a. Location Map

Willow Creek Property – Location Map
100 acres – Gunnison County



June 15, 2025

COMaP Land Status (Full Version)

Misc Federal (BOR, DOD, Misc)

BLM

NPS

USFS

USFWS

Tribal

State

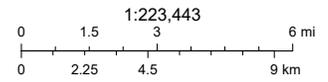
Local

NGO/Land Trust

Private Conservation

Private

Willow Creek Property

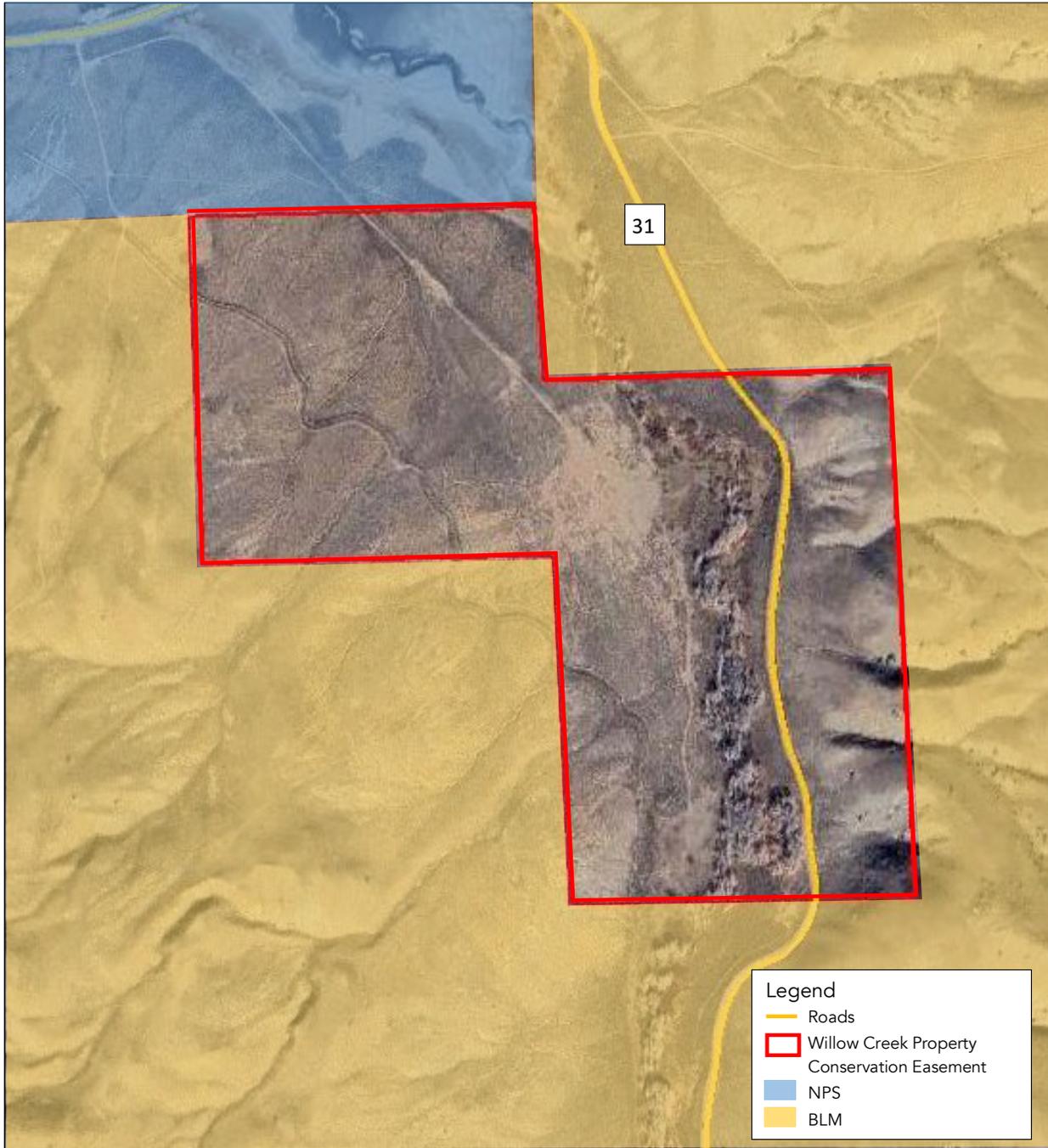


Est. NASA, NGA, USGS, Est. TomTom, Garmin, SafeGraph, METINASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Sources:

b. Property Map

Willow Creek Property – Property Map

100 acres – Gunnison County

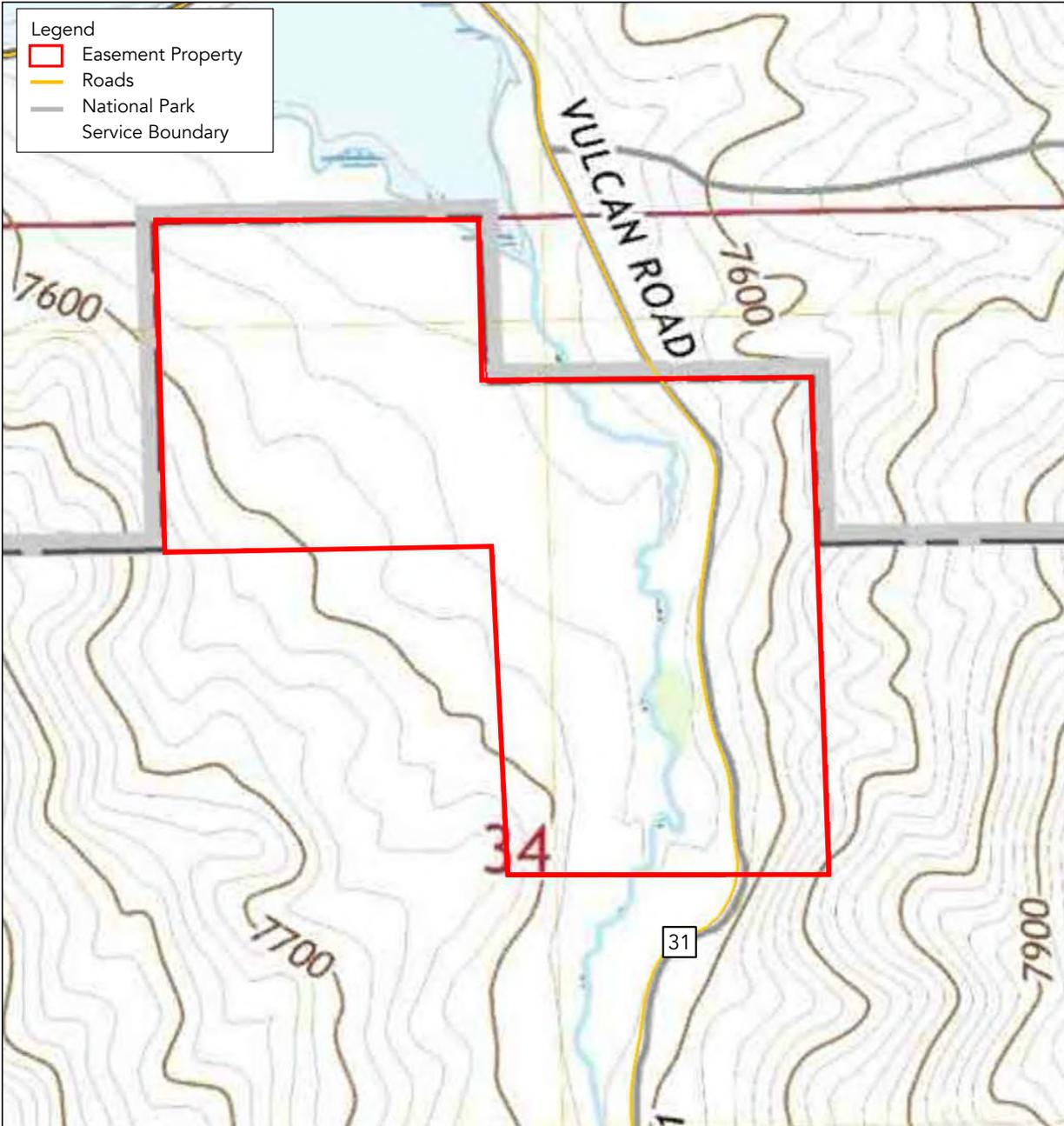


Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025
Data Source: Gunnison County (Roads, Tax Parcels), BLM Surface Management Agency (Public Land).
Public access should not be inferred from this map. This map is not a survey and should not be construed as one.

c. Topographic Map

Willow Creek Property – Topographic Map

100 acres – Gunnison County



Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025 Data Source: Gunnison County (Roads, Tax Parcels) NGMDB (USGS Topo Quad: Big Mesa, CO 2022); GRCL (all else).
Public access should not be inferred from this map. This map is not a survey and should not be construed as

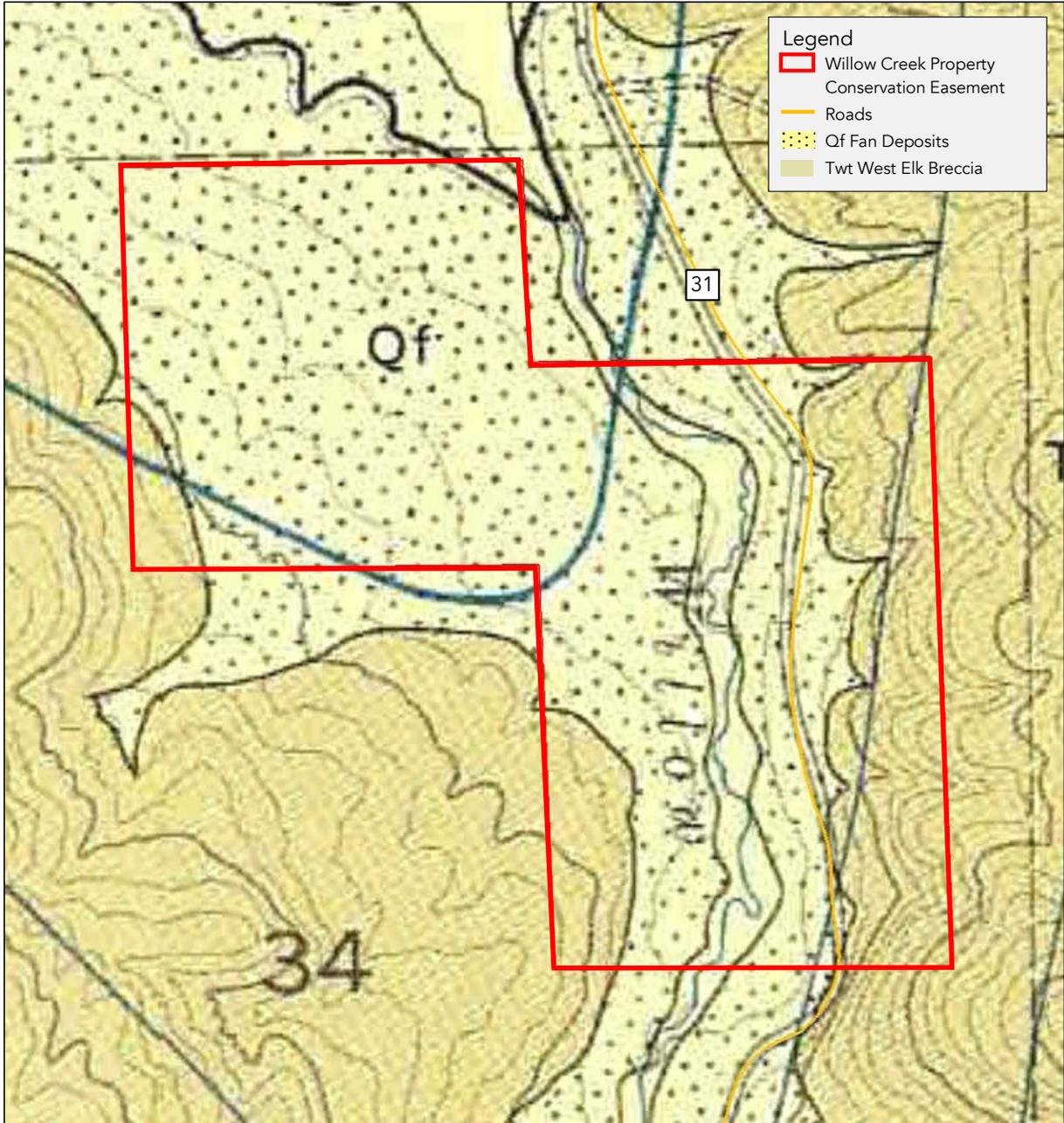
500 ft



d. Geologic Map

Willow Creek Property – Geologic Map

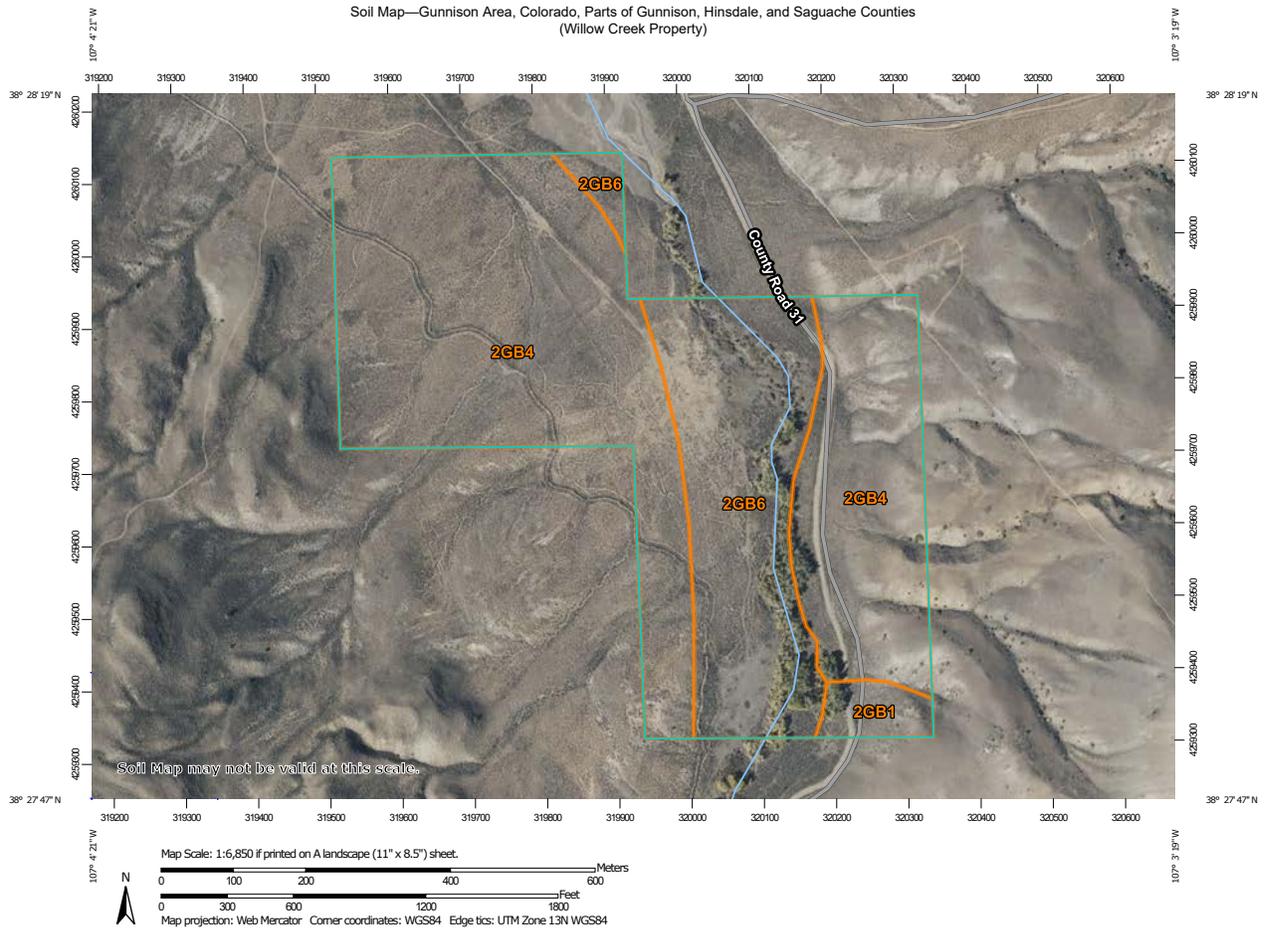
100 acres – Gunnison County



Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025
Data Source: Gunnison County (Roads, Tax Parcels), USGS NGMDB. Public access should not be inferred from this map. This map is not a survey and should not be construed as one.



e. Soils Map



USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

6/26/2025 Page 1 of 3

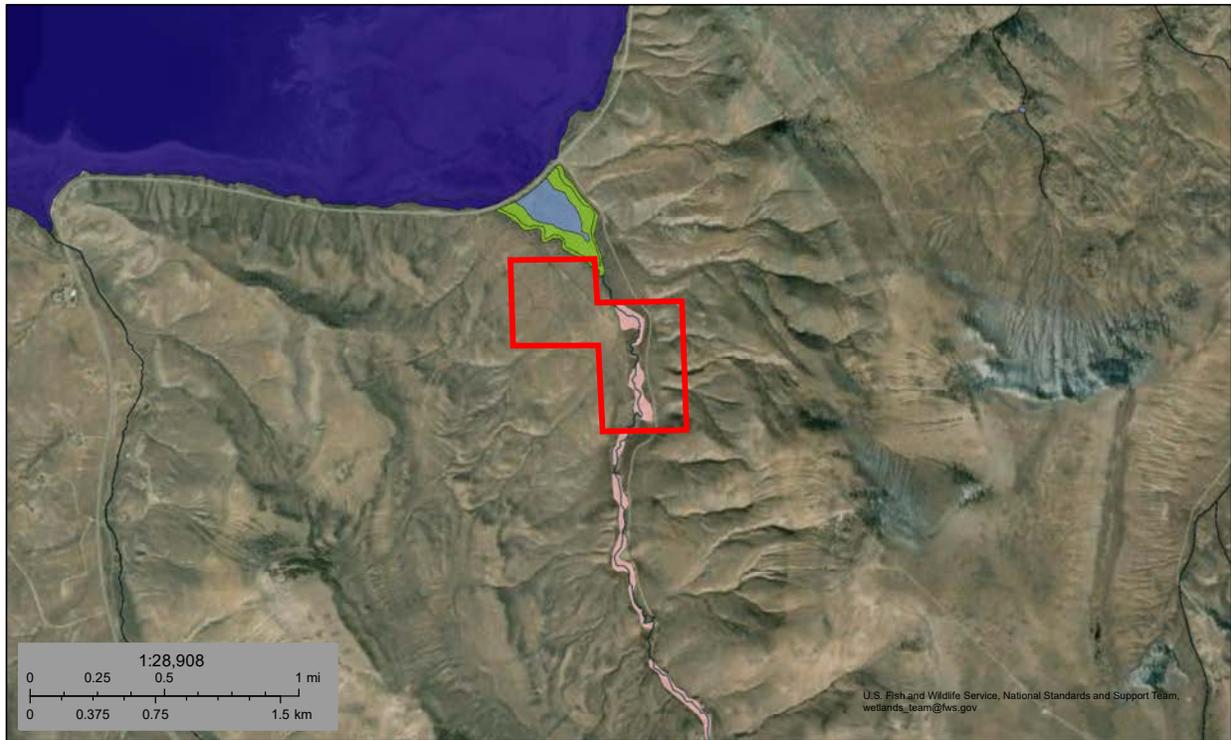
Map Unit Legend

Map Unit Symbol	Map Unit Name	Aorec in AOI	Percent of AOI
2GB1	Kezar-Beenom, exposed complex, 5 to 45 percent slopes	2.8	2.7%
2GB4	Duffson-Beenom, exposed complex, 5 to 40 percent slopes	70.0	69.4%
2GB5	Menbar and Venable soils, 0 to 5 percent slopes	28.1	27.9%
Totals for Area of Interest		100.9	100.0%

f. Wetlands Map



Willow Creek Property



June 26, 2025

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

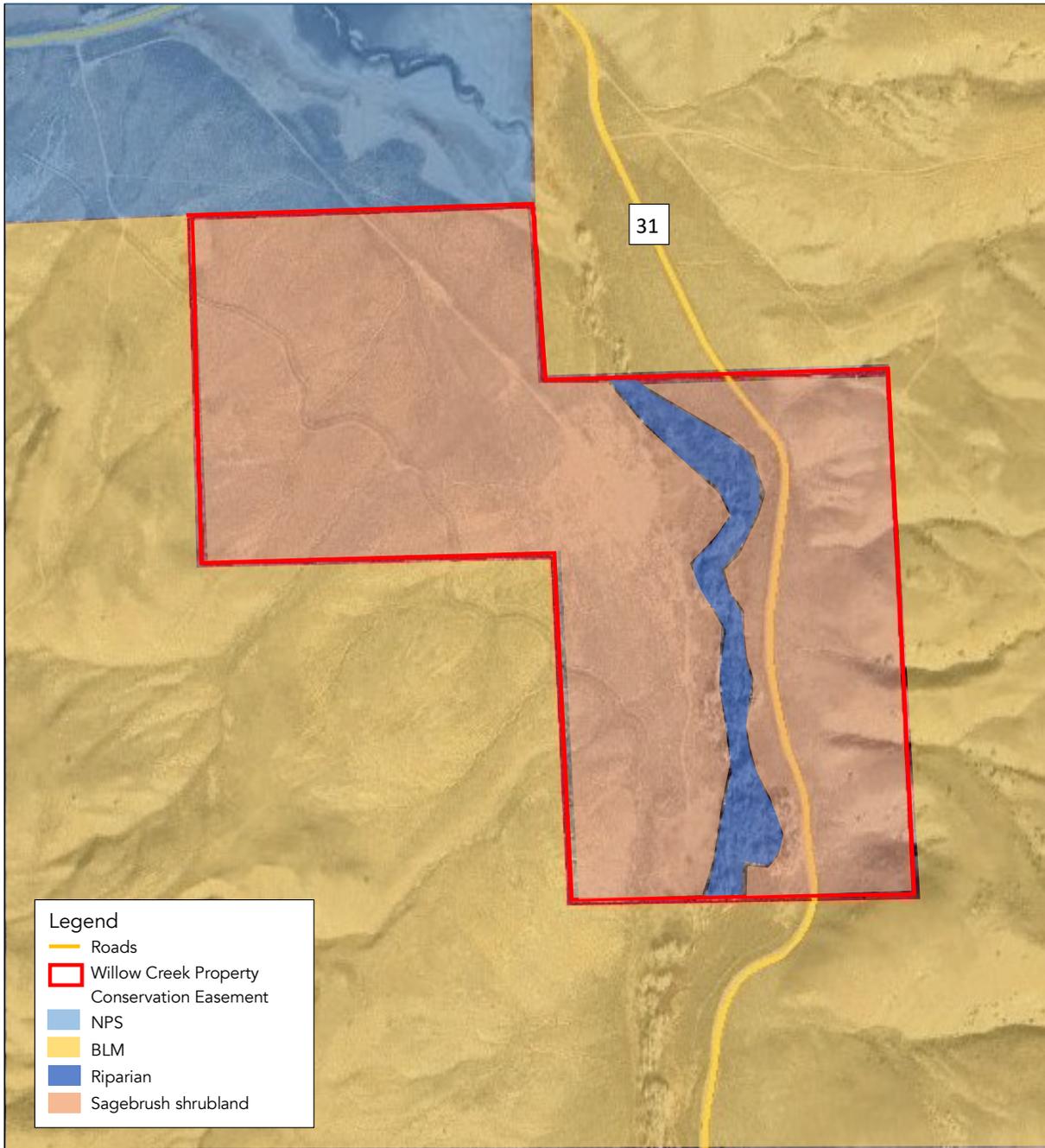
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

g. Land Cover Map

Willow Creek Property – Land Cover Map

100 acres – Gunnison County



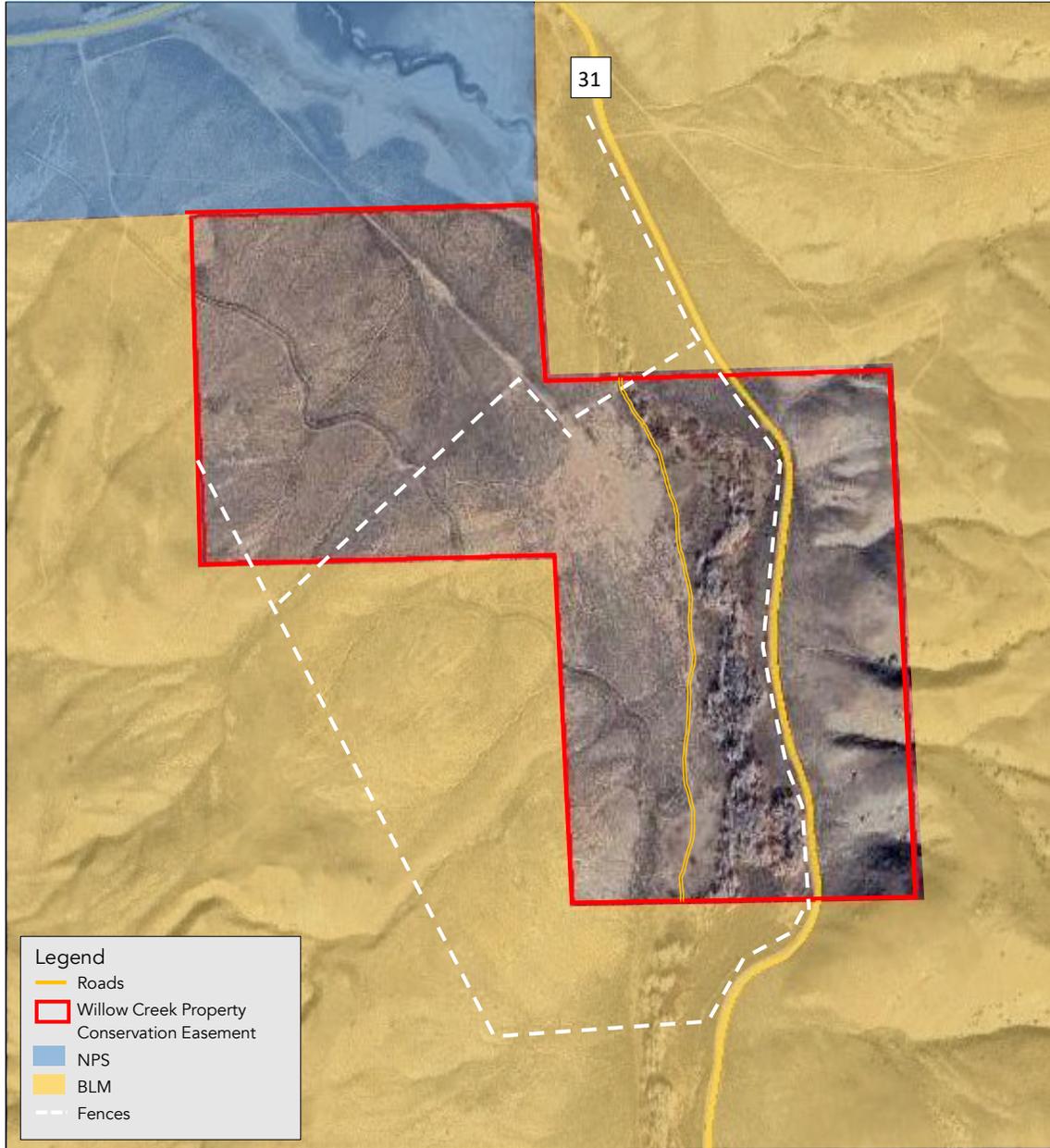
Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025
Data Source: Gunnison County (Roads, Tax Parcels), BLM Surface Management Agency (Public Land), GRCL (Land Cover). Public access should not be inferred from this map. This map is not a survey and should not be construed as one.

525 ft

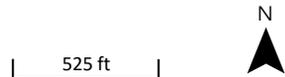


h. Improvements Map

Willow Creek Property – Improvements Map
100 acres – Gunnison County

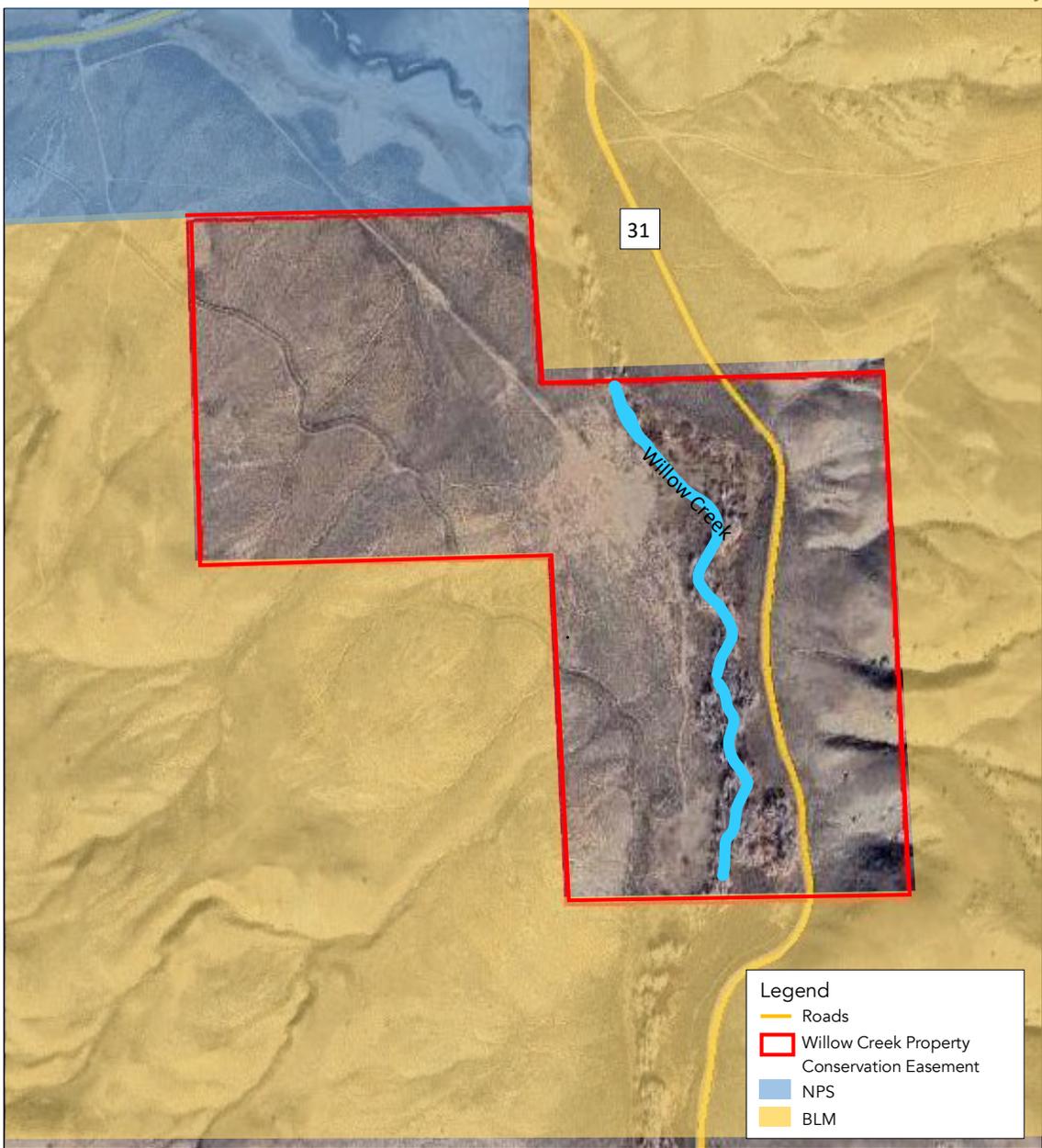


Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025
Data Source: Gunnison County (Roads, Tax Parcels), BLM Surface Management Agency (Public Land).
Public access should not be inferred from this map. This map is not a survey and should not be construed as one.



i. Water Resources Map

Willow Creek Property – Water Resources Map
100 acres – Gunnison County



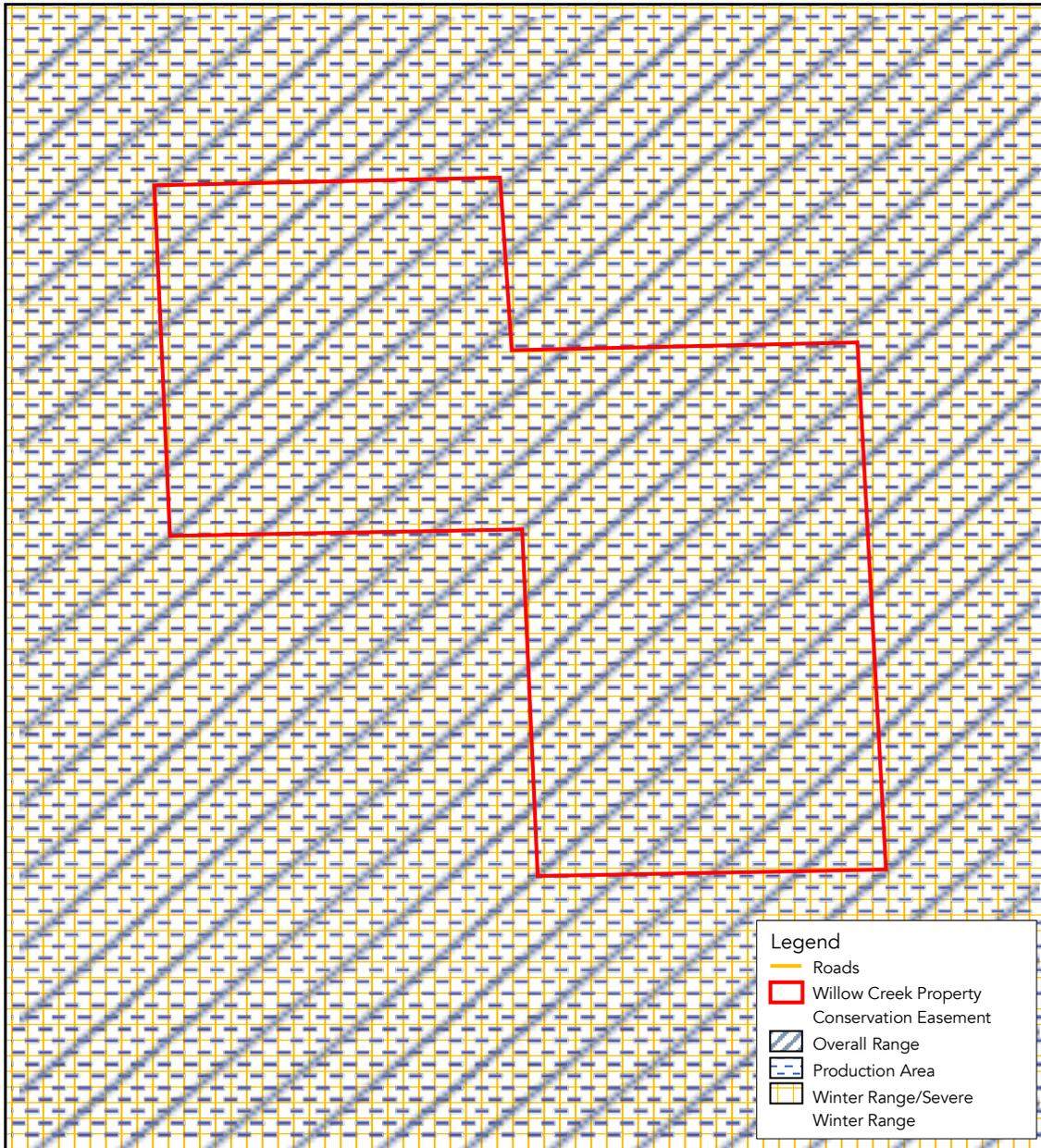
Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025
Data Source: Gunnison County (Roads, Tax Parcels), BLM Surface Management Agency (Public Land).
Public access should not be inferred from this map. This map is not a survey and should not be construed as one.



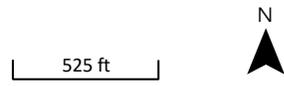
j. Gunnison Sage-grouse Map

Willow Creek Property – Gunnison Sage-Grouse Map

100 acres – Gunnison County



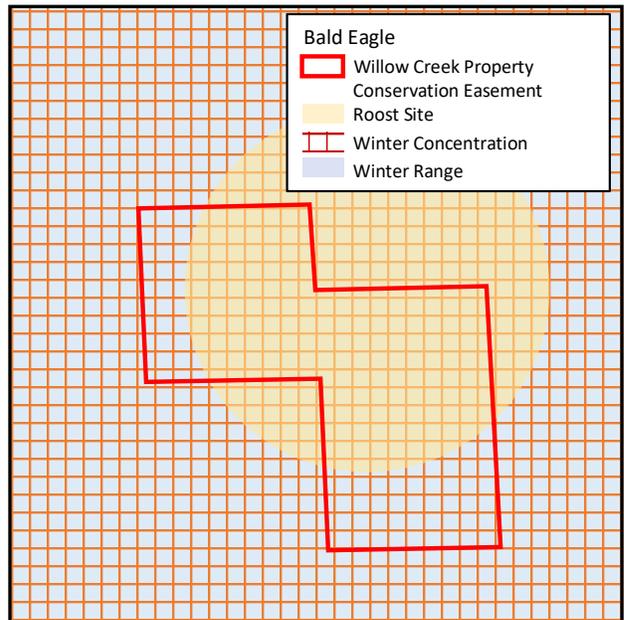
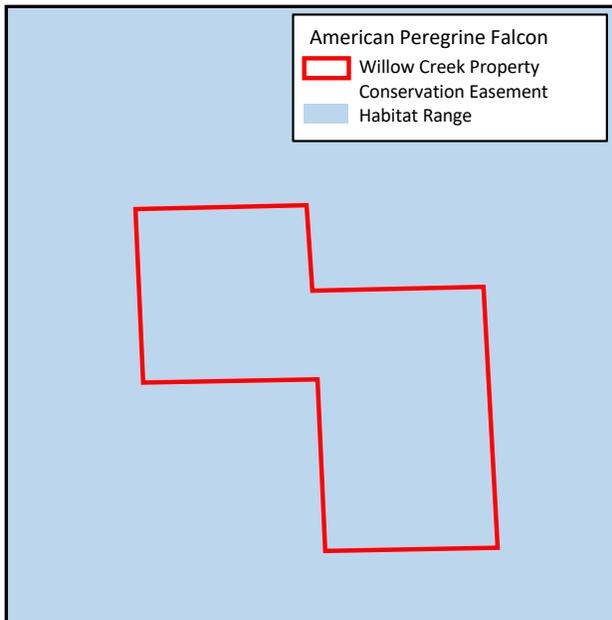
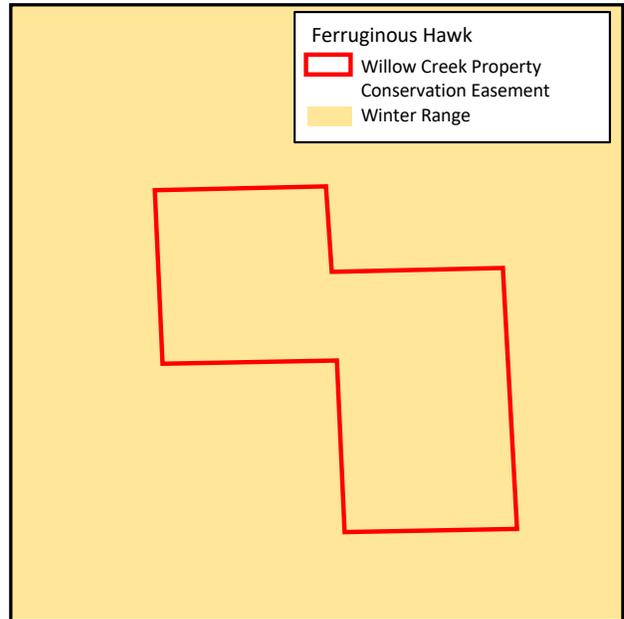
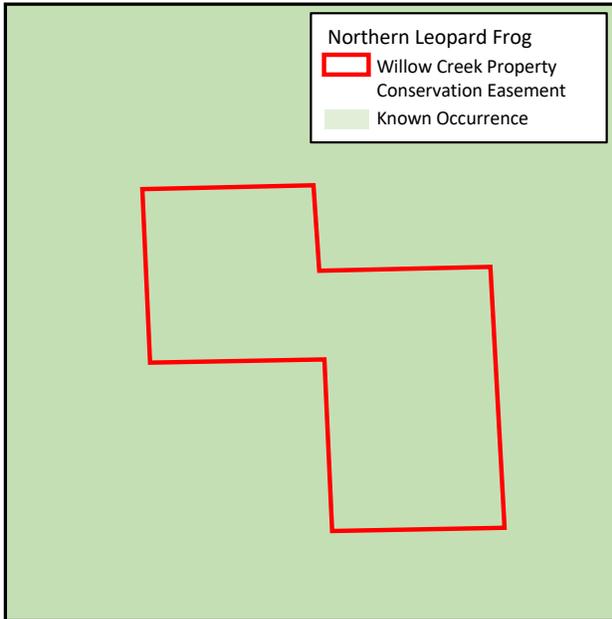
Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025
Data Source: Gunnison County (Tax Parcels), Colorado Parks & Wildlife (GUSG). Public access should not be inferred from this map. This map is not a survey and should not be construed as one.



k. Species of Concern Map

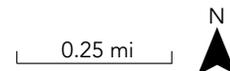
Willow Creek Property – Species of Concern Map

100 acres – Gunnison County



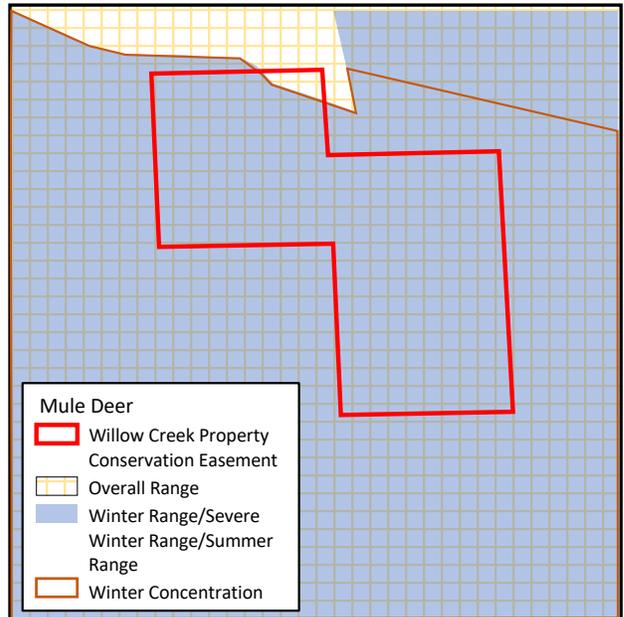
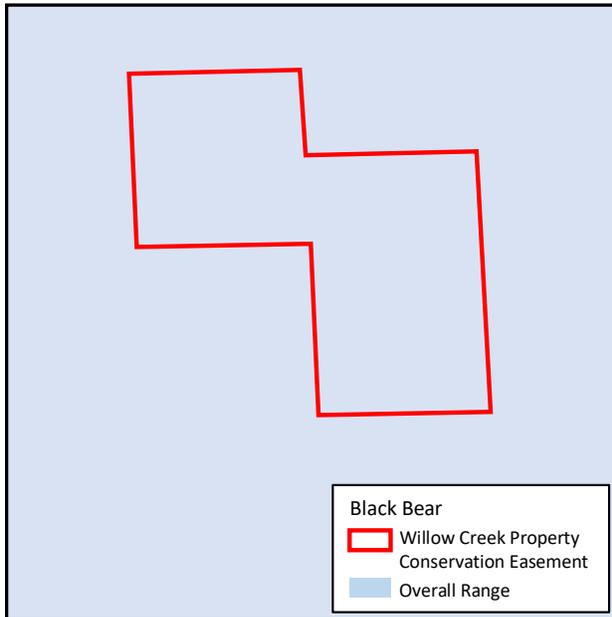
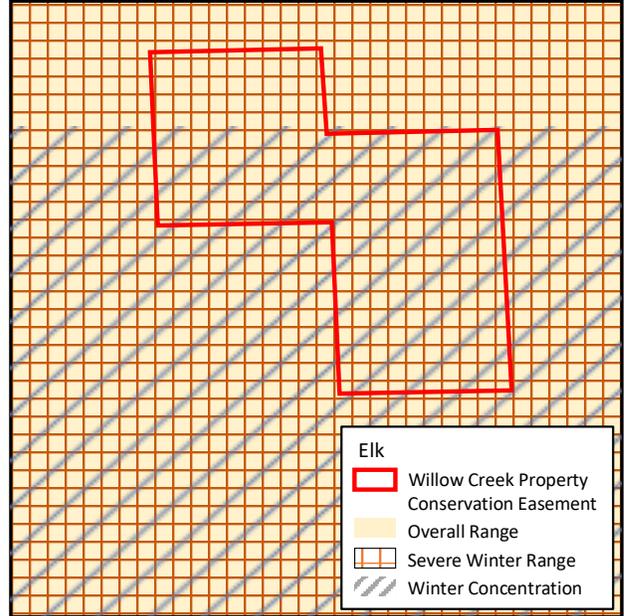
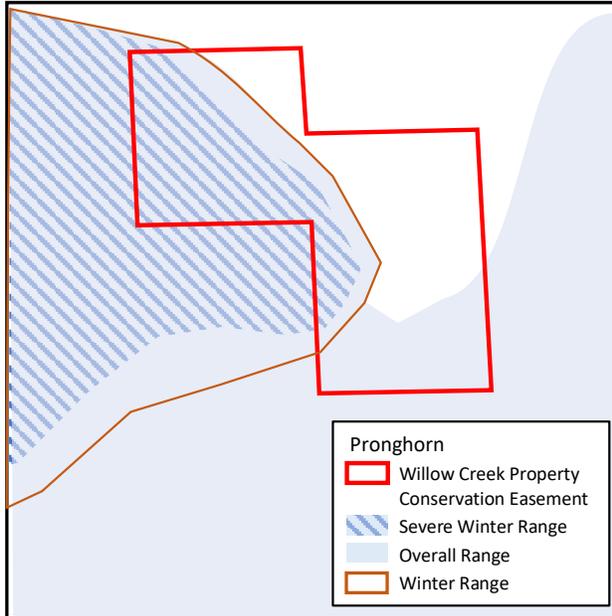
Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025

Data Source: Cornell Lab of Ornithology (Ferruginous Hawk); Colorado Parks & Wildlife (Bald Eagle, American Peregrine Falcon); Hammerson, 1999 & NDIS, 2014 (Northern Leopard Frog); GRCL (Property Boundary). Public access should not be inferred from this map. This map is not a survey and should not be construed as one.



1. Big Game Habitat Map

Willow Creek Property – Big Game Habitat Map
100 acres – Gunnison County



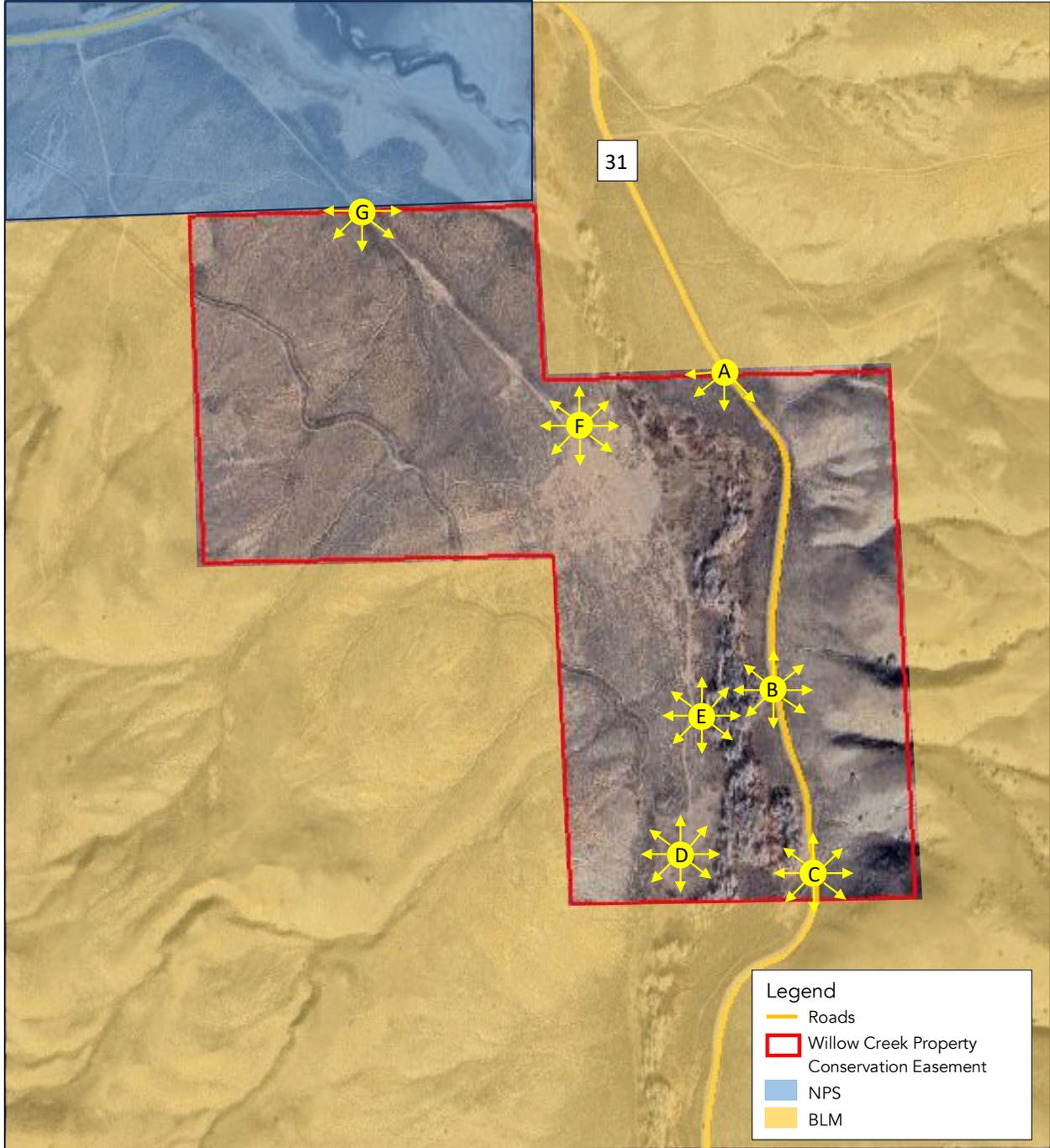
Preparer: Gunnison Ranchland Conservation Legacy Date: June 26, 2025
Data Source: Colorado Parks & Wildlife (Species Habitat); GRCL (Property Boundary). Public access should not be inferred from this map. This map is not a survey and should not be construed as one.



m. Photopoints Map

Willow Creek Property – Photopoints Map

100 acres – Gunnison County



Preparer: Gunnison Ranchland Conservation Legacy Date: June 25, 2025
Data Source: Gunnison County (Roads, Tax Parcels), BLM Surface Management Agency (Public Land).
Public access should not be inferred from this map. This map is not a survey and should not be construed as one.



Appendix 2. Photo Documentation

(All photographs taken June 23 and 30, 2025)

Data Table for Willow Creek Property Photopoints

Photopoint	UTM Easting Zone 13	UTM Northing Zone 13	Longitude	Latitude
A	320153.91	4259903.51	-107° 3' 41.51"	38° 28' 9.59"
B	320182.67	4259550.89	-107° 3' 40.00"	38° 27' 58.18"
C	320220.54	4259340.37	-107° 3' 38.24"	38° 27' 51.38"
D	320068.94	4259344.69	-107° 3' 44.50"	38° 27' 51.41"
E	320122.95	4259495.60	-107° 3' 42.41"	38° 27' 56.34"
F	319954.06	4259866.90	-107° 3' 49.72"	38° 28' 8.26"
G	319726.71	4260121.83	-107° 3' 59.33"	38° 28' 16.36"



1. Photopoint A. Looking SE along County Road 31.



2. Photopoint A. Looking S. County Road 31 is at left.



3. Photopoint A. Looking SW.



4. Photopoint A. Looking W along property boundary.



5. Photopoint B. Looking N along County Road 31.



6. Photopoint B. Looking NE.



7. Photopoint B. Looking E.



8. Photopoint B. Looking SE. County Road 31 is at right.



9. Photopoint B. Looking S along County Road 31.



10. Photopoint B. Looking SW along Willow Creek. County Road 31 is at left.



11. Photopoint B. Looking W at Willow Creek.



12. Photopoint B. Looking NW at Willow Creek.



13. Photopoint C. Looking N along County Road 31.



14. Photopoint C. Looking NE.



15. Photopoint C. Looking E.



16. Photopoint C. Looking SE. County Road 31 is at right.



17. Photopoint C. Looking S along County Road 31.



18. Photopoint C. Looking SW at boundary fence. Willow Creek is beyond.



19. Photopoint C. Looking W.



20. Photopoint C. Looking NW at Willow Creek



21. Photopoint D. Looking N at animal trail and Willow Creek.



22. Photopoint D. Looking NE at Willow Creek.



23. Photopoint D. Looking E toward Willow Creek.



24. Photopoint D. Looking SE toward Willow Creek.



25. Photopoint D. Looking S.



26. Photopoint D. Looking SW.



27. Photopoint D. Looking W.



28. Photopoint D. Looking NW.



29. Photopoint E. Looking N at Willow Creek.



30. Photopoint E. Looking NE at Willow Creek.



31. Photopoint E. Looking E at Willow Creek.



32. Photopoint E. Looking SE at Willow Creek.



33. Photopoint E. Looking S at Willow Creek.



34. Photopoint E. Looking SW.



35. Photopoint E. Looking W.



36. Photopoint E. Looking NW.



37. Photopoint F. Looking N.



38. Photopoint F. Looking NE.



39. Photopoint F. Looking E across interior ranch road.



40. Photopoint F. Looking SE. Interior ranch road is at left.



41. Photopoint F. Looking S at interior ranch road.



42. Photopoint F. Looking SW across interior ranch road.



43. Photopoint F. Looking W across interior ranch road.



44. Photopoint F. Looking NW along interior ranch road.



45. Photopoint G. Looking E. Distant electrical pylons are not on the property.



44. Photopoint G. Looking SE along interior ranch road. Electrical pylons are off the property.



45. Photopoint G. Looking S. Interior ranch road is at left.



46. Photopoint G. Looking SW.



47. Photopoint G. Looking W.