

Spring Canyon Conservation Easement Baseline Inventory Report

Report Date: September 20, 2013

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CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: UTAH DIVISION OF WILDLIFE RESOU
RCES

Prepared by
Utah Division of Wildlife Resources

Makeda Hanson, Habitat Restoration Biologist
Therese Meyer, Wildlife Realty Specialist



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

State of Utah

DEPARTMENT OF NATURAL RESOURCES

MICHAEL R. STYLER
Executive Director

Division of Wildlife Resources

GREGORY SHEEHAN
Division Director

August 18, 2016

Carbon County Recorder
731 E 100 North, Suite 1300
Price, Utah 84501

Dear Recorder:

Enclosed is a Baseline Inventory Report for a Conservation Easement held by Utah Division of Wildlife Resources on land owned by Mr. Rick Gatherum in Carbon County. Please record this in the public record and return the original to:

Therese Meyer
Habitat Section
Utah Division of Wildlife Resources
1594 West North Temple, Suite 2110
P.O. Box 146301
Salt Lake City, UT 84114-6301

As specified in Utah Code 63-38-3.3(2) the Utah Division of Wildlife Resources respectfully requests that the recording fees be waived.

Sincerely,

Therese Meyer
Wildlife Realty Specialist

Enc: Baseline Inventory Report for Spring Canyon Conservation Easement,
CARB-1602CE,BIR-0600



Spring Canyon Conservation Easement Property Baseline Inventory Report

Exhibits

1. Local Road Map
2. Quad Map with Photopoint Locations
3. Aerial Map Depicting Photopoint and Structures Locations

Section I. General Information

A. Land Ownership Information:

Richard Gatherum
1983 East Forest Creek Lane
Salt Lake City, Utah 84121
Telephone: 801-558-8318

B. Location & Direction to Property:

The Spring Canyon Conservation Easement Property ("Property") is located in Carbon County, Utah, in Sections 34 and 35, Township 12 South, Range 8 East, also in Sections 1, 2, 3, 4, 11, 12, Township 13 South, Range 8 East, also in Sections 6 and 7, Township 13 South, Range 9 East, all in Salt Lake Base & Meridian (list on page 4). The property is located approximately 20 miles northwest of Price, Utah, and approximately six miles west of Helper, Utah, and north of the Gordon Creek Wildlife Management Area (see Exhibits 1 and 2). The property is best accessed via Spring Canyon Road that heads westerly from Price. The southeastern corner of the easement property is located at North American Datum 1983 Universal Transverse Mercator, Zone 12, easting coordinate approximately 503850; northing coordinate approximately 4395639. See the local roadmap, Exhibit 1.

C. Background Information:

1. History of Acquisition. The conservation easement was granted in 2002 to Utah Division of Wildlife Resources ("DWR"). The Property consists of 3,401 acres of mountain property dissected by several canyons. The owner of the Property at the time of acquisition was Double J. Triangle, L.L.C ("Grantor"). The owner of Double J. Triangle was Kim C. Jensen, who subsequently sold the land to Richard C. Gatherum. At the time of adoption of this baseline report, Mr. Gatherum was the landowner.

Grantor reserved rights to construct up to six single-family homes and associated structures and outbuildings for personal family use on six, three-acre building sites

located adjacent to the existing road. The location of the building sites were to be determined by the Grantor. One of these building sites could consist of no more than 40 acres, provided that 37 contiguous acres of the parcel would remain encumbered by the conservation easement. The fee ownership of the 37-acres within the 40-acre parcel may be transferred to any fee purchaser of the three-acre building site; the 37-acre area will remain encumbered by the conservation easement.

Hunting on the Property is allowed under state-issued permit: at a minimum, one-third of the big game hunting opportunities, licenses, tags or permits to be issued to be used on the Property are to be available to the public.

Grantor also reserved the right to subdivide the Property into no more than three parcels provided that no parcel shall be smaller than 320 acres.

The funding for the acquisition of the conservation easement was from Pittman-Robertson funds of the Wildlife and Sport Fish Recovery program at the rate of 75% of the total purchase. The balance of the funding was from state funds.

The mineral estate had been separated from the surface estate of this Property prior to the conservation easement.

Several water rights were owned by Grantor and associated with the Property, but water rights were not expressly purchased with the conservation easement. However, the water rights are to remain with the Property even if the Property is sold.

2. Purpose of the Conservation Easement. The purpose of the conservation easement was to protect or enhance forever the natural wildlife habitat and open space of the real property.

3. Past and Present Uses of Spring Canyon Conservation Easement Property. The property has historically been used for mining, and the surface for pasture land for livestock production, and for recreational use.

Water rights were not included in the purchase of the conservation easement, however, the numerous water rights associated with the property are essential to the maintenance of the conservation values, and thus may only be sold or disposed by mutual agreement of Grantor and Grantee.

The Property is presently used for residential and recreational purposes. The conservation easement allows ranching, hunting, fishing, hiking, camping, various winter activities and recreational activities such as snowmobiling, 4-wheeling on the existing roads, tubing, cross-country skiing, and equestrian use.

The general public was not granted access, with the exception of certain hunting parties with specific access permission from Grantor.

As of the date of this baseline inventory report, Grantor intended to continue to manage the Property for limited residential and recreational use.

4. Adjoining Land Uses. The adjoining land uses are mostly agricultural and recreational.

5. Legal Condition of the Property. Grantor asserts that there are no easements or other legal encumbrances that have been placed on the Property since he has owned the Property, at the time of signing this baseline inventory report. The mineral estate was severed from the property prior to the conservation easement.

**Carbon County PARCEL_ID,
Spring Canyon Conservation
Easement parcels**

| | |
|--------------|--------------|
| 2A-0232-025F | 2A-0827-0000 |
| 2A-0232-026F | 2A-0829-0000 |
| 2A-0232-034F | 2A-0831-0000 |
| 2A-0232-035F | 2A-0833-0000 |
| 2A-0232-036S | 2A-0833-0001 |
| 2A-0283-0000 | 2A-0838-0000 |
| 2A-0285-0001 | 2A-0838-0001 |
| 2A-0286-0000 | 2A-1031-0003 |
| 2A-0307-0000 | 2A-1031-0004 |
| 2A-0308-0000 | 2A-1034-0000 |
| 2A-0309-0000 | 2A-1035-0000 |
| 2A-0310-0000 | 2A-1036-0000 |
| 2A-0311-0000 | 2A-1036-0001 |
| 2A-0807-0000 | 2A-1036-0002 |
| 2A-0807-0001 | 2A-1036-0003 |
| 2A-0807-001F | 2A-1036-0004 |
| 2A-0807-002S | 2A-1038-0000 |
| 2A-0807-004F | 2A-1039-0000 |
| 2A-0807-011F | 2A-1040-0000 |
| 2A-0807-014F | 2A-1041-0000 |
| 2A-0808-0000 | 2A-1042-0000 |
| 2A-0809-0000 | 2A-1044-0000 |
| 2A-0810-0000 | 2A-1045-0000 |
| 2A-0826-0000 | 2A-1046-0000 |
| | 2A-1047-0000 |
| | 2A-1049-0000 |
| | 2A-1052-0000 |

Section II. Current Conditions

A. SUMMARY TABLE OF CONSISTENT USES AND PROHIBITED USES:

| Consistent Uses | Prohibited Uses |
|--|--|
| Construction of up to six (6) single-family homes and associated structures and outbuildings for personal family use on six, three-acre building sites located adjacent to the existing road. One of these building sites may consist of no more than 40 acres provided that 37 contiguous acres of the parcel remain encumbered by this easement. (Section III.A) | Any activity on or use of the Property inconsistent with the purposes of this Conservation Easement and which is likely to cause material damage to the Conservation Values is prohibited (Section V) |
| Maintain, replace, and repair for ranching and recreational purposes, the fences, roads and other improvements located on the property as of the date of this Easement, as identified in the baseline inventory. Grantor may replace them with similar structures of the same approximate size in the same general location (Section III.B) | Grantor will not establish or conduct any commercial or industrial facilities or activities on the Property. This shall not be interpreted as forbidding the construction and operation of a home for the care of troubled teens or associated activities by the owner of the property (Section V. A) |
| Construct additional fences, roads, corrals, barns, and sheds necessary for ranching and other agricultural uses permitted by easement upon approval from the Division (Section III.B) | Grantor will not construct or operate a game farm on the Property, nor raise or hold game farm animals (Section V.B) |
| Construct fences along the Property's exterior boundary, construct drift fences, and have big game proof fences around crops, haystacks or domestic gardens (Section III.B) | Harassment of wildlife on the Property by people, vehicles or domestic animals is prohibited (Section V.C) |
| Replace or repair existing fences within Property and construct new fence on exterior boundary with materials that will not unduly endanger or materially inhibit wildlife movement (Section III.B) | Grantor will not change, disturb, alter, excavate, or impair any watercourse or wetland or the topography of the ground on the Property, except as expressly permitted in the Easement (Section V.D) |
| Use Property for historical or common ranching and farming activities, including grazing, feeding, breeding, raising, and managing traditional livestock provided activities do not jeopardize wildlife habitat values (Section III.C) | Grantor will not introduce into the general area of the Property any non-native plant or animal species other than those generally accepted for ranching, farming, residential landscaping, and domestic gardening within the residential lot except as provided in Section III.H of this Easement (Section V.E) |
| Property may be subdivided into no more than three parcels. No one parcel shall be smaller than 320 acres (Section III.D) | Grantor does not have the right nor will any attempt be made to divide, subdivide, or take action which creates and actual <i>de facto</i> subdivision of the Property, except as expressly provided for in Section III. Subsection D of this easement (Section V. F) |

| | |
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| <p>Livestock grazing shall not exceed a degree of use described as Moderate Use (Spring Grazing) or Full use for all other grazing seasons by the Natural Resources Conservation Service, and shall not materially degrade or deteriorate the range resource and wildlife habitat (Section III.E)</p> | <p>Grantor will not construct any structures or facilities on the Property except as specifically provided for in Section III, Subsections A and B (Section V.G)</p> |
| <p>All domestic livestock grazing activity will be governed by a Grazing Management Plan prepared by a qualified natural resource specialist and reviewed and approved by the Division. The Division reserves the right, at its sole cost, to have consultants or employees review the GMP and make on-site evaluations to provide recommendations to the Division (Section III.E)</p> | <p>Grantor will not construct any new roads except as specifically provided for in Section III, Subsection B. Any new road construction requires prior approval of the Division and temporary use roads must be reclaimed to original condition within six months following discontinued use (Section V.H)</p> |
| <p>Hunting, trapping and fishing are permitted (Section III.F)</p> | <p>Grantor will not use vehicles off the existing roads and travelways in a manner that results in conditions described in the Easement (Section V.I)</p> |
| <p>Grantor may improve water resources on the Property if such improvement is necessary or beneficial to grazing livestock, wildlife, or fisheries on the Property. Improvements could include dug-out development and watering tank installation (Section III.G)</p> | <p>Grantor will not establish or maintain any commercial feed lot on the Property (Section V.J)</p> |
| <p>Upon approval of the Division, Grantor may restore and enhance aquatic, terrestrial, and wetland habitat for fish and wildlife use and production, including stream bank stabilization, improvement to water quality and quantity, and development of water facilities and ponds (Section III. G)</p> | <p>Trash, debris, ashes, sawdust, and other non-compostable refuse may not be dumped or otherwise disposed of on the Property, except that generated by normal ranching operations. (Section V.K)</p> |
| <p>Grantor may use agrichemicals and biocontrols on the Property (Section III.H)</p> | <p>Additional utility structures and systems are prohibited, unless such structures or systems are necessary for permitted ranching operations or residential/care of troubled teens use (Section V.L)</p> |
| <p>Grantor may use legal methods to control predatory and problem animals as permitted by state and federal laws (Section III.I)</p> | <p>Exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials found in, on, or under the Property is prohibited by open-pit or surface mining methods. (Section V.M)</p> |
| <p>Use best management practices to maintain long-term forest health on tree cover areas on Property. Grantor may cut trees for posts and poles on property, cut and gather dead, dying and down trees for firewood for personal use on the Property, and cut or prune trees and brush, which constitute a hazard to persons, property, or roads (Section III.J)</p> | <p>Grantor does not have the right to harvest timber on the Property except as specifically allowed in Section III, Subsection J (Section V.N)</p> |

| | |
|---|--|
| Proposed timber harvesting including the cutting and removal of trees to abate disease or infestation or enhance wildlife habitat will be conducted in accordance with the approved Timber Management Plan prepared by a qualified natural resource manager (Section III.J) | Grantor will not move or destroy any known or readily identifiable raptor nest at any time. Grantor will not cut or disturb any trees or other vegetation within 300 feet of any known or readily identifiable raptor nest during the nesting season, or remove any crown trees within 300 feet of any known or readily identifiable active raptor nest at any time. (Section V.O) |
| Grantor may exercise and enjoy all rights as owner of the Property, including the right to use the Property for any purpose not inconsistent with this Easement (Section III.K) | Grantor will not construct, maintain, or erect any commercial signs or billboards on the property (Section V.P) |
| | Grantor will not construct or erect any aircraft facilities or aircraft landing facilities on the Property (Section V.Q) |
| | Additional sodbusting is prohibited. Sodusting may only occur on lands identified as cultivated or farmed lands. Projects designed to improve, create, or maintain specific wildlife habitats and mutually agreed to by the Parties are permitted even though some limited sodbusting may result from these projects (Section V.R) |

B. EXISTING CONDITIONS RELATED TO RESERVED RIGHTS PROVISIONS:

1. Residential and Recreational Facilities:

Easement Provision: Grantor retains the right to construct up to six single-family homes and associates structures and outbuildings for personal family use on six, three-acre building sites located adjacent to the existing road. One of these building sites may consist of no more than 40 acres provided that 37 contiguous acres of the parcel remain encumbered by this Easement. Fee title to the 37 acres (within the 40 acre parcel specified in the paragraph) may be transferred to any fee purchaser of the three-acre building site. However, the said 37 acres will remain subject to this Conservation Easement.

Existing Condition: One residential ancillary building (a garage or storage building) has been constructed in the southeast quarter of the northwest quarter of T 13 R 9 Section 7 SLB&M (photo 39). The building is not completed and remains under construction.

2. Ranching Facilities:

Easement Provision: Grantor may maintain, replace, and repair, for ranching and recreational purposes, the fences, roads, and other improvements located on the Property as of the date of the Easement (Section III.B). Grantor may maintain, replace, and repair the existing fences, roads and other improvements as may be necessary for ranching and

other uses permitted in the Easement provided such fence, road, corral, barn, shed, or other improvement is maintained, replaced, or repaired in its original approximate size and general location. Grantor may construct fences along the exterior border of the Property without prior approval of the Division. Additional construction of fences, roads, corrals, barns and sheds as may be necessary for ranching and other permitted agricultures uses can occur with prior written approval from the Division. Fences shall be constructed in such a manner and with such materials as not to unduly endanger wildlife safety or to materially inhibit wildlife movement. Drift fences may be constructed as necessary to control drifting snow Big game proof fences are permitted around harvested crops (e.g. haystacks) or domestic gardens. No other big game proof fences will be constructed on the Property or on the exterior boundary.

Existing Condition: There is some fencing on the Property with most fencing on the upper elevations to control cattle grazing on the Property and to prevent neighboring sheep from entering the Property. Some of the fences are currently constructed with t-posts and wooden posts with square mesh bottoms with two barbed top wires (see photos 10 and 13). If this fencing is replaced, it should be replaced with wildlife friendly fencing. Guidelines for fencing can be provided by the Utah Division of Wildlife Resources. There are also non-operational fences on the property with downed wire and only posts remaining. Several two-track roads exist on the Property, however, most receive little use and exist due to past logging activities. Many of the roads are limited to ATVs due to size and condition. There is a corral on the Property, as seen in photo 32. There is no big game proof fencing on the Property. Other facilities on the Property are remnants of a historical mining town.

3. Ranching and Farming Activities:

Easement Provision: Grantor may use the Property for historical or common ranching and farming activities, including grazing, feeding, breeding, raising and managing livestock, provided these activities do not materially jeopardize the wildlife habitat values (Section III.C). Generally the term "livestock" includes traditional livestock.

Existing Condition: Cattle grazing is currently leased on the Property to Bill Allred for less than 100 AUMs. The Grantor typically has about 10 of his own cattle grazing the Property. Current stocking rates are acceptable. Any sheep grazing on the Property is a result of trespass.

4. Subdivision:

Easement Provision: The Property may be subdivided into no more than three parcels provided that no one parcel shall be smaller than 320 acres (Section III.D).

Existing Condition: The Property has not been subdivided.

5. Livestock Grazing:

Easement Provision: Livestock grazing shall not exceed a degree of use described as Moderate Use (for Spring Grazing) or Full use for all other grazing seasons by the United States Department of Agriculture- Natural Resource Conservation Service and shall not materially degrade or deteriorate the range resource and wildlife habitat (Section III.E). The Property is utilized as forage base for wildlife, therefore, all domestic livestock grazing activity will be governed by a Grazing Management Plan (GMP) prepared by a qualified natural resource specialist and reviewed and approved by the Division. The Division reserves the rights, at its sole cost, to have consultants or employees review the GMP and make on-site evaluations to provide recommendations to the Division. The GMP may be modified where changing needs and uses precipitate grazing practice changes, or when required or desirable to ensure compliance with the terms of the easement and protection of the Conservation Values identified therein. The GMP will consider the long-term health of the range resource and wildlife habitat. The GMP will describe appropriate use levels, seasons of use, kinds of livestock that will be grazing and necessary management practices.

Existing Condition: A grazing management plan has not been prepared. Current grazing activities of less than 100 AUMs during the summer should not exceed moderate use. Cattle grazing is currently leased on the Property. The landowner typically has about 10 of his own cattle grazing the Property. Current stocking rates are acceptable. Any sheep grazing on the Property is a result of trespass. A grazing management plan should be developed immediately for this Property

6. Hunting and Fishing:

Easement Provision: Hunting, trapping, and fishing are permitted on the property as consistent with laws and regulations (Section III.F).

Existing Condition: Hunting is allowed on the Property by written permission only and is limited by the Grantor. There are no fishing opportunities on the Property.

7. Water Resources:

Easement Provision: Grantor may improve water resources if necessary or beneficial to grazing livestock, wildlife, or fisheries on the Property (Section III.G). Such improvements include dug-out development and watering tank installation, provided the improvement does not result in any water pollution having detrimental effect on fish, aquatic life, wildlife, and their habitat, or their passage. Grantor may also restore or enhance habitat for fish and wildlife use and production. Such activities may include stream bank stabilization, improvement to water quality and quantity, and development of watering facilities and ponds. Water usage or distribution shall not be altered to compromise terms of the Easement or Conservation Values protected therein.

Existing Condition: Several troughs and water catchment ponds (photos 4, 12, 20) exist on the Property. Grantor is interested in options to increase water for wildlife on the Property.

8. Agrichemicals and Biological Controls:

Easement Provision: Grantor may use agrichemicals and biological controls on the property with a frequency of application constituting minimum necessary to accomplish reasonable ranching and grazing objectives and to minimize adverse effects to natural values of the Property and to avoid any impairment of the natural ecosystems and their processes (Section III. H).

Existing Condition: Chemicals are currently used to control white top on the Property. The Property has large infestations of musk thistle, hounds tongue, and cheat grass. Agrichemicals and biological controls should be used to limit expansion of these weed species.

9. Predators:

Easement Provision: Grantor may use legal methods to control predatory and problem animals (Section III. I)

Existing Condition: Mountain lion have been known to hunt wintering big game on the Property. Permitted lion hunters have been allowed access by the Grantor to hunt on the Property. Hunting and trapping are allowed by written permission only.

10. Forest Management:

Easement Provision: All activities affecting the forest and tree cover will maintain long-term forest health and sustain the mix of naturally occurring species in representative ages and group classes using best silvicultural and management practices (Section III. J). Grantor may cut trees for posts and poles, cut and gather dead, dying and down trees for firewood for personal use on the property, and cut or prune trees and brush which constitute a hazard to persons, property, or roads. All other proposed timber harvesting, including the cutting and removal of trees to abate disease or infestations, to perpetuate a healthy forest, or to provide or enhance diverse habitat for wildlife, will be conducted in accordance with the approved Timber Management Plan (TMP) prepared by a qualified natural resource manager. The Division reserves the right, at its sole cost, to have consultants or employees review the TMP and make on-site evaluations to provide recommendations to the Division. The TMP will encompass the long-term management objectives for the forested land. Timber harvest activity will be undertaken at times and by methods that minimize disruption and adverse impact on wildlife using the Property.

Existing Condition: A large timber harvest occurred on the Property prior to the conservation easement being in place. Slash piles are still prevalent in timbered areas (photo 7). Slash piles are large and are a potential threat for wildfire. Weeds have dominated areas disturbed by the timber harvest. Aspen communities are responding well in timbered areas.

11. Residual Rights:

Easement Provision: Grantor may exercise and enjoy all rights as owner of the property for any purpose not inconsistent with the conservation easement (Section III.K).

Existing Condition: Uses on the Property are within the scope of the allowed activities of the conservation easement.

C. EXISTING CONDITIONS RELATED TO PROHIBITED USES

1. Commercial Facilities or Activities:

Easement Provision: Grantor will not establish or conduct any commercial or industrial facilities or activities on the property (other than those necessary or beneficial in the operation or use of the property expressly permitted by the Conservation Easement) (Section V.A). This shall not be interpreted as forbidding the construction and/or operation of a home for the care of troubled teens or activities associated with the care of troubled teens by the owner of the property.

Existing Condition: No commercial facilities exist on the Property. Boy Scout activities including camping occur on the Property. This is a permitted use in the conservation easement.

2. Game Farming and Game Farming Animals:

Easement Provision: Grantor will not construct or operate a game farm on the Property, nor will Grantor raise or hold game farm animals on the property (Section V.B).

Existing Condition: Game farming is not occurring on the Property.

2. Wildlife Disturbance or Harassment:

Easement Provision: Harassment of wildlife by people, vehicles, or domestic animals is prohibited (Section V.C).

Existing Condition: No harassment activities are occurring by the Grantor. Wildlife harassment may occur to big game on the winter range due to trespass.

4. Alteration of Watercourses and Topography:

Easement Provision: Grantor will not change, disturb, alter, excavate, or impair any watercourse or wetland, or the topography of the ground on the Property except as permitted in Section III.G (Section V.D).

Existing Condition: All existing water developments (i.e. ponds and water troughs) on the Property are permitted in the conservation easement.

5. Non-native Species:

Easement Provision: Grantor will not introduce in the general area of the Property any non-native plant or animal species other than those generally accepted for ranching, farming, residential landscaping, and domestic gardening within the residential lot, except as provided under Section III.H (Section V.E).

Existing Condition: Grantor has not introduced non-native plants. However, non-native plants including musk thistle, hounds tongue, and cheat grass have infested large areas of the Property.

6. Subdivision:

Easement Provision: The Property may be subdivided in to no more than three parcels provided that no one parcel shall be smaller than 320 acres (Section III.D). Other than this specific exception, the Grantor does not have the right nor will any attempt be made to divide, subdivide, or take any action which creates an actual or *de facto* subdivision of the Property (Section V.F).

Existing Condition: No subdivision has occurred on the Property.

7. Construction:

Easement Provision: Grantor will not construct any structures or facilities on the property except as specifically provided by Section III, Subsections A and B (Section V.G).

Existing Condition: One garage/residential facility has been constructed within the terms of the easement on the Property. All other structures or facilities are remnants of a historical mining town.

8. Roads:

Easement Provision: Grantor will not construct any new roads except as provided in Section III, Subsections A and B (Section V.H). New roads require prior Division approval. Any approved temporary road will be restored to original condition within six months following discontinued use.

Existing Condition: No new roads have been constructed on the Property. Most roads on the Property experience little to no use and are re-vegetating. Road maintenance activities that occur are acceptable within the terms of the easement.

9. Off-Road Vehicles:

Easement Provision: Grantor will not use vehicles off the existing roads and travelways in a manner which may result in; 1) significant soil erosion or compaction, 2) adverse impacts to the natural appearance of the Property, 3) interference with vegetation, or 4) interference with the natural habitats of animal species occurring on the Property (Section V.I). The parties recognize, however, that use of off-road vehicles may be necessary in ranch operations and such limited use is therefore expressly permitted, provided that all reasonable efforts are made to minimize any adverse impact of the use consistent with the terms and intent of the Easement.

Existing Condition: Off-road vehicle use on the Property is occurring on existing roads and trails. Any erosion on these roads is due to topography and soils, not misuse.

10. Commercial Feed Lot:

Easement Provision: Grantor will not establish or maintain any commercial feedlot on the property (Section V.J). Commercial feedlot is defined as a permanently constructed, confined area or facility, within which the land is not grazed or cropped annually, used for purposes of engaging the business of receiving and feeding livestock for hire.

Existing Condition: A commercial feedlot has not been established on the Property.

11. Dumping:

Easement Provision: Trash, debris, ashes, sawdust, and other non-compostable refuse may not be dumped or disposed of on the property, except as generated by normal ranching operations (Section V.K).

Existing Condition: Materials that may be viewed as trash occurring on the Property are remnants from historical mining activities.

12. Utilities:

Easement Provision: Additional utility structures and systems are prohibited unless necessary for permitted ranching operations or residential/care of troubled teens. Any additional permitted utility structures or systems must be buried and the disturbed area restored (Section V.L).

Existing Condition: Rocky Mountain Power has a facility on the property (photo 52). A power line also runs through the property and can be seen in photos 17, 22, 24, 25, and 30.

13. Mineral Activities:

Easement Provision: Exploration or extraction of oil, gas, rock, gravel, sand, minerals, artifacts, or other materials found in, on, or under the Property is prohibited by open-pit or surface mining methods (Section V.M). No subsurface exploration or extraction of materials may impair or destroy the Property's Conservation Values.

Existing Condition: No surface mining exists on the Property. Grantor does not own mineral rights. There is an abundance of material remaining from historical subsurface mining.

14. Timber Harvesting:

Easement Provision: Grantor does not have the right to harvest timber on the property except as specifically allowed in Section III.J (Section V.N).

Existing Condition: A timber harvest occurred on the Property prior to the easement. Several large slash piles remain.

15. Raptor Nests:

Easement Provision: Grantor will not move or destroy any known or readily identifiable raptor nest at any time, regardless of active/inactive or occupied/unoccupied status (Section V.O). In addition, no disturbance to vegetation will occur within 300 feet of any nest during the nesting season. No crown removal or over story vegetation removal can occur within 300 ft of any nest at any time. Diseased trees not containing a raptor nest may be cut down or removed during the non-nesting season to abate infestations as allowed in Section III.J.

Existing Condition: Raptor nests on the property have not been recorded but are likely to exist on the Property and should be avoided during sensitive periods.

16. Billboards:

Easement Provision: Grantor will not construct, maintain, or erect any commercial signs or billboards on the property (Section V.P). Small signs are allowed to post for sale, private property, or protected by easement signs.

Existing Condition: No billboards or commercial signs exist on the Property. Several small "no trespassing" signs exist and are compliant with the easement.

17. Aircraft Facilities:

Easement Provision: Grantor will not construct or erect any aircraft facilities on the property (Section V.Q).

Existing Condition: No aircraft facilities exist on the Property.

18. Cultivation or Farming:

Easement Provision: Sodbusting may only occur on those lands identified as cultivated or farmed lands. Projects designed to improve, create, or maintain specific wildlife

habitats and mutually agreed to by the Parties are permitted even though some limited sod busting may result from these projects (Section V.R).

Existing Condition: There are not any cultivated or farmed lands on the Property.

Easement Baseline Participants

Landowner or Landowner Representative (print)

Landowner or Landowner Representative (signature)

DNR Representative (print)

Makeda Hanson

DNR Representative (signature)

Makeda Hanson

Date of Review

Signatory Page

This natural resources inventory is an accurate representation of (the protected property) at the time of the (conveyance of the easement). See Reg. § 1.170A-14(g)(5)(I)(D).

ACTING DIRECTOR

By: _____
Richard G. Gatherum
Landowner, Grantor

By: Michael F. Canning
Gregory Sheehan
Director, Division of Wildlife Resources

Date: _____

Date: 8/15/16

L. Bathwaite 8/4/16
Financial Mgr. Date
Division of Wildlife Resources

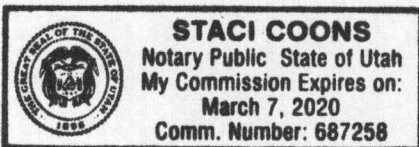
NOTARY

State of Utah)
) ss
County of Salt Lake)

Acting

Michael Canning

On the 15 day of August, 2016, personally appeared before me Gregory Sheehan, who being first duly sworn said that he is the Director of the Division of Wildlife Resources for the State of Utah, that the foregoing instrument was executed pursuant to authority granted him by The Wildlife Resource Code of Utah (23-21-1), and he acknowledged to me that he executed the same.



Staci Coons

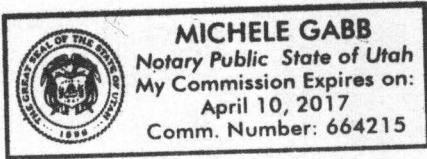
Staci Coons

(Print name)
Notary Public for the State of Utah

NOTARY

State of Utah)
) ss
County of Carbon)

On the 9 day of Feb, 2016, personally appeared before me Makeda Hanson, who being first duly sworn said that she is the person signing foregoing instrument, and she acknowledged to me that she executed the same.



Michele Gabb

Michele Gabb,
(Print name)

Notary Public for the State of Utah

Section III. Photographs

A. PHOTOGRAPH DATA TABLE:

| Photograph | Photopoint | Lens Focal Length | Date/Time | Photographer | Bearing | Subject |
|------------|------------|-------------------|------------------|----------------|---------|---|
| 1 | A | 35 mm | 07/03/2013-08:34 | Nicole Nielson | 340 | gate and fence |
| 2 | B | 35 mm | 07/03/2013-08:56 | Nicole Nielson | 350 | boy scout camping area |
| 3 | C | 35 mm | 07/03/2013-09:46 | Nicole Nielson | 183 | road along ridgeline and salt lick area |
| 4 | D | 35 mm | 07/03/2013-09:53 | Nicole Nielson | 62 | pond |
| 5 | E | 35 mm | 07/03/2013-10:01 | Nicole Nielson | 338 | gate access to Beaver Creek |
| 6 | E | 35 mm | 07/03/2013-10:03 | Nicole Nielson | 338 | boundary fence along road to Beaver Creek |
| 7 | F | 35 mm | 07/03/2013-10:11 | Nicole Nielson | 336 | slash piles remaining from timber harvest |
| 8 | G | 35 mm | 07/03/2013-10:26 | Nicole Nielson | 53 | musk thistle dominance |
| 9 | H | 35 mm | 07/03/2013-10:28 | Nicole Nielson | 169 | water seep and erosion |
| 10 | I | 35 mm | 07/03/2013-10:43 | Nicole Nielson | 326 | boundary fence |
| 11 | J | 35 mm | 07/03/2013-11:02 | Nicole Nielson | 348 | fence and gate |
| 12 | J | 35 mm | 07/03/2013-11:02 | Nicole Nielson | 222 | pond and high elevation topography and vegetation |
| 13 | K | 35 mm | 07/03/2013- | Nicole Nielson | 320 | boundary fence and gate |

| | | | | | | |
|----|---|-------|-------------------------------|----------------|-----|---|
| 14 | L | 35 mm | 11:18 07/03/2013- 12:07 | Nicole Nielson | 275 | fence and gate |
| 15 | M | 35 mm | 07/03/2013- 08:30 | Makeda Hanson | 285 | fence and gate at the end of the county road |
| 16 | N | 35 mm | 07/03/2013- 08:32 | Makeda Hanson | 345 | Ciochetto Canyon access road |
| 17 | N | 35 mm | 07/03/2013- 08:33 | Makeda Hanson | 140 | county road looking south and a typical two-track |
| 18 | O | 35 mm | 07/03/2013- 08:47 | Makeda Hanson | 25 | concrete wall remnants from mining town |
| 19 | P | 35 mm | 07/03/2013- 08:49 | Makeda Hanson | 100 | historical vehicle |
| 20 | Q | 35 mm | 07/03/2013- 08:51 | Makeda Hanson | 315 | spring fed pond at historical mine entrance |
| 21 | Q | 35 mm | 07/03/2013- 08:56 | Makeda Hanson | 70 | historical Mutual building |
| 22 | R | 35 mm | 07/03/2013- 08:58 | Makeda Hanson | 10 | historical retaining wall and no trespassing sign |
| 23 | S | 35 mm | 07/03/2013- 09:01 | Makeda Hanson | 85 | historical building foundation |
| 24 | T | 35 mm | 07/03/2013- 09:06 | Makeda Hanson | 90 | two-track road and county road |
| 25 | U | 35 mm | 07/03/2013- 09:08 | Makeda Hanson | 345 | historical building foundations and structures |
| 26 | V | 35 mm | 07/03/2013- 09:13 | Makeda Hanson | 100 | historical structure |
| 27 | W | 35 mm | 07/03/2013- 09:18 | Makeda Hanson | 70 | small structure associated with historical town and mine |
| 28 | X | 35 mm | 07/03/2013- 09:21 | Makeda Hanson | 10 | historical ranching/mining trucks, concrete culvert, foundation |
| 29 | X | 35 mm | 07/03/2013- 09:31 | Makeda Hanson | 170 | historical tin shed |

| | | | | | | |
|----|----|-------|------------------|---------------|-----|---|
| 30 | X | 35 mm | 07/03/2013-09:31 | Makeda Hanson | 310 | sign frame, county road |
| 31 | Y | 35 mm | 07/03/2013-09:32 | Makeda Hanson | 5 | fallen historical building |
| 32 | Z | 35 mm | 07/03/2013-09:35 | Makeda Hanson | 195 | corrals and historical Mutual building |
| 33 | AA | 35 mm | 07/03/2013-09:38 | Makeda Hanson | 170 | bridge on county road |
| 34 | BB | 35 mm | 07/03/2013-09:42 | Makeda Hanson | 20 | historical mining structure |
| 35 | CC | 35 mm | 07/03/2013-09:44 | Makeda Hanson | 340 | Little Standard historical wooden structure |
| 36 | CC | 35 mm | 07/03/2013-09:47 | Makeda Hanson | 40 | Little Standard historical wooden structure |
| 37 | DD | 35 mm | 07/03/2013-09:50 | Makeda Hanson | 170 | bridge on county road |
| 38 | DD | 35 mm | 07/03/2013-09:50 | Makeda Hanson | 30 | old fence posts |
| 39 | EE | 35 mm | 07/03/2013-09:55 | Makeda Hanson | 5 | residential facility |
| 40 | EE | 35 mm | 07/03/2013-09:55 | Makeda Hanson | 330 | residential facility and camp trailer |
| 41 | EE | 35 mm | 07/03/2013-09:55 | Makeda Hanson | 200 | old farming/mining trucks and fire pit |
| 42 | FF | 35 mm | 07/03/2013-09:58 | Makeda Hanson | 40 | old fence posts |
| 43 | FF | 35 mm | 07/03/2013-09:58 | Makeda Hanson | 340 | two-track behind residential facility |
| 44 | GG | 35 mm | 07/03/2013-10:01 | Makeda Hanson | 0 | historical rock structure |
| 45 | HH | 35 mm | 07/03/2013-10:03 | Makeda Hanson | 305 | foundation of historical rock structure |
| 46 | HH | 35 mm | 07/03/2013-10:04 | Makeda Hanson | 75 | foundation of historical rock structure |

| | | | | | | |
|----|----|-------|----------------------|---------------|-----|--|
| 47 | II | 35 mm | 07/03/2013- 10:09 | Makeda Hanson | 175 | foundation of historical rock structure and two-track road |
| 48 | II | 35 mm | 07/03/2013- 10:09 | Makeda Hanson | 355 | foundation of historical rock structure and two-track road |
| 49 | JJ | 35 mm | 07/03/2013- 10:19 | Makeda Hanson | 345 | historical mine portal/entrance |
| 50 | KK | 35 mm | 07/03/2013- 10:32 | Makeda Hanson | 75 | concrete structure associated with historical mining |
| 51 | LL | 35 mm | 07/03/2013- 10:44 | Makeda Hanson | 295 | property boundary gate on county road |
| 52 | MM | 35 mm | 07/03/2013- 10:50 | Makeda Hanson | 320 | rocky mountain power facility. |

B. PHOTOPPOINT KEY TABLE

| Photopoint | UTM NAD 83, Zone 12 | | Location Description |
|-------------------|----------------------------|---------|---|
| A | 501542 | 4396728 | second gate past the end of county road |
| B | 499972 | 4397952 | at SITLA property boundary before switchbacks |
| C | 498993 | 4397270 | on ridgeline as road tops out and splits in three directions |
| D | 498744 | 4397384 | pond as forested area is entered (heading NW) on jeep trail to Beaver Creek |
| E | 498090 | 4397955 | gate at property boundary on jeep trail to Beaver Creek |
| F | 498678 | 4397475 | in old timbered area on jeep trail to Beaver Creek where slash is piled |
| G | 498461 | 4397475 | 0.25 mi E of boundary corner on northern end up loop road |
| H | 498322 | 4397504 | 0.1 mi west of photopoint G |
| I | 497678 | 4397465 | at fence of boundary corner in the center of NE4 of section 4 |
| J | 497546 | 4396929 | on hill NE of spring in section 4 |
| K | 497402 | 4396326 | where trail crosses approx. 0.1 mi E of SW corner property boundary |
| L | 501573 | 4396678 | gate at southern road that forks approx. 0.2 mi W of end of county road |
| M | 502137 | 4396603 | gate at road that heads W at the end of the county road |
| N | 502157 | 4396621 | at end of county road where Ciochetto cyn road begins |
| O | 502231 | 4396456 | on county road approx. 0.1 mi SE of end of county road |
| P | 502283 | 4396390 | on county road approx. 0.15 mi SE of end of county road |
| Q | 502259 | 4396335 | between pond with mine portal and historical building |
| R | 502334 | 4396302 | on county road approx. 0.2 mi SE of end of county road |
| S | 502433 | 4396205 | on county road approx. 0.3 mi SE of end of county road |
| T | 502587 | 4396043 | on county road where two-track splits off and runs SE parallel to county road |

| | | | |
|----|--------|---------|--|
| U | 502773 | 4395908 | apprx. 0.15 mi SE of split with county road and two-track |
| V | 502920 | 4395795 | apprx. 0.25 mi SE of split with county road and two-track |
| W | 502937 | 4395750 | slightly N of where two-track road dead ends |
| X | 502806 | 4395851 | on county road between truck and old tin shed |
| Y | 502840 | 4395823 | apprx. 0.1 mi NW of large historical building |
| Z | 502902 | 4395717 | on county road NW of corrals |
| AA | 502948 | 4395585 | At county road bridge at confluence of left and burnt tree fork |
| BB | 503022 | 4395546 | on county road directly below historical metal mining structure |
| CC | 503124 | 4395504 | on county road at Little Standard wood post sign |
| DD | 503207 | 4395505 | E of bridge on county road, 0.15 mi W of Rains cyn |
| EE | 503444 | 4395593 | on county road S of residential facility in bottom of Rains cyn |
| FF | 503353 | 4395634 | behind residential facility on two-track heading N up Rains cyn |
| GG | 503314 | 4395703 | slightly S of large historical rock structure remnants in Rains cyn |
| HH | 503265 | 4395795 | between historical foundations N of large structure in Rains cyn |
| II | 503162 | 4396031 | apprx. 0.3 miles N of residential facility on Rains cyn two-track |
| JJ | 503123 | 4396560 | on Rains cyn two-track E of mine entrance just S of fork in the road |
| KK | 503182 | 4396326 | N of first canyon coming into Rains cyn from the E |
| LL | 503774 | 4395584 | on bridge at property boundary where county road first enters property |
| MM | 503693 | 4395607 | directly S of power facility |



Photograph 1: Gate, fence, and road typical of Property.

Photopoint: A

UTM Coordinates: 501542 4396519

Bearing of Shot: 340 degrees

(initials)
Rick Gatherum


MA

(initials)
Makeda Hanson



Photograph 2: Boy Scout camping area.
Photopoint: B
UTM Coordinates: 499972 4397952
Bearing of Shot: 350 degrees

Rick Gatherum


Makeda Hanson



Photograph 3: Road along the ridgeline and salt lick location for cattle.

Photopoint: C

UTM Coordinates: 498993 4397270

Bearing of Shot: 183 degrees

Rick Gatherum


Makeda Hanson



Photograph 4: Pond, typical water development on the Property.

Photopoint: D

UTM Coordinates: 498744 4397384

Bearing of Shot: 62 degrees

Rick Gatherum

MH

Makeda Hanson




Photograph 5: Gate providing access to Beaver Creek community.

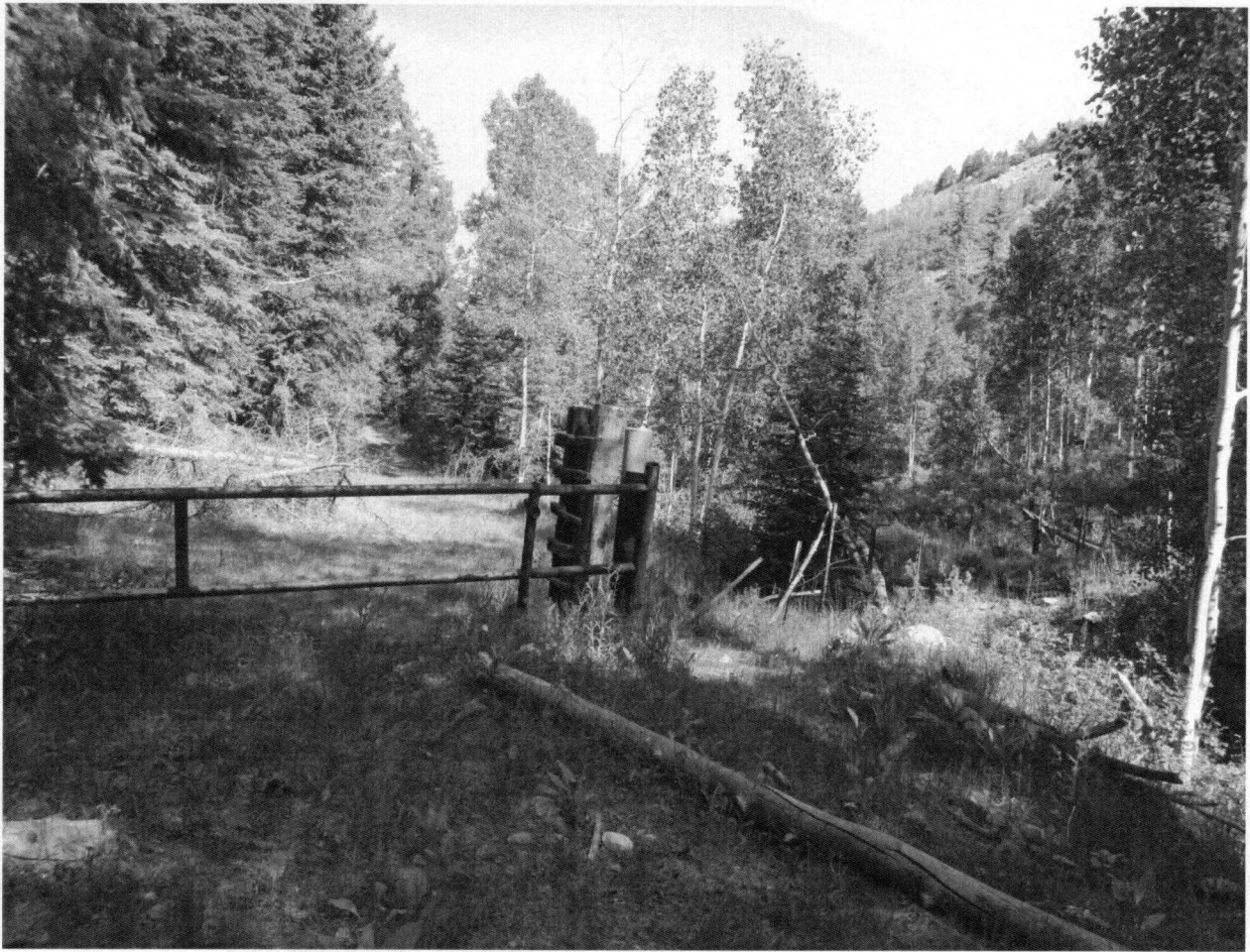
Photopoint: E

UTM Coordinates: 498090 4397955

Bearing of Shot: 338 degrees

Rick Gatherum


Makeda Hanson



Photograph 6: Boundary fence and gate on road to Beaver Creek.
Photopoint: E
UTM Coordinates: 498090 4397955
Bearing of Shot: 355 degrees

Rick Gatherum

MH

Makeda Hanson



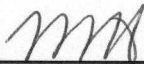
Photograph 7: Slash pile from logging that occurred prior to easement. Notice the invasion of musk thistle and hounds tongue.

Photopoint: F

UTM Coordinates: 498678 4397475

Bearing of Shot: 336 degrees

Rick Gatherum


Makeda Hanson



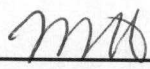
Photograph 8: Musk thistle dominating open areas in the higher elevations of the Property.

Photopoint: G

UTM Coordinates: 498461 4397475

Bearing of Shot: 53 degrees

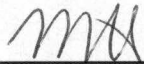
Rick Gatherum


Makeda Hanson



Photograph 9: Water seep and erosion.
Photopoint: H
UTM Coordinates: 498322 4397504
Bearing of Shot: 169 degrees

Rick Gatherum

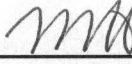


Makeda Hanson



Photograph 10: Boundary fence in the northeast quarter of section 4.
Photopoint: I
UTM Coordinates: 497678 4397465
Bearing of Shot: 326 degrees

Rick Gatherum


Makeda Hanson



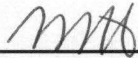
Photograph 11: Typical fence and gate on the Property.

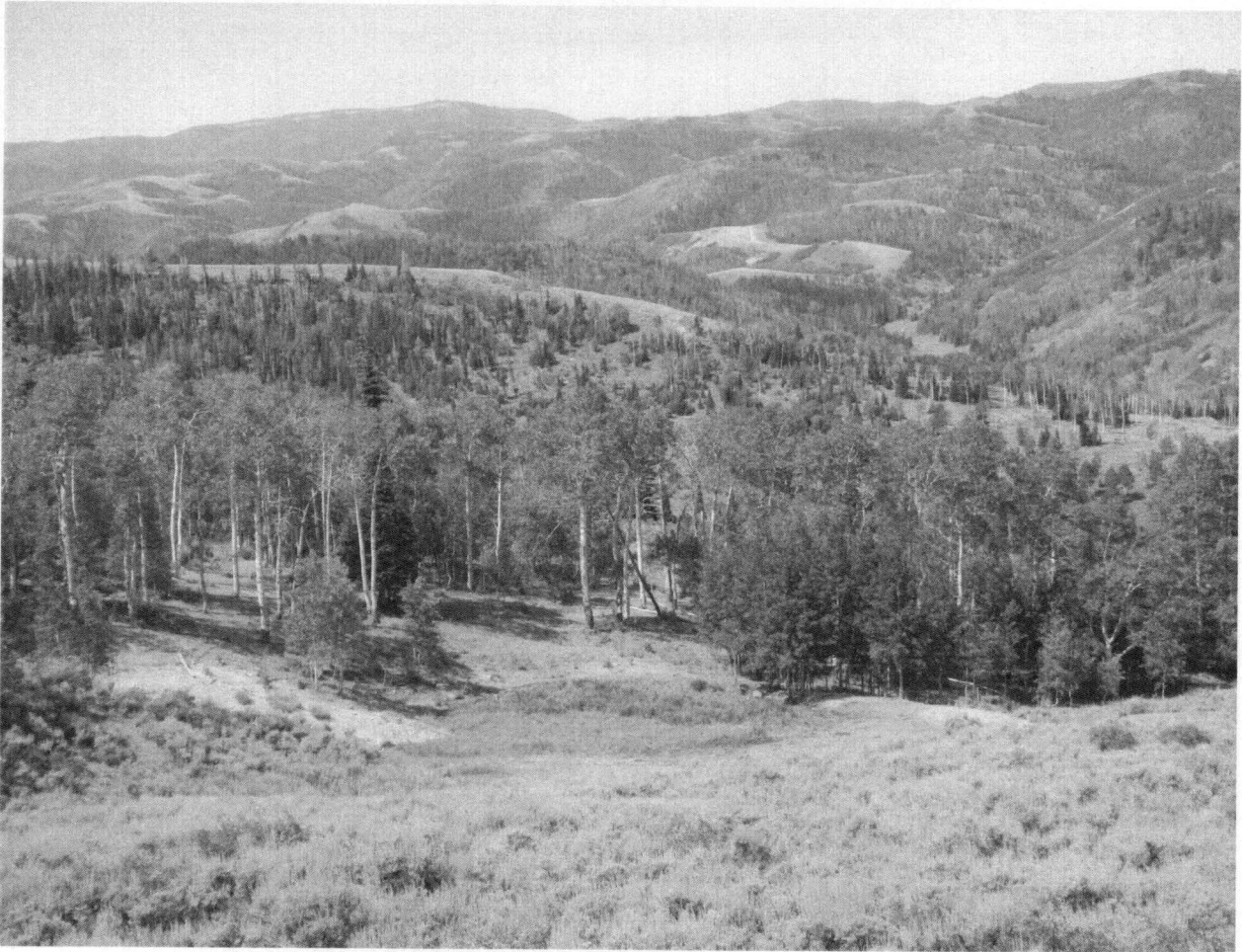
Photopoint: J

UTM Coordinates: 497546 4396929

Bearing of Shot: 348 degrees

Rick Gatherum


Makeda Hanson



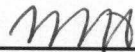
Photograph 12: Pond on the Property. Photo also depicts topography and vegetation found on the Property.

Photopoint: J

UTM Coordinates: 497546 4396929

Bearing of Shot: 222 degrees

Rick Gatherum


Makeda Hanson



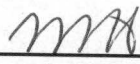
Photograph 13: Typical fence and gate found on the Property. Photo depicts typical vegetation on the higher elevations.

Photopoint: K

UTM Coordinates: 497402 4396326

Bearing of Shot: 320 degrees

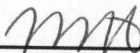
Rick Gatherum


Makeda Hanson



Photograph 14: Photo represents typical condition of roads and gates on the Property.
Photopoint: L
UTM Coordinates: 501573 4396678
Bearing of Shot: 275 degrees

Rick Gatherum


Makeda Hanson



Photograph 15: Fence and gate at the end of the county road. Road pictured runs west.
Photopoint: M
UTM Coordinates: 502137 4396603
Bearing of Shot: 285 degrees

Rick Gatherum

MH

Makeda Hanson



Photograph 16: Ciochetto Canyon access, closed off with t-posts. Heads north at the end of the county road.

Photopoint: N

UTM Coordinates: 502157 4396621

Bearing of Shot: 345 degrees

Rick Gatherum

mtb

Makeda Hanson



Photograph 17: Photo is taken at the termination of the county road. On the right is the county road looking south. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE. The road on the left is a two-track that follows an old mining road for a short distance. Photo also shows power lines that run through the Property.

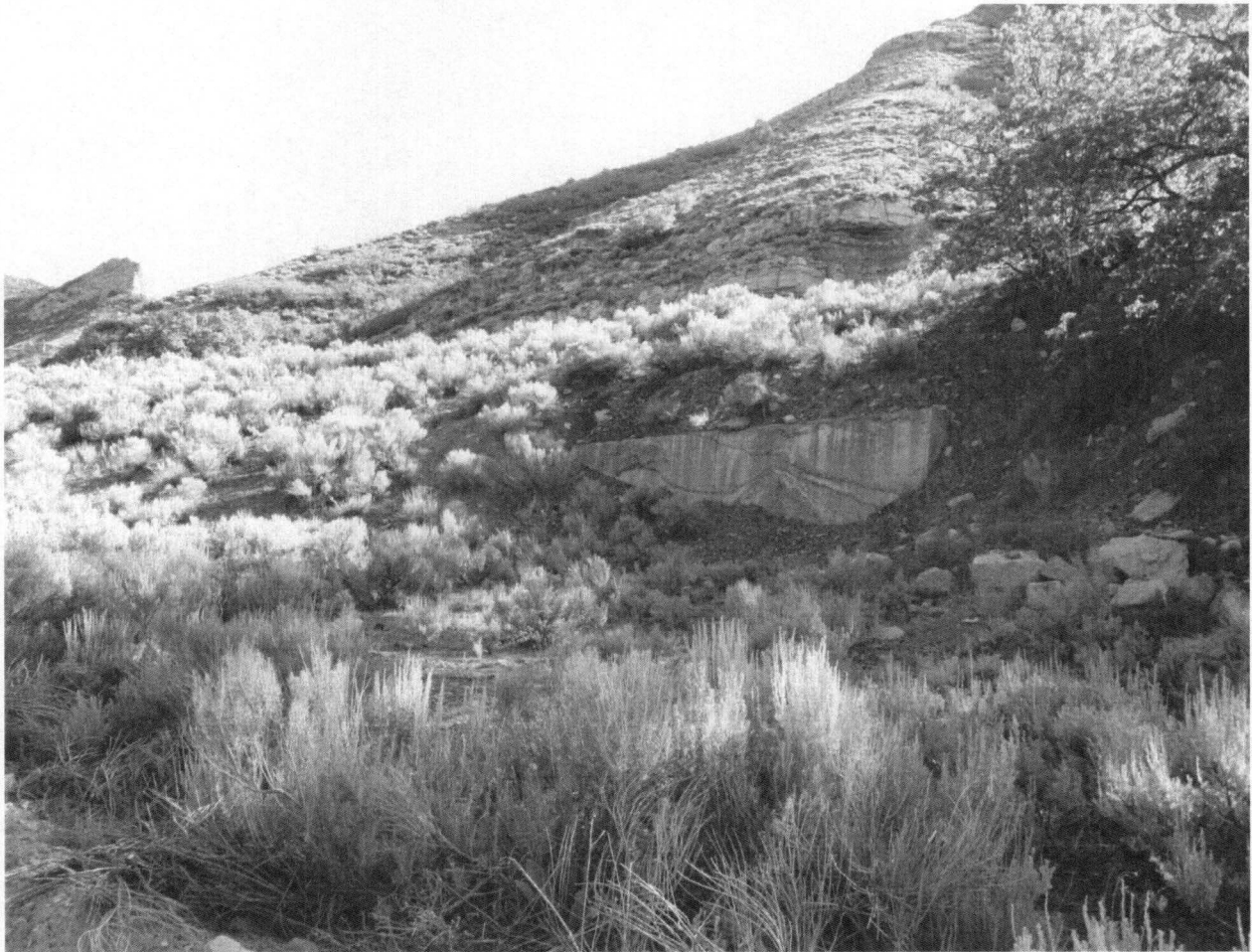
Photopoint: N

UTM Coordinates: 502157 4396621

Bearing of Shot: 140 degrees

Rick Gatherum

MA
Makeda Hanson




Photograph 18: Concrete wall represents typical remnants of old town of Mutual and associated mining.

Photopoint: O

UTM Coordinates: 502231 4396456

Bearing of Shot: 25 degrees

Rick Gatherum


Makeda Hanson



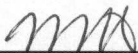
Photograph 19: Remnants of an old vehicle.

Photopoint: P

UTM Coordinates: 502283 4396390

Bearing of Shot: 100 degrees

Rick Gatherum


Makeda Hanson




Photograph 20: Pond at mouth of old mine portal. Appears to be spring fed.

Photopoint: Q

UTM Coordinates: 502259 4396335

Bearing of Shot: 315 degrees

Rick Gatherum


Makeda Hanson



Photograph 21: Historical building from the mining town of Mutual.

Photopoint: Q

UTM Coordinates: 502259 4396335

Bearing of Shot: 70 degrees

Rick Gatherum

MH
Makeda Hanson



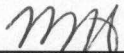
Photograph 22: Typical historical retaining wall found on the Property near the ghost town of Mutual. Photo also shows typical “no trespassing” sign on the Property. Power lines can be seen in the background.

Photopoint: R

UTM Coordinates: 502334 4396302

Bearing of Shot: 10 degrees

Rick Gatherum


Makeda Hanson



Photograph 23: Typical building foundation remaining from the ghost town Mutual.

Photopoint: S

UTM Coordinates: 502433 4396205

Bearing of Shot: 85 degrees

Rick Gatherum

mtb

Makeda Hanson



Photograph 24: Two-track road leading to old mining road on the left, county road on the right. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

Photopoint: T

UTM Coordinates: 502587 4396043

Bearing of Shot: 90 degrees

Rick Gatherum

MB

Makeda Hanson



Photograph 25: Building foundations and old structure.

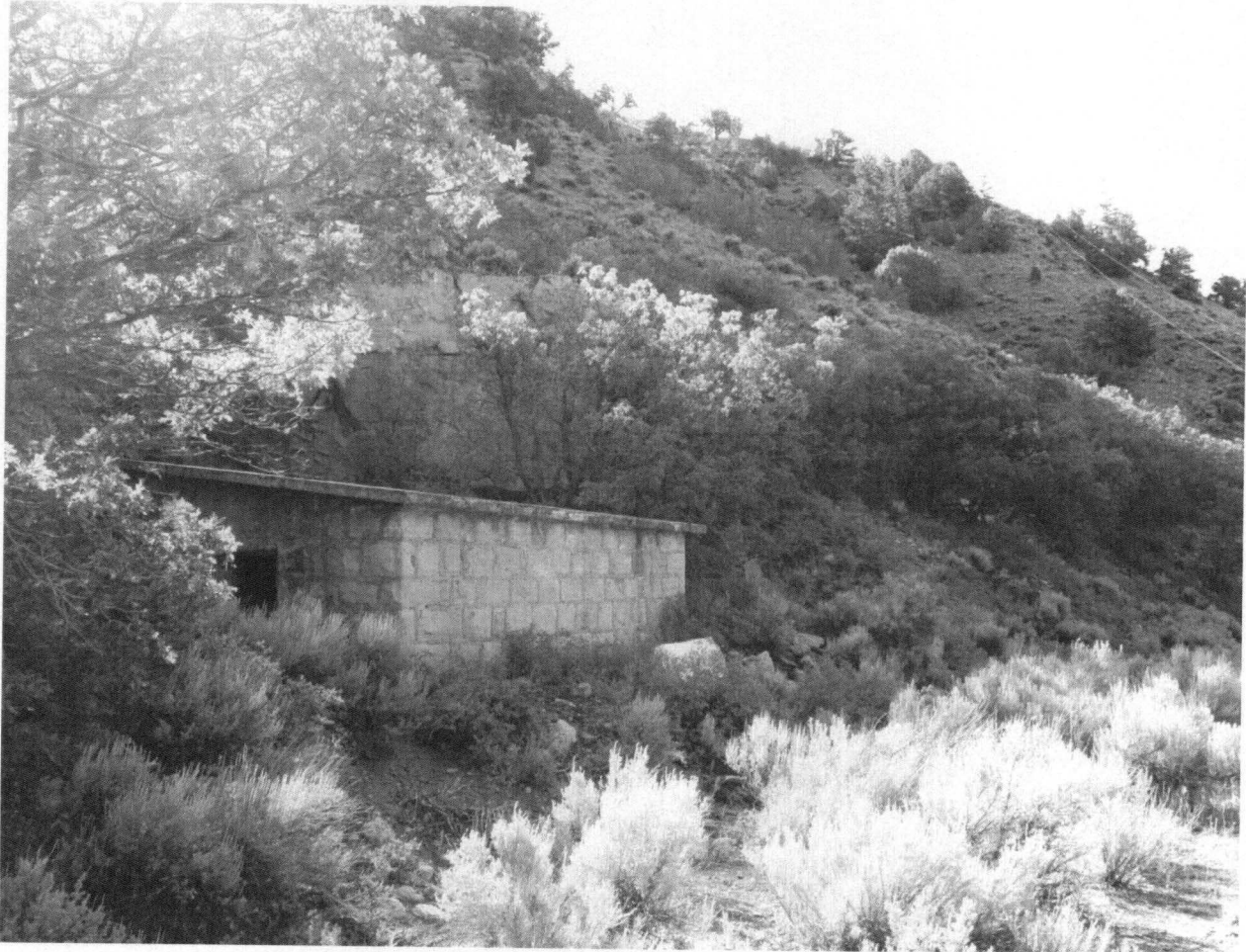
Photopoint: U

UTM Coordinates: 502773 4395908

Bearing of Shot: 345 degrees

Rick Gatherum


Makeda Hanson



Photograph 26: Historical structure from Mutual ghost town.
Photopoint: V
UTM Coordinates: 502920 4395795
Bearing of Shot: 100 degrees

Rick Gatherum

MH

Makeda Hanson



Photograph 27: Small structure associated with Mutual ghost town and associated mine.

Photopoint: W

UTM Coordinates: 502937 4395750

Bearing of Shot: 70 degrees

Rick Gatherum

MH
Makeda Hanson



Photograph 28: Old truck and concrete culvert material. Building foundation can be seen in the background behind the cottonwood trees. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

Photopoint: X

UTM Coordinates: 502806 4395851

Bearing of Shot: 10 degrees

Rick Gatherum

mh

Makeda Hanson



Photograph 29: Old tin shed. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

Photopoint: X

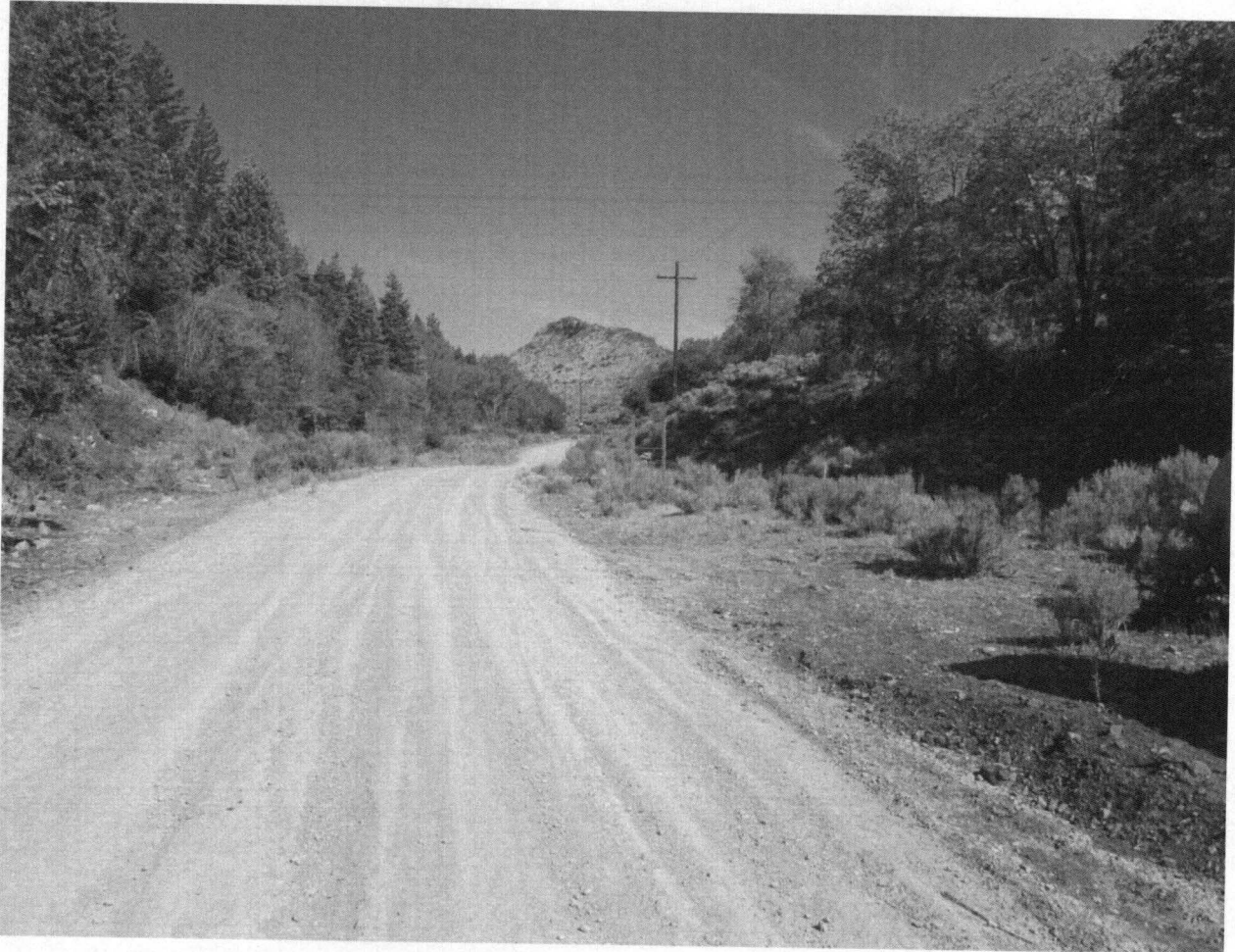
UTM Coordinates: 502806 4395851

Bearing of Shot: 170 degrees

Rick Gatherum

mh

Makeda Hanson



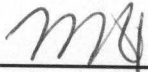
Photograph 30: Sign frame. Photo also shows power line running through the Property and the county road. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

Photopoint: X

UTM Coordinates: 502806 4395851

Bearing of Shot: 310 degrees

Rick Gatherum


Makeda Hanson

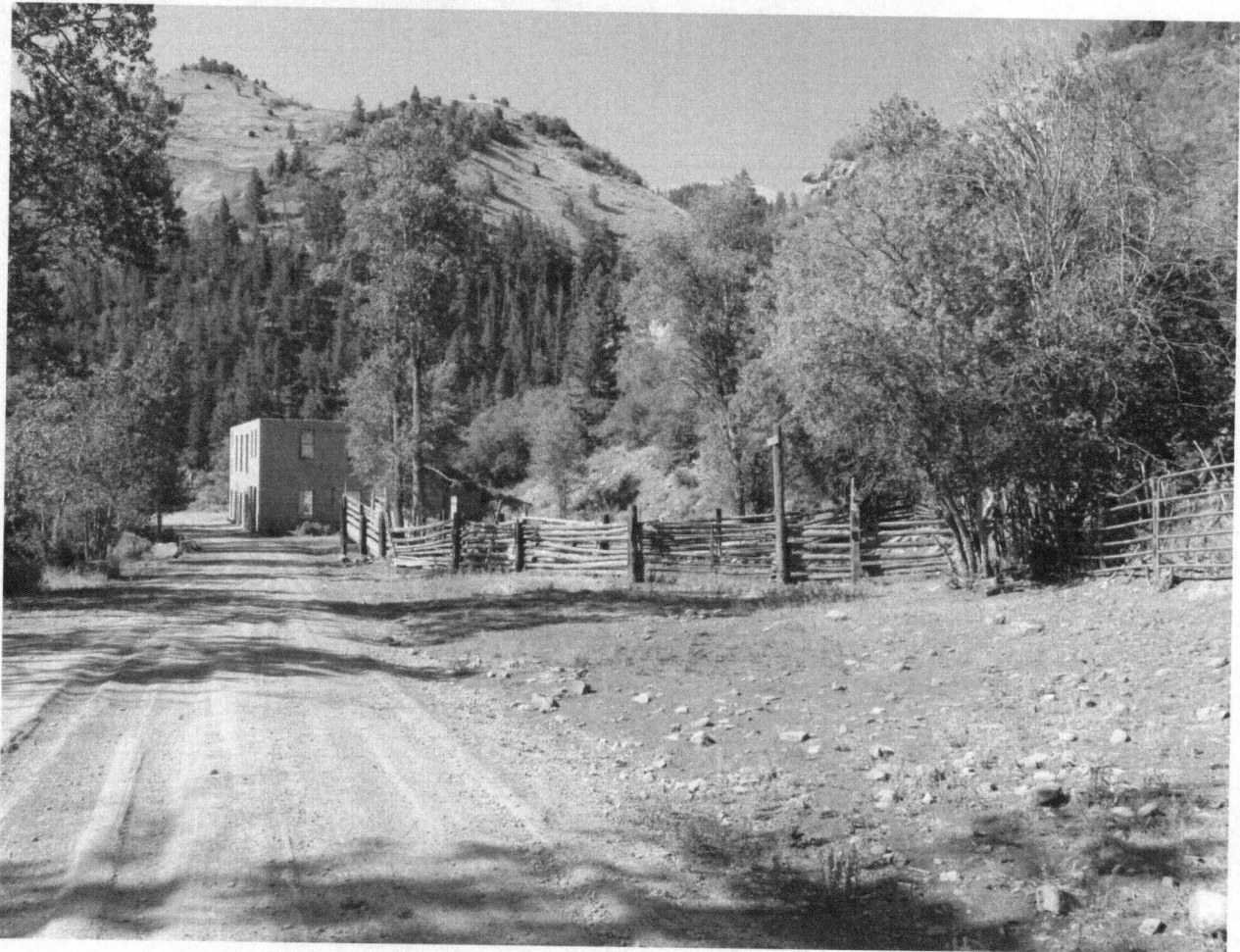


Photograph 31: Fallen historical structure.
Photopoint: Y
UTM Coordinates: 502840 4395823
Bearing of Shot: 5 degrees

Rick Gatherum

MH

Makeda Hanson



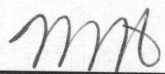
Photograph 32: "KC Corrals" livestock corrals, and old large historical building. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

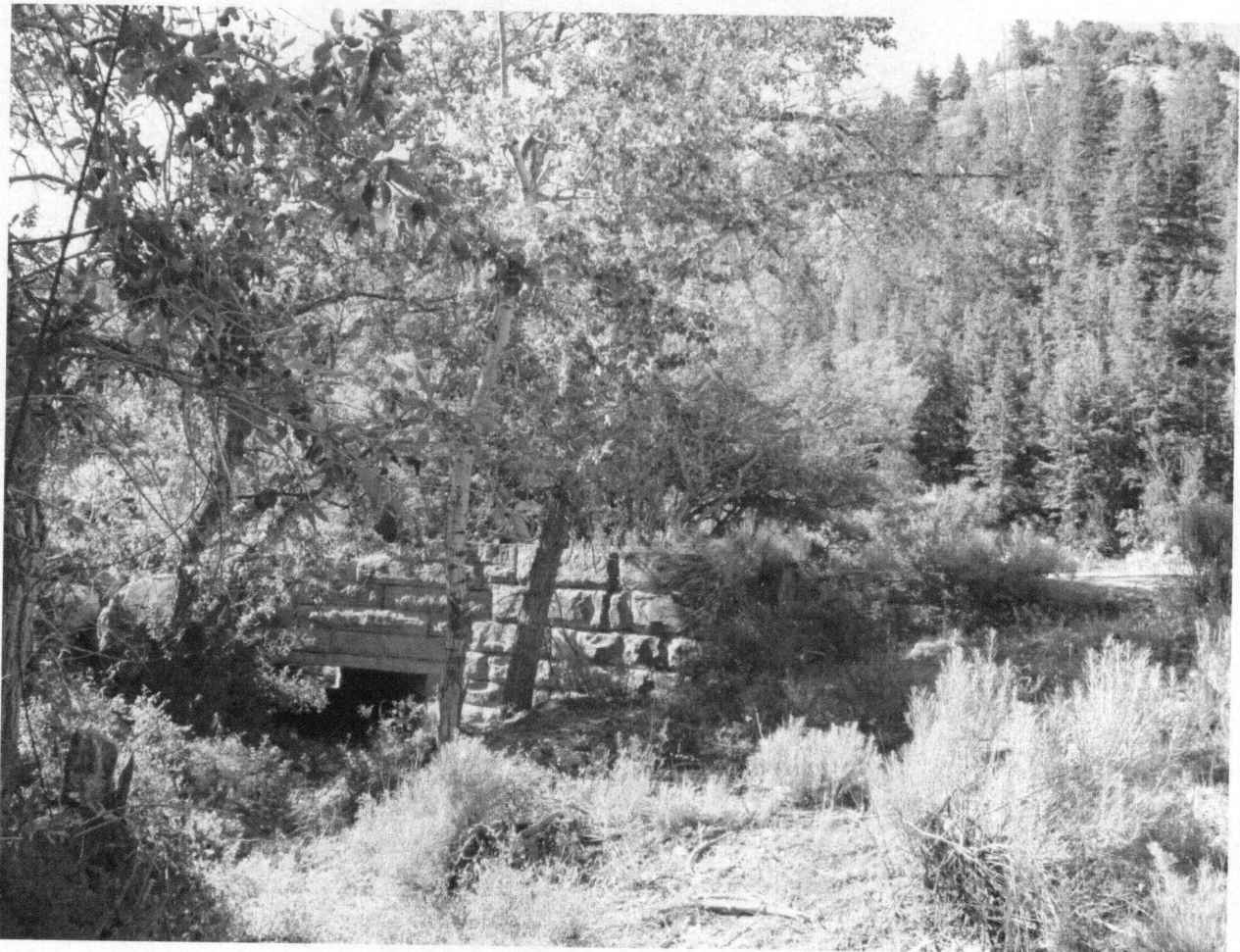
Photopoint: Z

UTM Coordinates: 502902 4395717

Bearing of Shot: 195 degrees

Rick Gatherum


Makeda Hanson



Photograph 33: Bridge on county road on the edge of the southeastern Property boundary. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

Photopoint: AA

UTM Coordinates: 502948 4395585

Bearing of Shot: 170 degrees

Rick Gatherum

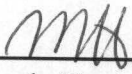
MH

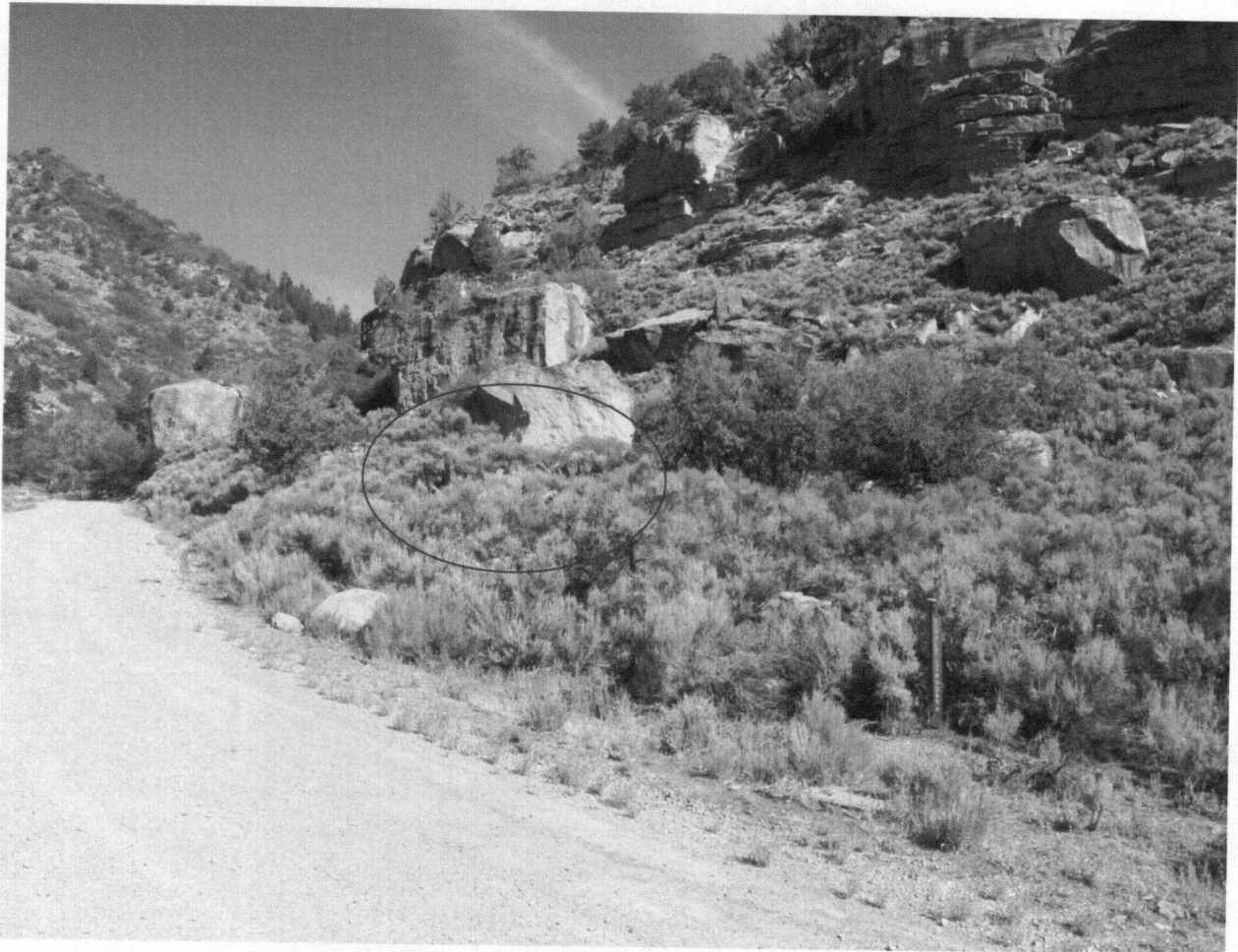
Makeda Hanson



Photograph 34: Historical mining structure.
Photopoint: BB
UTM Coordinates: 503022 4395546
Bearing of Shot: 20 degrees

Rick Gatherum


Makeda Hanson



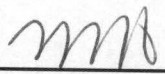
Photograph 35: Historical fallen wooden structure from Little Standard. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

Photopoint: CC

UTM Coordinates: 503124 4395504

Bearing of Shot: 340 degrees

Rick Gatherum


Makeda Hanson



Photograph 36: Historical fallen wooden structure from Little Standard. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

Photopoint: CC

UTM Coordinates: 503124 4395504

Bearing of Shot: 40 degrees

Rick Gatherum

MA
Makeda Hanson



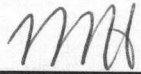
Photograph 37: Bridge on the county road on the Property boundary. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE.

Photopoint: DD

UTM Coordinates: 503207 4395505

Bearing of Shot: 170 degrees

Rick Gatherum


Makeda Hanson

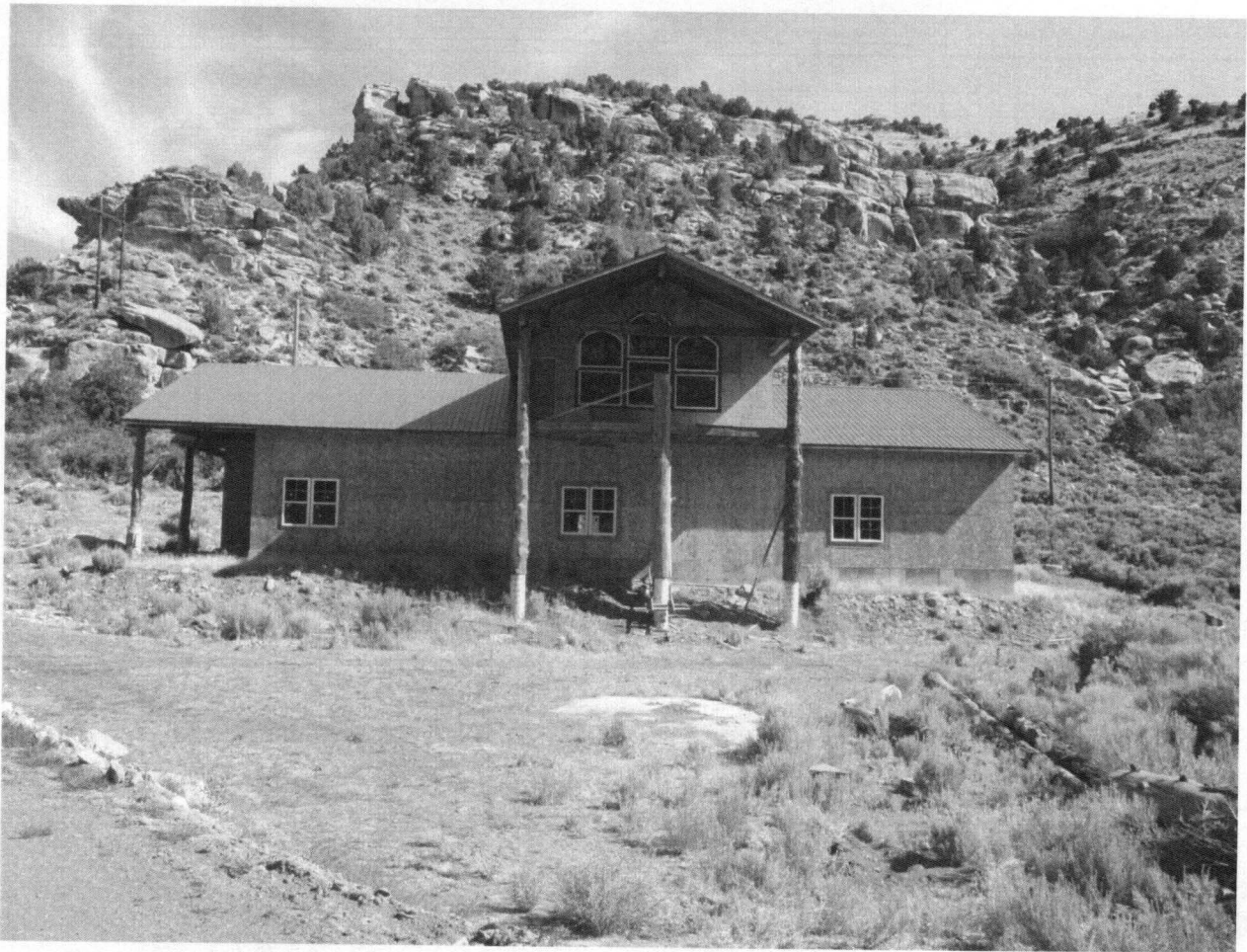


Photograph 38: Old fence posts.
Photopoint: DD
UTM Coordinates: 503207 4395505
Bearing of Shot: 30 degrees

Rick Gatherum

MH

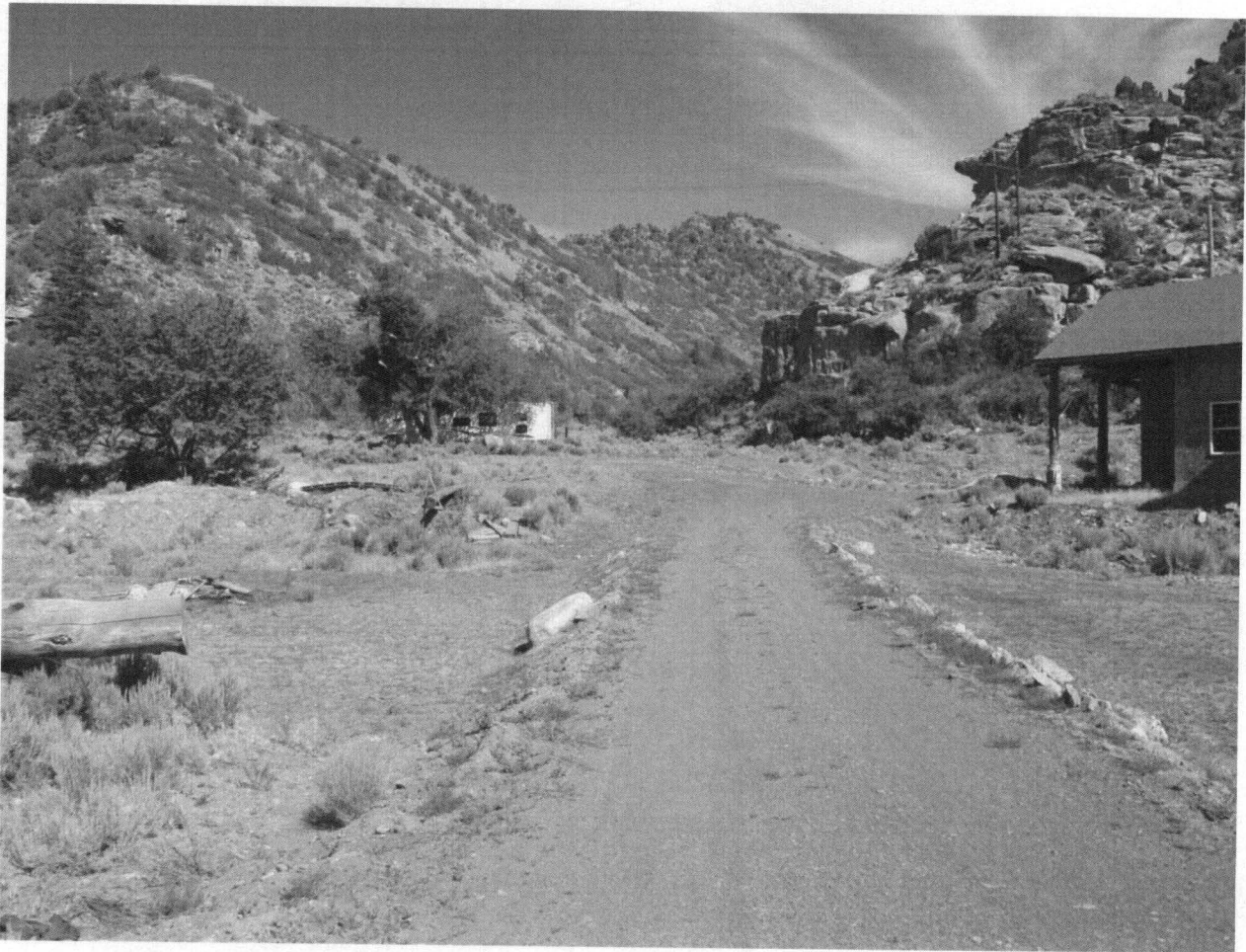
Makeda Hanson



Photograph 39: Residential facility built on the Property.
Photopoint: EE
UTM Coordinates: 503444 4395593
Bearing of Shot: 5 degrees

Rick Gatherum

MHO
Makeda Hanson



Photograph 40: Residential facility road access, camp trailer, fire pit.
Photopoint: EE
UTM Coordinates: 503444 4395593
Bearing of Shot: 330 degrees

Rick Gatherum

MH
Makeda Hanson



Photograph 41: Old vehicles and a fire pit.
Photopoint: EE
UTM Coordinates: 503444 4395593
Bearing of Shot: 200 degrees

Rick Gatherum

MH

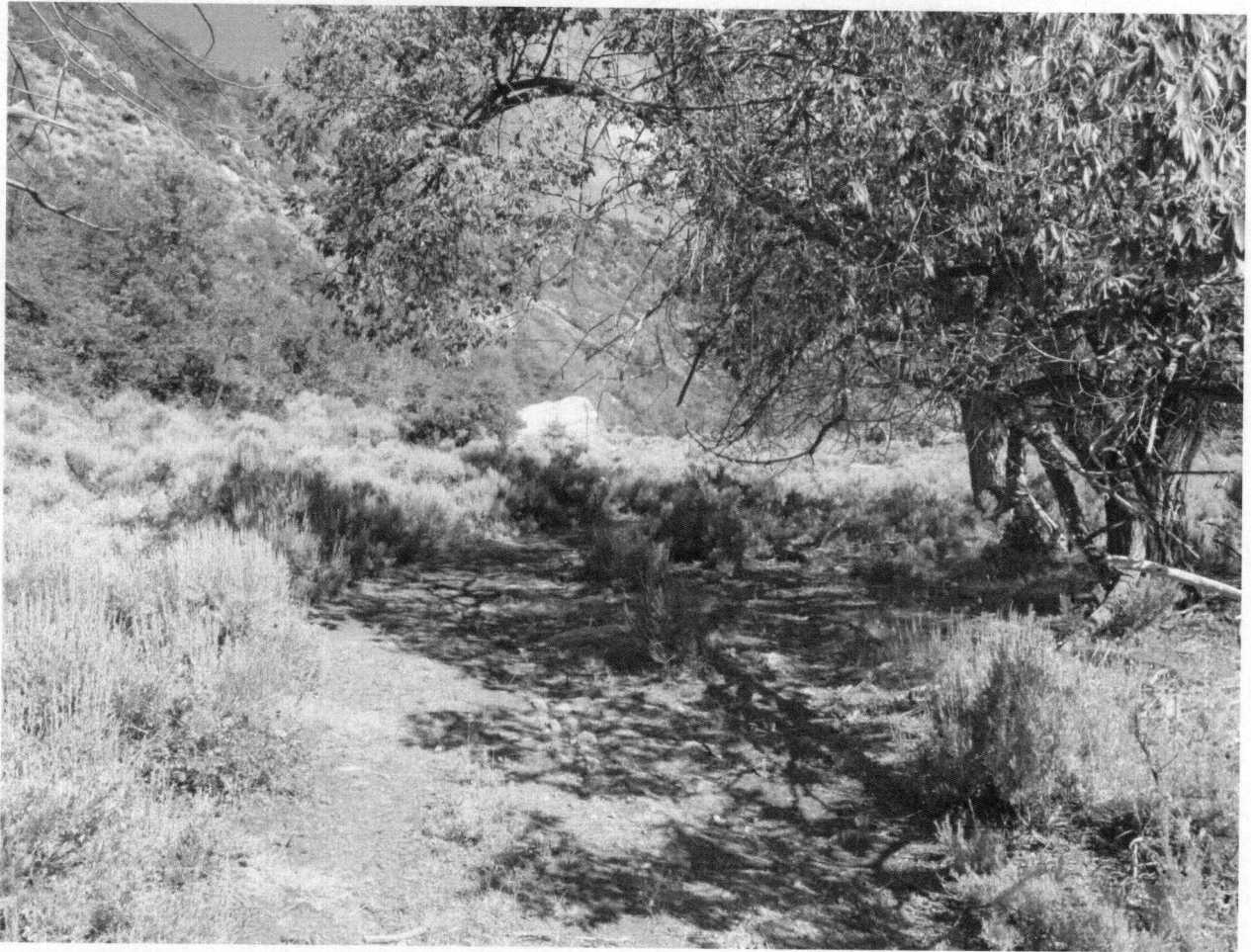
Makeda Hanson



Photograph 42: Old fence posts.
Photopoint: FF
UTM Coordinates: 503353 4395634
Bearing of Shot: 40 degrees

Rick Gatherum

MH
Makeda Hanson



Photograph 43: Two-track leading up canyon behind residential facility. Represents typical condition of two-track road on the Property.

Photopoint: FF

UTM Coordinates: 503353 4395634

Bearing of Shot: 340 degrees

Rick Gatherum

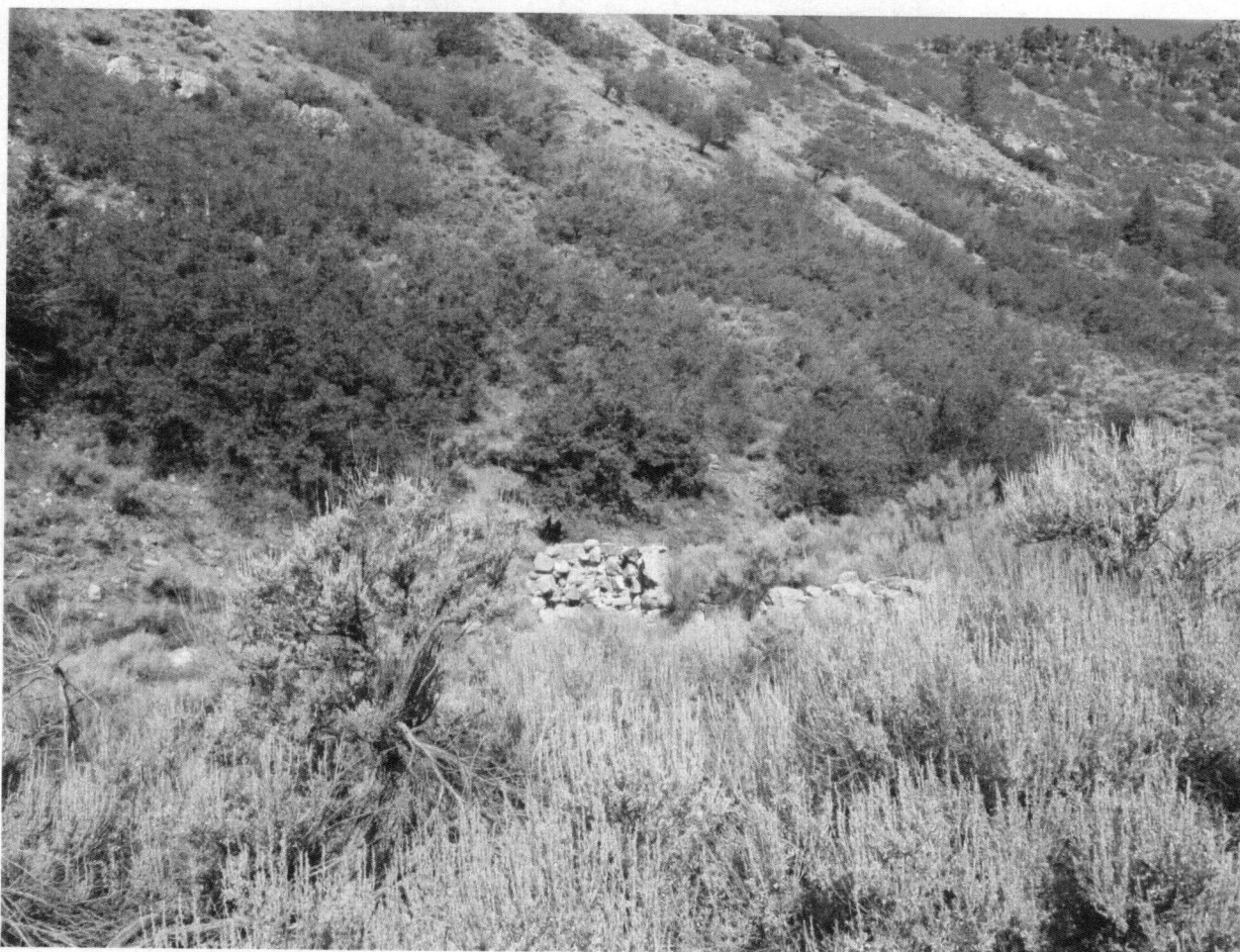
MH
Makeda Hanson



Photograph 44: Historical rock structure.
Photopoint: GG
UTM Coordinates: 503314 4395703
Bearing of Shot: 0 degrees

Rick Gatherum

MH
Makeda Hanson



Photograph 45: Foundation of historical rock structure.

Photopoint: HH

UTM Coordinates: 503265 4395795

Bearing of Shot: 305 degrees

Rick Gatherum

MH

Makeda Hanson



Photograph 46: Foundation of historical rock structure.
Photopoint: HH
UTM Coordinates: 503265 4395795
Bearing of Shot: 75 degrees

Rick Gatherum

MH

Makeda Hanson



Photograph 47: Foundation of historical rock structure and two-track road behind residential facility.

Photopoint: II

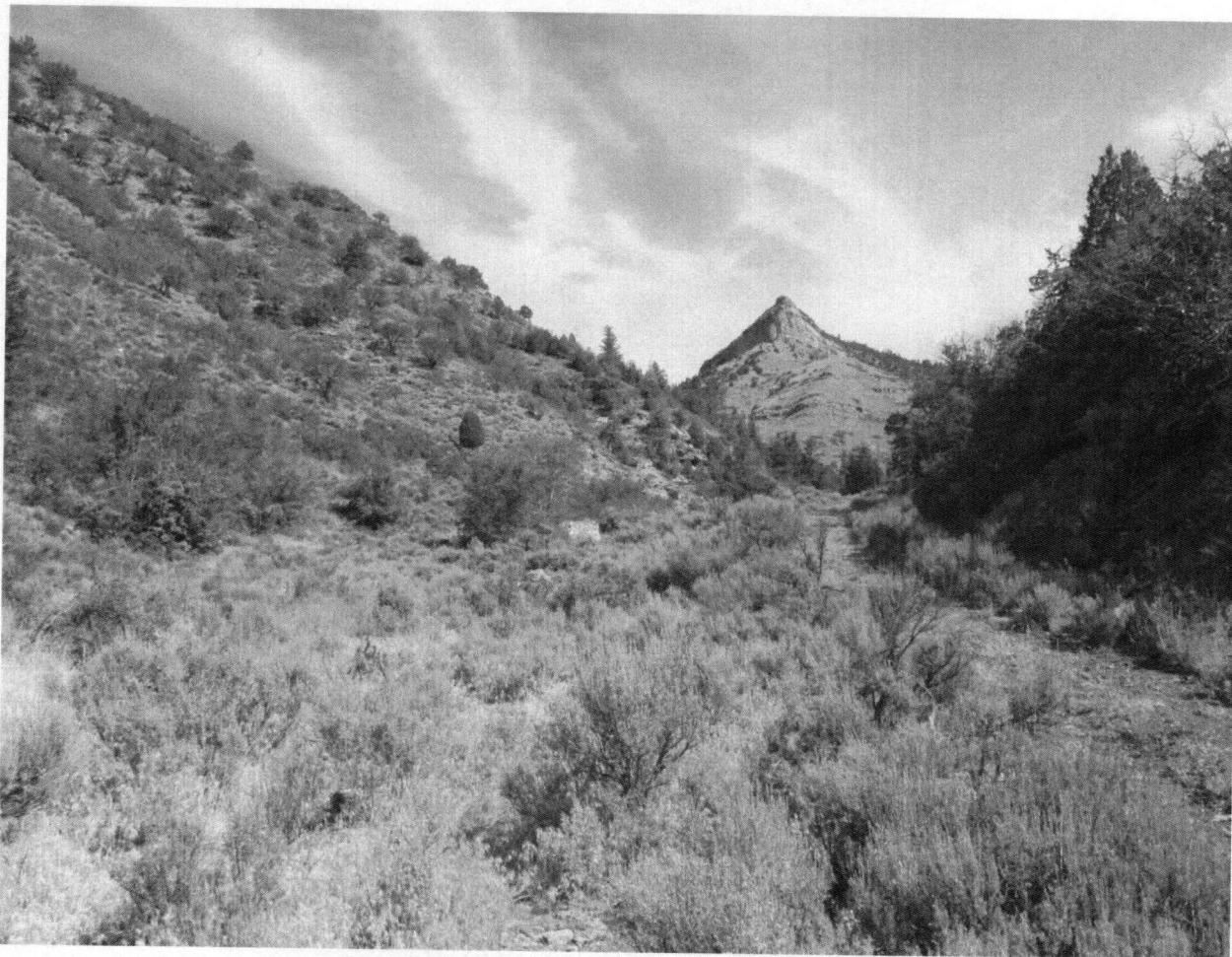
UTM Coordinates: 503162 4396031

Bearing of Shot: 175 degrees

Rick Gatherum

MH

Makeda Hanson



Photograph 48: Foundation of historical rock structure and two-track road behind residential facility. Photo represents typical topography and vegetation found in the lower elevations.

Photopoint: II

UTM Coordinates: 503162 4396031

Bearing of Shot: 355 degrees

Rick Gatherum

MH

Makeda Hanson



Photograph 49: Historical mine portal/entrance.

Photopoint: JJ

UTM Coordinates: 503123 4396560

Bearing of Shot: 345 degrees

Rick Gatherum

MH

Makeda Hanson



Photograph 50: Concrete structure likely associated with historical mining activities.
Photopoint: KK
UTM Coordinates: 503162 4396031
Bearing of Shot: 75 degrees

Rick Gatherum

mh

Makeda Hanson



Photograph 51: Property boundary where county road enters at bottom of the Property. This image was recorded after Carbon County bladed the road, which the County claims as a B road, to a width greater than existed at the time of signing the CE. In the background, the residential facility is visible.

Photopoint: LL

UTM Coordinates: 503774 4395584

Bearing of Shot: 295 degrees

Rick Gatherum

MA
Makeda Hanson



Photograph 52: Rocky mountain power line facility on or near the Property.
Photopoint: MM
UTM Coordinates: 503693 4395607
Bearing of Shot: 320 degrees

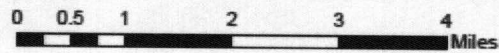
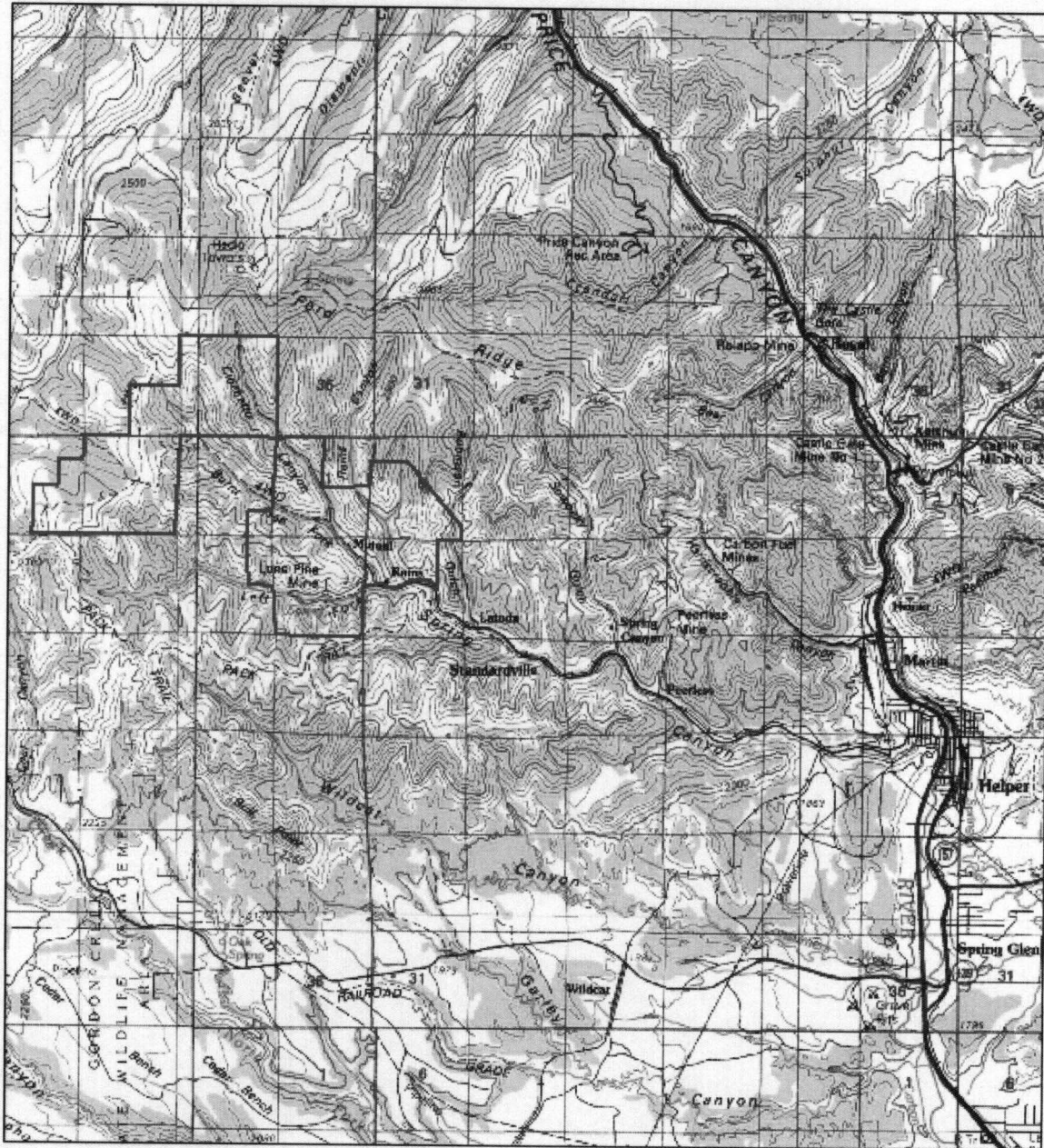
Rick Gatherum

MH

Makeda Hanson

Exhibit 1
Local Road Map

Spring Canyon Conservation Easement

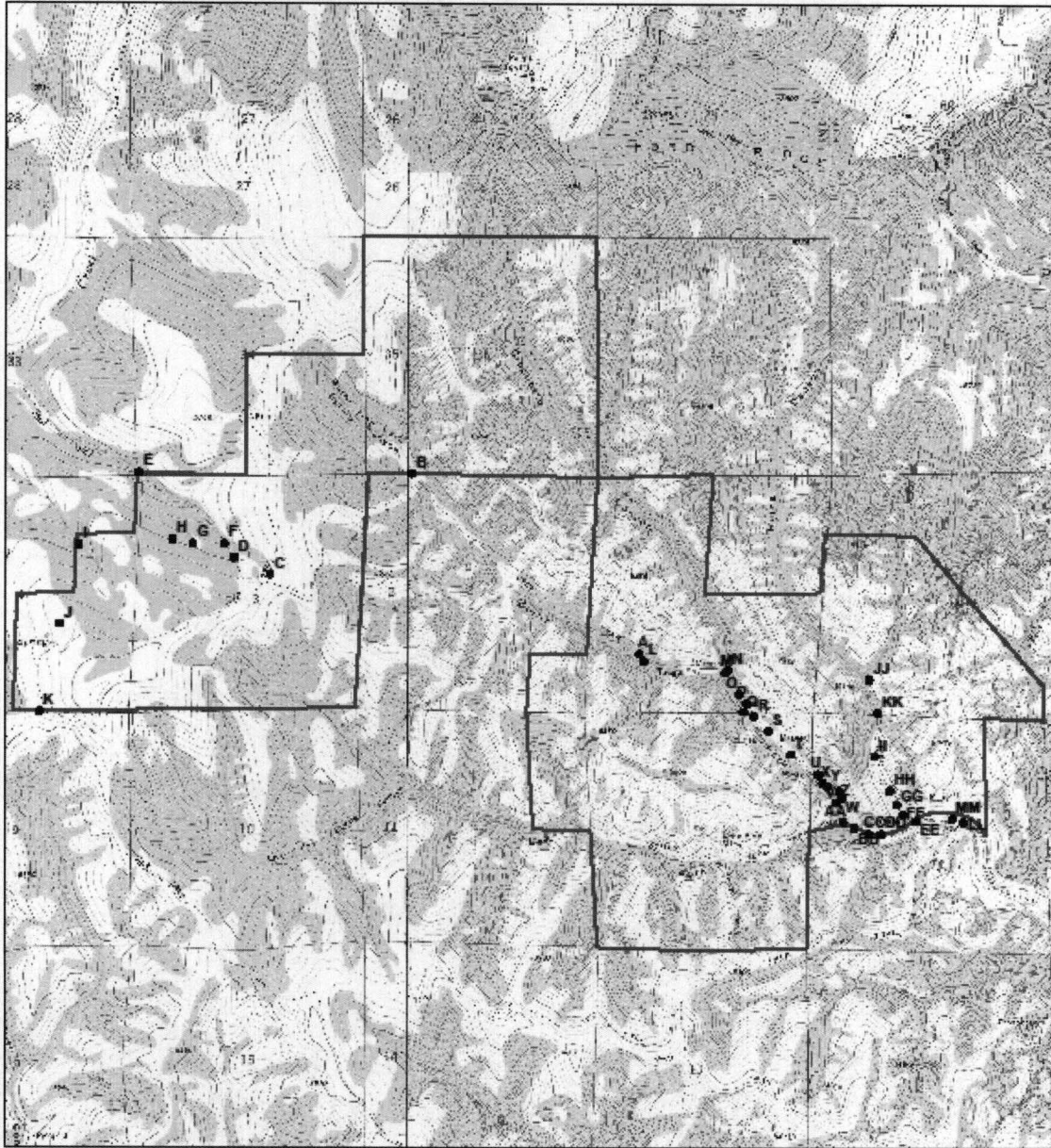


Legend
[Thick black outline] Spring Canyon CE



Exhibit 2
Quad Map
(Property boundary and photopoints delineated)

Spring Canyon Conservation Easement



Legend

- Photopoints
- Spring Canyon CE

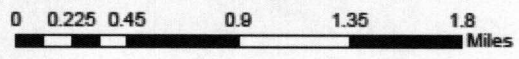
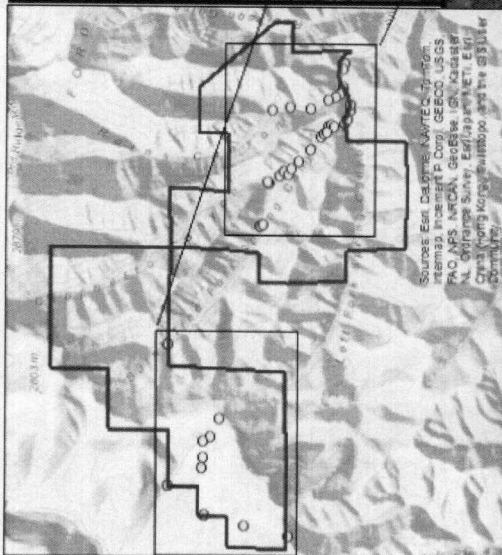


Exhibit 3
Photopoints



Legend
 ● Photopoints
 □ Spring Canyon CE

