

North American Land Trust

BASELINE DOCUMENTATION



RIDGELINE NORTH
CONSERVATION AREA



ESTABLISHED TO PRESERVE OUR NATURAL HERITAGE
THE UNDERLYING GOAL OF EACH OF OUR PROJECTS IS TO PROVIDE BENEFIT TO THE
PUBLIC WHILE RESPECTING LANDOWNERS' RIGHTS AND ECONOMIC INTERESTS.

Purposes of Baseline Documentation as Defined by the Land Trust Alliance

1. Records both the important conservation values and the current conditions of the property.
2. Serves to support qualification for tax benefits and substantiating overall public benefit by describing why the property is being conserved and documenting current conditions.
3. Operates as evidence in future litigation, if it meets court-specific rules for admissibility, and provides a foundation for future monitoring and enforcement activities.
4. Enables land trust staff to identify worthwhile projects, to retain institutional knowledge and to communicate with landowners about stewardship responsibilities.

Treasury Regulations 26 C.F.R. § 1.170A-14(g)(5)(i)

(5) Protection of conservation purpose where taxpayer reserves certain rights—

(i) Documentation. In the case of a donation made after February 13, 1986, of any qualified real property interest when the donor reserves rights the exercise of which may impair the conservation interests associated with the property, for a deduction to be allowable under this section the donor must make available to the donee, prior to the time the donation is made, documentation sufficient to establish the condition of the property at the time of the gift. Such documentation is designed to protect the conservation interests associated with the property, which although protected in perpetuity by the easement, could be adversely affected by the exercise of the reserved rights. Such documentation may include:

(A) The appropriate survey maps from the United States Geological Survey, showing the property line and other contiguous or nearby protected areas;

(B) A map of the area drawn to scale showing all existing man-made improvements or incursions (such as roads, buildings, fences, or gravel pits), vegetation and identification of flora and fauna (including, for example, rare species locations, animal breeding and roosting areas, and migration routes), land use history (including present uses and recent past disturbances), and distinct natural features (such as large trees and aquatic areas);

(C) An aerial photograph of the property at an appropriate scale taken as close as possible to the date the donation is made; and

(D) On-site photographs taken at appropriate locations on the property. If the terms of the donation contain restrictions with regard to a particular natural resource to be protected, such as water quality or air quality, the condition of the resource at or near the time of the gift must be established. The documentation, including the maps and photographs, must be accompanied by a statement signed by the donor and a representative of the donee clearly referencing the documentation and in substance saying “This natural resources inventory is an accurate representation of [the protected property] at the time of the transfer.”



A. Owner Acknowledgment



~Baseline Documentation Acknowledgment~

Property: Ridgeline North Conservation Area

Location: Cherokee County, Alabama

By signing below, the Owner and Land Trust certify that they have received and fully reviewed the attached Baseline Documentation in its entirety prior to recordation, and that it is an accurate representation of the physical condition of the Conservation Area to the best of their knowledge.

NORTH AMERICAN LAND TRUST:

Signature: 

Steven W. Carter, NALT Stewardship Coordinator

Date: 10/29/2014

RIDGELINE NORTH, LLC:

Signature: _____

Date: _____



B. Baseline Documentation Overview



NORTH AMERICAN LAND TRUST
Conservation Easement
Baseline Documentation

~Ridgeline North
Conservation Area~

Cherokee County,
Alabama

~Baseline Documentation Overview~

I. Donor Information

Ridgeline North, LLC
22 Shorter Avenue SW
Rome, Georgia
30165-2460

II. Introduction

The following Baseline Documentation describes the Conservation Values and physical condition of the Ridgeline North Conservation Area located in Cherokee County, Alabama. A Conservation Easement was donated on the property by Ridgeline North, LLC to North American Land Trust on _____, 2014. The Ridgeline North Conservation Area is comprised of approximately 387 acres.

The Ridgeline North Conservation Area is a forested property containing chestnut oak forests northeast of Big Mountain (a smaller mountain within the greater Lookout Mountain area). Northern lower slopes contain stands of Virginia Pine and/or successional mixed pine stands. Several areas along the ridge top have been recently thinned/and or cleared (visible from aerial imagery). Several unimproved roads are present, including one that traverses the ridgeline.

Ridgeline North is highly significant in that it occurs within the greater Lookout Mountain area, considered to be an important landform by numerous government entities, including the National Park Service, Georgia Department of Natural Resources, and the Alabama Department of Natural Resources (Alabama Department of Conservation and Natural Resources 2008, Georgia Wildlife Resources Division 2005). The Conservation Area also borders Little Rock City Park, a public park that boasts large sandstone rock formations locally known as Cherokee Rock Village, and impressive views from the ridgeline.

The Ridgeline North Conservation Area is part of the “Lookout Mountain” focus area where NALT currently manages at least 3 other significant Conservation Easement Areas. Recognizing the ecological and environmental significance of this ecoregion, NALT has been actively working with local landowners to reduce allowable density and protect the valuable natural resources found there.

The Ridgeline North Conservation Area is the northernmost property and is directly contiguous with the Ridgeline West Property to the south. All together the 4 “Lookout Mountain” Conservation Easement Areas represent almost 1800 acres of contiguous, unfragmented protected forest and open space straddling the Cherokee/ Etowah County line in northeast Alabama.

Please reference the Existing Condition Report, Photographic Documentation, and Supportive Mapping sections of this Baseline Documentation which further describe the Conservation Values of the Ridgeline North Conservation Area.

III. Conservation Purposes

The IRS Tax Code Section 26 U.S.C. § 170 (h)(4)(a) and 26 CFR § 170A-14(d)(i), has established specific ‘Conservation Purposes’ that, if perpetually protected through the donation Conservation Easement, could render the donor eligible for a charitable contribution. In particular, the Ridgeline North Conservation Area satisfies two (2) Conservation Purposes:

1. *Preservation of the Conservation Area as a relatively natural habitat of fish, wildlife, or plants or similar ecosystem; and*
2. *Preservation of the Conservation Area as open space which, if preserved, will advance a clearly delineated Federal, State or local governmental conservation policy and will yield a significant public benefit.*

IV. Conservation Values

The following 'Conservation Values' document the ecological and environmental significance of the Ridgeline North Conservation Area. Please reference the Existing Conditions Report, Photographic Documentation, and Supportive Mapping sections of the Baseline Document that examine the Conservation Values of the Conservation Area in greater detail.

- The Conservation Area provides habitat for, and is occupied by, game wildlife species such as White-tail Deer and Wild Turkey, which are regulated by the Alabama Department of Wildlife and Natural Resources.
- The Conservation Area fulfills the goals and objectives of the Alabama Forest Legacy Program, administered by the Alabama Forestry Commission, through prevention of forest conversion to other land uses and preservation of wildlife habitats. According to the publication, Forests and the Crossroads: Alabama's Forest Assessment and Resource Strategy, dated June 2010, by the State of Alabama and its Alabama Forestry Commission, forests provide Alabamans with many public benefits including the employment and other economic benefits of the forest products industry and many Ecosystem Services such as biodiversity, carbon sequestration and recreation. Among the greatest threats to this valuable resource is urban growth and development resulting in forest conversion and fragmentation. Cherokee County has been rated as "Priority 1" areas for preservation under Alabama's Forest Legacy Program due to population growth and land use changes. Due to the prevalence of privately owned forests in Alabama, private donation of conservation easements is cited as an effective strategy to achieve the desired forest preservation, and is specifically cited as an Objective. Strategy 3.1.3 is to "protect existing smaller fragmented tracts through voluntary land protection strategies such as the use of Conservation Easements – especially in priority at-risk areas, Forest Legacy, and General Cost Share Programs." Strategy 3.1.4 is to "protect existing large, unfragmented significant tracts of forest. Acquire or purchase conservation easements to protect significant blocks (>1,000 acre parcels) of high quality examples of this habitat. Provide incentives and information to landowners for long-term conservation."
- The Conservation Area contains significant acreage of one ecological association as recognized by the International Vegetation Classification System: Subxeric Ridgetop Chestnut Oak Forest, which dominates upper forested slopes of the property. The Conservation Area contains large, contiguous examples of Subxeric Ridgetop Chestnut Oak Forest near the ridgeline. Numerous large rock outcrops are scattered throughout the property, increasing habitat diversity within these forested areas.
- The Conservation Area contains significant sandstone rock outcrops including large boulders, flatrocks, large overhangs, and other rock structures that provide valuable habitat for a large number of plants and animals. Two rare vascular plant

species were observed inhabiting these sandstone outcrops during field reconnaissance. The globally vulnerable Longleaf Sunflower (*Helianthus longifolius*) was observed on flat sandstone outcroppings. Longleaf Sunflower is currently restricted to Northeast Alabama and Northwest Georgia, with a disjunct population in the Fall Line Sandhills of Georgia. Wherry's Catchfly (*Silene caroliniana ssp. wherryi*) was observed during spring reconnaissance growing on strongly sloping sandstone outcroppings. This showy species is considered imperiled within the state of Alabama, and rare throughout much of its limited range.

- The Conservation Area is significant in that it occurs within the greater Lookout Mountain area, considered to be a significant landform by numerous government entities, including the National Park Service, Georgia Department of Natural Resources, and the Alabama Department of Natural Resources. Additionally, North American Land Trust's ongoing preservation efforts in the greater Lookout Mountain area will be bolstered by protection of this Conservation Area. The Lookout Mountain area, according to the National Park Service, "has long been recognized as an area with important natural and cultural resources."
- The Conservation Area is adjacent to the Cherokee Rock Village Park and provides a buffer to the ecological conditions in the Park.
- Amendment 543 to the Alabama Constitution declares that "As a part of the continuing growth of the population and the economic development of the state, it is necessary and desirable that certain lands and waters be set aside, managed and preserved for use as state parks, nature preserves, recreation areas, and wildlife management areas. In order to meet the State's outdoor recreation needs and to protect the natural heritage of Alabama for the benefit of present and future generations, it is the policy of the state to:
 - (a) Protect, manage, and enhance certain lands and waters of Alabama with full recognition that this generation is a trustee of the environment for succeeding generations;
 - (b) Protect, to the fullest extent practicable, recreational lands and areas of unique ecological, biological and geological importance; and
 - (c) Promote a proper balance among population growth, economic development, environmental protection, and ecological diversity.Accordingly, there is hereby established the Alabama Forever Wild Land Trust for the purpose of identifying, acquiring, managing, protecting and preserving natural lands and waters that are of environmental or recreational importance."
- The Conservation Area contains significant acreage of one ecological system as recognized by the International Vegetation Classification System: Alleghany-Cumberland Dry Oak Forest, considered a Dry Oak Forest type within Alabama's Comprehensive Wildlife Conservation Strategy. Lookout Mountain is considered a High Priority Conservation Area for this forest type within Alabama's Comprehensive Wildlife Conservation Strategy. The Conservation Area prevents

conversion of Dry Oak Forest to other forests types, as recommended by Conservation Action 2 for Dry Hardwood Forests within the Alabama's Comprehensive Wildlife Conservation Strategy. According to the Strategy, Dry Hardwood Forest types contain 30 plant and animal species of Greatest Conservation Need.

- Portions of the mature forest within the Conservation Area are located on slopes which, if made the subject of indiscriminate harvesting, would cause significant habitat and other ecological damage, which this Conservation Easement will prevent.
- According to Alabama's Comprehensive Wildlife Conservation Strategy, Dry Hardwood Forest types contain 30 plant and animal species of Greatest Conservation Need.

V. Reserved Rights

The Reserved Rights that have been allowed in the Conservation Easement have been carefully reviewed for consistency with the Conservation Purposes and the protection of the Conservation Values. Approval of the Reserved Rights by Holder must be conducted under the notice and review procedure set forth in the Conservation Easement, which assures that the Holder may reject any exercise of the Reserved Rights that fails to protect the Conservation Purposes and the Conservation Values. Consideration of certain Reserved Rights are specifically addressed below:

- Roads and Driveways. These are strictly controlled by Holder and must be reviewed and approved subject to the obligation of the Owner to protect the Conservation Purposes and the Conservation Values.
- Single Family Dwelling and Accessory Structures in Building Area. Limited residential use is permitted in the Reserved Rights. Protection of the Conservation Purposes and the Conservation Values is assured by restrictions on the area and location of disturbance and use. The Holder has a right of prior approval of any such activity. The amount of disturbance is *de minimis* as compared to the dimensions of the Conservation Area.
- Alternative Energy Structures. It is important to address issues of climate change that alternative energy structures be permitted on conserved properties, subject to review and limitations. The Conservation Easement requires that any such structures serve only permitted uses in the Conservation Area and are pre-approved by Holder.
- Buildings. All other buildings are subject to strict size limitations assuring that they are only *de minimis* as compared to the size of the Conservation Area and are subject to approval by the Holder for consistency with the Conservation Purposes and Conservation Values.
- Trails. Trails of various sorts are needed for the proper management and permitted use of the Conservation Area. Accordingly, trails are permitted, but

only subject to limitations that will serve to protect the Conservation Purposes and the Conservation Values.

- Water Courses. Dredging, channelizing or other manipulation of previously-altered natural or manmade water courses within the Conservation Area may only be conducted if necessary to maintain wetlands, if any, existing on the Conservation Area, to restore wetlands previously existing on the Conservation Area.
- Subdivision and Allocation of Reserved Rights. Subdivision will have no impact on the legal enforceability of the Conservation Easement on the Conservation Area or any lots created from the Conservation Area. Nevertheless, in order to prevent any impact in the ability of Holder to monitor and enforce the Conservation Area or on the long term stewardship of the Conservation Area, Owner may only subdivide the Conservation Area with prior approval from Holder.
- Existing Structures. Structures existing on the Conservation Area on the date of this Conservation Easement may only be maintained or, in some case, enlarged to limited degree, in order to protect the Conservation Purposes and the Conservation Values.
- Utility Installations. Utilities are necessary for any property to function. However, they are restricted to those necessary to service the permitted uses and the Conservation Easement imposes certain other limitations designed to protect the Conservation Purposes and the Conservation Values, including Holder approval.
- Tree Cutting and Forest Management. Tree harvesting is appropriately limited. Primarily, there are areas where the Conservation Easement prohibits or restricts harvesting and all forestry activity must be done only in accordance with a Forest Management Plan, which must meet the professional standards set forth in the Conservation Easement, as well as Best Management Practices. Failure to do so is an enforceable violation of the Conservation Easement

VI. Conservation Management

The following section regarding Conservation Management is meant to serve as a general guideline for NALT's Conservation Easements. NALT recognizes that each property has its own unique characteristics and conditions which may utilize a wide variety of Conservation Management techniques that may be absent or deviate from what is described below. Please reference the Existing Conditions Report and recorded Conservation Easement document in this Baseline Documentation for more specific detail regarding Conservation Management on your particular property.

Aquatic Features Management

NALT's desired outcome of protecting aquatic features within the CA is to maintain or enhance water quality, natural hydrology, and aquatic habitats for species of viability concern.

Alteration of natural hydrology, stream channels, wetlands, or other watercourses is prohibited in the Conservation Area. Introduction of non-native plant or animal species to natural aquatic features is also prohibited. The introduction of fish, particularly predatory fish (such as bass, sunfish, and trout) to otherwise fish-free ponds, is discouraged.

Landowners should recognize that streams benefit from forest cover and shading, and that woody debris in streams and wetlands is an important ecological component. Removal of woody debris from aquatic features should be avoided. Some aquatic features, such as bogs, may require active management, such as shrub removal, to maintain habitats for rare species.

All efforts to control stream bank erosion or any other manipulation of aquatic features require consultation with, and pre-approval from, NALT and may also require government permits.

Aquatic feature conditions will be assessed on each monitoring visit by a NALT representative. If necessary, management suggestions will be outlined in the monitoring report.

VII. Monitoring Policy

Part of the responsibility NALT assumes when it accepts the donation of a Conservation Easement is the perpetual monitoring of the subject property to ensure that the integrity of the Conservation Purposes remains intact. This Baseline Document will provide the basis for the monitoring program. By chronicling the property through photographs, professional reports, and maps an accurate depiction of the property is presented at the time of the donation. This will prove essential to a future NALT representative who can quickly compare data and photographs to determine how the property has changed. Regularly scheduled monitoring visits will also help establish a sound relationship between the landowner and land trust. This is an important ingredient for effective stewardship.

The Monitoring Process:

1. Notify the landowner prior to the monitoring visit and provide them, or their representative, an opportunity to meet and/or accompany you.
2. Review the Baseline Documentation for the property and become familiar with the Restrictions and Reserved Rights clauses in the Conservation Easement.
3. Survey the property and record any apparent changes since the previous monitoring visit, or discrepancies from the Baseline Documentation. Attempt to take photographs in the same position and location as previous photographs.
4. Communicate with the landowner about the visit and ask if they have questions. Find out if they intend to initiate any Reserved Rights in the immediate future.

5. Draft a report describing the visit and provide to landowner for review and comment.
6. Our monitoring and enforcement program has proven effective in regularly viewing the easement property, enforcing the restrictions, and keeping the landowners informed - which will be done in perpetuity.

It is crucial that the landowner communicate with NALT about any future activities within the Conservation Easement Area. This includes exercising any of the Reserved Rights in Article 4. This will ensure NALT's files remain updated and will avoid any potential misunderstandings during regularly scheduled monitoring visits.

NALT is confident these steps will ensure a harmonious relationship between landowner and land trust while protecting the Conservation Areas. Thank you for your cooperation.

VIII. *Mission Statement*

The Mission of North American Land Trust is to promote long-term stewardship of our natural and cultural heritage by implementing successful private land conservation projects and promoting innovative land conservation techniques.



C. NALT IRS Information



ESTABLISHED TO PRESERVE OUR NATURAL HERITAGE
THE UNDERLYING GOAL OF EACH OF OUR PROJECTS IS TO PROVIDE BENEFIT TO THE
PUBLIC WHILE RESPECTING LANDOWNERS' RIGHTS AND ECONOMIC INTERESTS.

Important Tax Information Regarding North American Land Trust

The following information is attached regarding NALT's current status:

Internal Revenue Service – Charitable Status

The IRS notified NALT that it had granted it permanent status on June 25, 1997 as a publicly supported 501 (c) (3) organization as described in section 509 (a)(1) and 170 (b) (1) (A) (vi). The notification is attached to this memorandum. Tax returns (IRS form 990) have been filed annually and are available upon request.

Internal Revenue Service – Employer Identification Number

NALT was assigned an Employer Identification Number on August 28, 1992 (Notification # CP 575 E).

The EIN that was assigned is: **23-2698266**

A copy of the notification is attached to this memorandum.

Commonwealth of Pennsylvania – Bureau of Charitable Organizations

NALT is registered with the Bureau of Charitable Organizations and has submitted annual reports by the required deadlines.

The registration number is: **0014473**

Auditor's Report

NALT has an annual audit that is performed by the following firm:

O'Connell & Company
Certified Public Accountants
Suite 213
One Washington Square
8101 Washington lane
Wyncote, Pa 19095

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

NORTH AMERICAN LAND TRUST
C/O ANDREW JOHNSON
PO BOX 134
CHADDS FORD, PA 19317-0134

Employer Identification Number:
23-2698266
DLN:
17053088920007
Contact Person:
D. A. DOWNING
Contact Telephone Number:
(513) 241-5199
Our Letter Dated:
November 1992
Addendum Applies:
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

You are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. For guidance in determining whether your gross receipts are "normally" more than \$25,000, see the instructions for Form 990. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

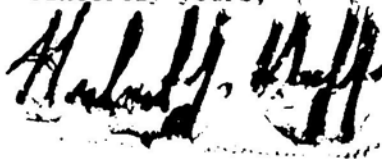
Letter 1050 (DO/CG)

NORTH AMERICAN LAND TRUST

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,

A handwritten signature in dark ink, appearing to be "A. L. H.", written over a faint, illegible stamp or background.

District Director

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255

DATE OF THIS NOTICE: 09-28-92
NUMBER OF THIS NOTICE: CP 575 E
EMPLOYER IDENTIFICATION NUMBER: 23-2698266
FORM: SS-4 TAX PERIOD: N/A
2820722445 0

NORTH AMERICAN LAND TRUST
X GAIL CUMMINGS LEVAN
3800 CENTRE SQUARE WEST
PHILADELPHIA PA 191022186

FOR ASSISTANCE PLEASE
WRITE TO US AT:

INTERNAL REVENUE SERVICE
PHILADELPHIA PA 19255

BE SURE TO ATTACH THE
BOTTOM PART OF NOTICE

OR YOU MAY CALL US AT:

574-9900 LOCAL PHIL.
1-800-829-1040 OTHER PA

NOTICE OF NEW EMPLOYER IDENTIFICATION NUMBER ASSIGNED

Thank you for your Form SS-4, Application for Employer Identification Number (EIN). The number assigned to you is shown above. It will be used to identify your business account, tax returns and documents, even if you don't have employees.

1. Keep a copy of the number in your permanent records.
2. Use your name and the number exactly as shown above on all Federal tax forms.
3. Use the number on all tax payments and tax-related correspondence or documents.

Using a variation of your name or number may result in delays or errors in posting payments to your account. It also could result in the assignment of more than one Employer Identification Number.

We have established the filing requirements and tax period shown above for your account based upon the information provided. If you need help to determine your required tax year, get publication 538, Accounting Periods and Methods, which is available at most IRS offices.

Assigning an Employer Identification Number does not grant tax-exempt status to nonprofit organizations. Any organization, other than a private foundation, having annual gross receipts normally of \$5,000 or less is exempt by statute if it meets Internal Revenue Code requirements. Such organizations are not required to file Form 1023, Application for Recognition of Exemption, or Form 990, Return of Organization Exempt from Income Tax.

However, if your organization wants to establish its exemption and receive a ruling or determination letter recognizing its exempt status, file Form 1023 with the Key District Director. For details on how to apply for the exemption, see Publication 557, Tax-Exempt Status for Your Organization.

Thank you for your cooperation.

Commonwealth of Pennsylvania



Department of State *Bureau of Corporations and Charitable Organizations*

Certificate of Registration

No. 14473

*This is to certify that **North American Land Trust** is registered as a **Charitable Organization** with the Department of State, Bureau of Corporations and Charitable Organizations under The Solicitation of Funds for Charitable Purposes Act, 10 P.S. § 162.1 et seq., and is authorized to solicit charitable contributions under the conditions and limitations set forth under the Act.*

This certificate is not to be used as identification, nor does it constitute an endorsement.

A handwritten signature in cursive script, reading "Carol Aichele".

Secretary of the Commonwealth

EXPIRATION DATE & AUTOMATIC EXTENSION: 11/11/2014



D. NALT Board Resolution and Minutes



**NORTH AMERICAN LAND TRUST
Board Resolution & Minutes**

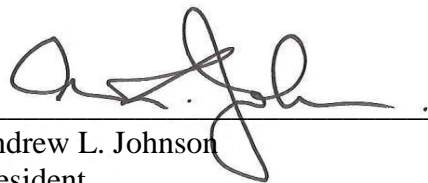
October 17, 2014

The meeting of the Board of Directors was called to order at 10:00 am. with the following members in attendance: John Halsey, Andy Johnson, John Witherspoon, John Snook, Paul Haldeman, Lee Stephens, and Chuck Perry. Others in attendance were: Steve Carter, Jamie McVickar, Amy Bruckner and Lee Echols.

Excerpt from Minutes of Meeting:

- The Board **approved** the acceptance of a Conservation Easement on the Ridgeline North property located in Cherokee County, Alabama consisting of approximately ± 387 acres.

The above is a true and correct excerpt of the minutes of the Board Meeting on October 17, 2014.



Andrew L. Johnson
President



E. Recorded Conservation Easement



~Ridgeline North
Conservation Area~

Cherokee County,
Alabama

~Recorded Conservation Easement and
Declaration of Restrictions & Covenants~

Grantor: Ridgeline North, LLC
Easement Acreage: ~387 acres

After recording please return to:
North American Land Trust
P.O. Box 467
Chadds Ford, PA 19317

NOTICE OF CONVEYANCE
REQUIRED – SEE SECTION 7.12

TRANSFER FEE PAYMENT
REQUIRED – SEE SECTION 7.13

CONSERVATION EASEMENT

AND

DECLARATION OF RESTRICTIONS AND COVENANTS

THIS CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIONS AND COVENANTS ("Conservation Easement") is made effective when executed by all parties on October _____, 2014 by and between **RIDGELINE NORTH, LLC**, a Georgia limited liability company ("Owner"), having an address of 15 Professional Court, Rome, Georgia, 30161 and **NORTH AMERICAN LAND TRUST** ("Holder"), a Pennsylvania non-profit corporation having an address of Post Office Box 467, Chadds Ford, PA 19317.

ARTICLE 1. BACKGROUND

- 1.1. Owner is the owner of certain real property in Cherokee County, Alabama that consists of approximately 386.92 acres (hereinafter called the "Conservation Area") as most recently described in a deed from Rock City Properties, LLC dated July 30, 2014 granted to Owner and recorded in the Probate Office of Cherokee County as Instrument Number 0184862. The Conservation Area is also described by metes and bounds in Exhibit "A" attached hereto and depicted and identified as the "Conservation Area" on the plan attached hereto as Exhibit "B" (hereinafter called the "Conservation Area").
- 1.2. Holder is a non-profit corporation, having a tax-exempt status under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (hereinafter called the "Code"), which has been established as a public charity for the purpose of preserving and conserving scenic landscapes, natural habitats and environmentally sensitive areas and for other charitable, scientific and educational purposes and which is a "qualified organization" under Section 170(h)(3) of the Code (hereinafter a "Qualified Organization").

- 1.3. Preservation of the Conservation Area by this Conservation Easement shall serve the following purposes pursuant to 26 U.S.C. § 170 (h)(4)(a) and 26 CFR § 170A-14(d)(i), (the “Conservation Purposes”):
 - 1.3.1. Preservation of the Conservation Area as a relatively natural habitat of fish, wildlife, or plants or similar ecosystem; and
 - 1.3.2. Preservation of the Conservation Area as open space which, if preserved, will advance a clearly delineated Federal, State or local governmental conservation policy and will yield a significant public benefit.
- 1.4. The Conservation Purposes and the natural, physical or other characteristics of the Conservation Area that support and justify the Conservation Purposes (which may be hereinafter called the “Conservation Values”) have been documented and established in the reports, plans, photographs, and documents assembled by, and retained in the offices of, North American Land Trust (collectively called the “Baseline Documentation”), pursuant to 26 CFR §170A-14(g)(5). The Baseline Documentation describes the following Conservation Values of the Conservation Area, among others:
 - 1.4.1. The Conservation Area provides habitat for, and is occupied by, game wildlife species such as White-tail Deer and Wild Turkey, which are regulated by the Alabama Department of Wildlife and Natural Resources.
 - 1.4.2. The Conservation Area fulfills the goals and objectives of the Alabama Forest Legacy Program, administered by the Alabama Forestry Commission, through prevention of forest conversion to other land uses and preservation of wildlife habitats. According to the publication, Forests and the Crossroads: Alabama’s Forest Assessment and Resource Strategy, dated June 2010, by the State of Alabama and its Alabama Forestry Commission, forests provide Alabamans with many public benefits including the employment and other economic benefits of the forest products industry and many Ecosystem Services such as biodiversity, carbon sequestration and recreation. Among the greatest threats to this valuable resource is urban growth and development resulting in forest conversion and fragmentation. Cherokee County has been rated as “Priority 1” areas for preservation under Alabama’s Forest Legacy Program due to population growth and land use changes. Due to the prevalence of privately owned forests in Alabama, private donation of conservation easements is cited as an effective strategy to achieve the desired forest preservation, and is specifically cited as an Objective. Strategy 3.1.3 is to “protect existing smaller fragmented tracts through voluntary land protection strategies such as the use of Conservation Easements – especially in priority at-risk areas, Forest Legacy, and General Cost Share Programs.” Strategy 3.1.4 is to “protect existing large, unfragmented significant tracts of forest. Acquire or purchase conservation easements to protect significant blocks (>1,000 acre parcels) of high quality examples of this habitat. Provide incentives and information to landowners for long-term conservation.”

- 1.4.3. The Conservation Area contains significant acreage of one ecological association as recognized by the International Vegetation Classification System: Subxeric Ridgetop Chestnut Oak Forest, which dominates upper forested slopes of the Conservation Area. The Conservation Area contains large, contiguous examples of Subxeric Ridgetop Chestnut Oak Forest near the ridgeline. Numerous large rock outcrops are scattered throughout the Conservation Area, increasing habitat diversity within these forested areas.
- 1.4.4. The Conservation Area contains significant sandstone rock outcrops including large boulders, flatrocks, large overhangs, and other rock structures that provide valuable habitat for a large number of plants and animals. Two rare vascular plant species were observed inhabiting these sandstone outcrops during field reconnaissance. The globally vulnerable Longleaf Sunflower (*Helianthus longifolius*) was observed on flat sandstone outcroppings. Longleaf Sunflower is currently restricted to Northeast Alabama and Northwest Georgia, with a disjunct population in the Fall Line Sandhills of Georgia. Wherry's Catchfly (*Silene caroliniana ssp. wherryi*) was observed during spring reconnaissance growing on strongly sloping sandstone outcroppings. This showy species is considered imperiled within the state of Alabama, and rare throughout much of its limited range.
- 1.4.5. The Conservation Area is significant in that it occurs within the greater Lookout Mountain area, considered to be a significant landform by numerous government entities, including the National Park Service, Georgia Department of Natural Resources, and the Alabama Department of Natural Resources. Additionally, North American Land Trust's ongoing preservation efforts in the greater Lookout Mountain area will be bolstered by protection of this Conservation Area. The Lookout Mountain area, according to the National Park Service, "has long been recognized as an area with important natural and cultural resources."
- 1.4.6. The Conservation Area is adjacent to the Cherokee Rock Village Park and provides a buffer to the ecological conditions in the Park.
- 1.4.7. Amendment 543 to the Alabama Constitution declares that "As a part of the continuing growth of the population and the economic development of the state, it is necessary and desirable that certain lands and waters be set aside, managed and preserved for use as state parks, nature preserves, recreation areas, and wildlife management areas. In order to meet the State's outdoor recreation needs and to protect the natural heritage of Alabama for the benefit of present and future generations, it is the policy of the state to:
- (a) Protect, manage, and enhance certain lands and waters of Alabama with full recognition that this generation is a trustee of the environment for succeeding generations;

(b) Protect, to the fullest extent practicable, recreational lands and areas of unique ecological, biological and geological importance; and

(c) Promote a proper balance among population growth, economic development, environmental protection, and ecological diversity. Accordingly, there is hereby established the Alabama Forever Wild Land Trust for the purpose of identifying, acquiring, managing, protecting and preserving natural lands and waters that are of environmental or recreational importance.”

- 1.4.8. The Conservation Area contains significant acreage of one ecological system as recognized by the International Vegetation Classification System: Alleghany-Cumberland Dry Oak Forest, considered a Dry Oak Forest type within Alabama’s Comprehensive Wildlife Conservation Strategy. Lookout Mountain is considered a High Priority Conservation Area for this forest type within Alabama’s Comprehensive Wildlife Conservation Strategy. The Conservation Area prevents conversion of Dry Oak Forest to other forests types, as recommended by Conservation Action 2 for Dry Hardwood Forests within the Alabama’s Comprehensive Wildlife Conservation Strategy. According to the Strategy, Dry Hardwood Forest types contain 30 plant and animal species of Greatest Conservation Need.
- 1.4.9. Portions of the mature forest within the Conservation Area are located on slopes which, if made the subject of indiscriminate harvesting, would cause significant habitat and other ecological damage, which this Conservation Easement will prevent.
- 1.4.10. According to Alabama’s Comprehensive Wildlife Conservation Strategy, Dry Hardwood Forest types contain 30 plant and animal species of Greatest Conservation Need.
- 1.5. Owner and Holder desire to perpetually conserve the natural, scientific, educational, open space, scenic and historical resources of the Conservation Area to accomplish the Conservation Purposes.
- 1.6. Owner intends to grant the easement and impose the restrictive covenants on the Conservation Area as set forth in this Conservation Easement to accomplish the Conservation Purposes.
- 1.7. Owner and Holder intend that this document be a "conservation easement" as defined in Section 35-18-1 of the Code of Alabama and that this Conservation Easement be governed by Title 35, Chapter 18 of the Code of Alabama pertaining to conservation easements (the “State Conservation Easement Law”).

NOW, THEREFORE, for and in consideration of the above premises, the mutual covenants, terms, conditions, restrictions, and promises contained in this Conservation Easement, and intending to be legally bound hereby, Owner hereby voluntarily, unconditionally and absolutely grants and conveys unto Holder, its successors and assigns, the easements, covenants, prohibitions, and restrictions set forth in this Conservation Easement, in perpetuity, to accomplish the Conservation Purposes. Holder hereby accepts the grant of such easement and the right to enforce such covenants, prohibitions and restrictions and agrees to hold such easements and rights exclusively for the Conservation Purposes and to enforce the terms of the covenants, prohibitions and restrictions set forth in this Conservation Easement.

ARTICLE 2. GRANT OF EASEMENT

Owner hereby voluntarily, unconditionally and absolutely grants and conveys unto Holder, its successors and assigns, a perpetual easement in gross over the Conservation Area for the purpose of preserving and protecting the Conservation Purposes and enforcing the restrictive covenants set forth below. In addition, Owner hereby grants and conveys unto Holder, its successors and assigns, pursuant to 26 CFR §170A-14(g)(5)(ii), the easement and right of Holder and its agents to enter upon and inspect the Conservation Area for compliance with this Conservation Easement at any time and from time to time. Holder shall make a reasonable effort to give Owner notice of any such entry and inspection at least seven (7) days in advance, except in instances when Holder reasonably suspects or knows of a violation of this Conservation Easement.

ARTICLE 3. OWNER'S DECLARATION OF COVENANTS AND RESTRICTIONS

Owner, for Owner and Owner's successors and assigns, covenants and declares that the Conservation Area shall be, and hereby is, bound by and made subject to the following covenants and restrictions in perpetuity, **SUBJECT TO AND EXCEPTING** however the Reserved Rights which are reserved to Owner and Owner's successors and assigns, as set forth in Article 4 of this Conservation Easement:

- 3.1. Use Restrictions. The Conservation Area shall not be used for a residence or for any commercial, institutional, industrial or agricultural purpose or purposes. Among the uses prohibited by the preceding sentence are, without limiting the meaning or interpretation of the preceding sentence, any of the following: (1) construction or occupancy of any dwellings; (2) manufacture or assembly of any products, goods, equipment, chemicals, materials or substances of any kind or nature whatsoever; (3) sale of any products, goods, equipment, chemicals, materials, substances or services of any kind or nature whatsoever; (4) storage of any products, goods, equipment, chemicals, materials or substances of any kind or nature, except if stored for use upon the Conservation Area in connection with activities not prohibited by this Conservation Easement; and (5) offices for persons involved in the sale, manufacture or assembly of goods or services or for the performance of services.

- 3.2. Structures Prohibited. No Structure (hereinafter defined) of any kind shall be built, erected, installed, placed, affixed or assembled within or upon the Conservation Area or upon any trees or other natural features upon the Conservation Area. "Structure" shall mean any assembly of material forming a construction for occupancy or use for any purpose and erected upon or attached to the ground including, for example but not to limit the foregoing definition, the following: building, platform, shed, bin, shelter, dam, dike, tower, tank, antenna, and bulkhead.
- 3.3. Removal of Ground or Surface Water from Conservation Area. No ground or surface water from the Conservation Area shall be removed, collected, impounded, stored, transported, diverted or otherwise used for any purpose or use outside the Conservation Area unless approved by Holder in its sole discretion without obligation to do so nor for any purpose or use within the Conservation Area that is prohibited by this Conservation Easement.
- 3.4. Roads, Driveways, Etc. There shall not be constructed, cut, created or placed on the Conservation Area any road, driveway, cartway, path or other means or right of passage across or upon the Conservation Area. No road, driveway, cartway, path or other means or right of passage located on the Conservation Area shall be used for access to any use (whether or not upon the Conservation Area) which is prohibited by this Conservation Easement.
- 3.5. Live Trees. No cutting, removal or destruction of live trees shall be permitted upon or within the Conservation Area.
- 3.6. Signs and Similar Structures. No signs, billboards or outdoor advertising structures shall be placed, erected or maintained within the Conservation Area.
- 3.7. Land Disturbance. There shall be no filling, excavating, dredging, surface mining, drilling or any removal of topsoil, sand, gravel, rock, peat, minerals or other materials, upon or from the Conservation Area.
- 3.8. Dumping and Pollution. There shall be no dumping of ashes, trash, garbage, or any other unsightly or offensive materials at any place on, under or within the Conservation Area. There shall be no discharge of chemicals, waste water or other pollutants onto the Conservation Area or into any permanent or intermittent water course within the Conservation Area.
- 3.9. Change of Topography. There shall be no material change in the topography of the Conservation Area by any means or method.
- 3.10. Water Courses. There shall be no dredging, channelizing or other manipulation of natural water course or of any other water course existing within the Conservation Area as of the date of this Conservation Easement except that manmade drainage swales, ditches or storm water management facilities may dredged or otherwise altered for maintenance purposes or to maintain its function for its intended purpose on the date of this Conservation Easement.

- 3.11. Riparian Buffer.
- 3.11.1. “Riparian Buffer” shall mean that part of the Conservation Area that lies within, or within 100 feet of: (a) the area between the banks of any permanent or intermittent watercourse (including but not limited to any lake or pond, but excluding manmade storm water swales or ditches not fed by a spring, pond or other natural source) or (b) any governmentally regulated wetland.
- 3.11.2. There shall be no clearing, cutting or removal of live or dead trees, other clearing or removal of vegetation, clearing or removal of leaf litter or other natural detritus, or digging, earth movement or other alteration of the earth surface or topography within the Riparian Buffer, except that areas within the Riparian Buffer that are predominantly in grasses on the date of this Conservation Easement may be mowed .
- 3.11.3. Owner shall be responsible for ascertaining the boundaries of the Riparian Buffer, at Owner’s expense, in consultation with Holder, before undertaking any action that is or may be prohibited in the Riparian Buffer. If the banks of a water course are not clearly defined then Holder shall, in its reasonable discretion, establish a line to substitute for that purpose upon request by Owner, relying on available topographic and other maps and information.
- 3.12. Soil Erosion and Sedimentation Control. All activity on the Conservation Area shall be conducted so as to avoid the occurrence of soil erosion and sedimentation of streams or other water courses. Without limitation of the foregoing, Owner and Holder shall, in identifying practices that will prevent soil erosion and sedimentation, refer to the soil conservation practices as then established or recommended by the Natural Resources Conservation Service of the United States Department of Agriculture or any successor governmental office or organization performing the same function within the United States government, as approved by Holder.
- 3.13. Non-Native Plant Species. There shall be no introduction of plant species within the Conservation Area except those that are native to the area in which the Conservation Area is located or that are recognized as non-invasive horticultural specimens or fruit orchard trees.
- 3.14. Transfers of Development Rights or Development Density Credits. The Conservation Area may not be used as open space for purposes of obtaining or qualifying for governmental approval of any subdivision or development on lands outside the boundaries of the Conservation Area nor, without limitation of the foregoing, may the Conservation Area be used in the calculation of the amount or density of housing units or other construction for development or other impervious ground coverage on lands outside the boundaries of the Conservation Area or for sale by Owner.
- 3.15. No Subdivision. There shall be no subdivision or other division of the Conservation Area into one or more lots, tracts or parcels of land under separate ownership.

- 3.16. Notice of Exercise of Reserved Rights. As required by 26 C.F.R. § 1.170A-14(g)(5)(ii), Owner shall notify Holder in writing before exercising any Reserved Right that may impair the conservation interests associated with the Conservation Area.
- 3.17. Preservation of Conservation Area. The parties recognize that this Conservation Easement cannot address every circumstance that may arise in the future, and the parties agree that the purpose of this Conservation Easement is to preserve the Conservation Values of the Conservation Area and to fulfill the Conservation Purposes in accordance with 26 U.S.C. § 170(h). Without limiting the preceding covenants and restrictions, and in fulfillment of the requirements of 26 CFR §§ 170A-14(g)(i) and 170A-14(e)(2), any right, use or activity which is not reserved in Article 4 of this Conservation Easement and which is inconsistent with the Conservation Purposes or which materially threatens the Conservation Purposes is prohibited.
- 3.18. Restrictions Cumulative. The prohibitions and restrictions in this Conservation Easement shall be considered cumulative. No prohibition or restriction contained herein shall be interpreted as a limitation on the meaning, effect, interpretation or enforceability of another prohibitive or restrictive provision.

ARTICLE 4. RESERVED RIGHTS

Owner reserves for Owner and Owner's successors and assigns who may now or hereafter be an owner of all or part of the Conservation Area the rights set forth in this Article 4 (the "Reserved Rights"). Owner and Holder intend that these Reserved Rights and the activities and uses which are described below as the Reserved Rights are exceptions to the prohibitions and restrictions set forth in Article 3 and, hence, may be conducted as described below without having an adverse effect on the Conservation Purposes. A Reserved Right to "construct" a Structure or other improvement shall include the right to maintain, repair, replace, use, and occupy such Structure or improvement for the purpose and within the limitations stated in this Article.

- 4.1. Single Family Dwelling and Accessory Structures in Building Area. Owner may, upon satisfaction of the conditions set forth below construct one single family dwelling within a single area to be defined within the Conservation Area according to the procedures in this Section (the "Building Area"). Owner may also construct within the Building Area other Structures customarily accessory to residential use, but not for use as a dwelling, such as a shed, barn, garage, gazebo, septic system, well, or swimming pool. Permitted residential use within the Building Area shall include, without limitation, customary home occupations such as an office for a home-based business or a craft business such as furniture making, provided that the business is actively operated by one or more of the residents of the permitted dwelling and that the business use does not occupy the majority of the space within the buildings in the Building Area. There shall be no residential use, construction of any Structure or removal of any trees as would be permitted only within the Building Area until all of the following requirements are satisfied:

- 4.1.1. The Building Area shall be no more than two (2) acres in area.
 - 4.1.2. The location and dimensions of the Building Area and the permitted roads and driveways serving the Building Area shall have been reviewed and approved by Holder.
 - 4.1.3. Holder may require in its discretion that any subdivision boundaries for the creation of a lot surrounding the Building Area be approved by Holder at or before the time that the location of the Building Area is approved.
 - 4.1.4. The location of the Building Area and the road or roads and driveway or driveways serving the Building Area shall be surveyed by a licensed surveyor at Owner's expense and such survey has been submitted to and accepted by Holder, unless this requirement is waived by Holder in its sole discretion, without obligation to do so.
 - 4.1.5. The description of the Building Area and acknowledgment of the review and approval of the Building Area by Holder shall be set forth in a written document, signed by duly authorized officers of Holder and by Owner, which shall be recorded in the same place of public record in which this Conservation Easement was recorded.
 - 4.1.6. All of Holder's expenses incurred in the review, approval and oversight of the Reserved Rights in this Section shall be paid by Owner and deposited with Holder.
- 4.2. Unpaved Vehicle Trails. Owner may also construct unpaved vehicle trails for limited vehicular access to the areas of the Conservation Area otherwise inaccessible by vehicle for use in maintenance, emergency access, and other permitted uses of the Conservation Area if the following requirements and conditions are satisfied: (a) the surface of such trails shall remain pervious (such as dirt or gravel); (b) such trails shall be located, to the extent possible, in the path of forestry roads existing on the date of this Conservation Easement; (c) the width of the area cleared for such trails shall not exceed that which is necessary for a single lane of vehicular traffic; (d) and such trails shall be otherwise constructed in a manner to avoid unnecessary tree removal and land disturbance; (e) if such trails require any grading or change in topography, then such grading shall blend into the natural topography of the Conservation Area, shall control erosion, and shall be of a design and location approved, in advance, by the Holder in its discretion; and (f) Holder approves the proposed service vehicle trail based on the foregoing requirements.
- 4.3. Buildings for Storage. Owner may construct, in locations approved by Holder, buildings for storage of equipment and materials used in the maintenance of the Conservation Area, also commonly referred to as a shed or barn, provided that the aggregate ground coverage area of all such buildings shall not exceed 2,500 square feet.

- 4.4. Driveway. Owner may construct, in locations approved by Holder, driveways for access to the Building Area and to buildings permitted in this Article. The width of a driveway and any area of land disturbance, grading or tree removal for such driveway shall be no greater than the minimum necessary to meet any legal requirements or, to the extent no legal requirements apply or are lawfully waived, the minimum practicable consistent with sound engineering techniques and methods.
- 4.5. Fences. Owner may construct fences.
- 4.6. Wildlife Stands, Nests and “Blinds”. Owner may construct a reasonable number of wildlife hunting or observation stands and “blinds” and houses, nests or perches for birds or other wildlife; provided that in the construction of any such Structure Owner shall comply with all other covenants and restrictions of this Conservation Easement.
- 4.7. Trails and Raised Walkways. Owner may construct trails or paths for nature education and outdoor recreation purposes if the following requirements and conditions are satisfied: (a) the surface of the trail shall remain pervious (such as dirt, wood chips or gravel); (b) the trail shall be located, to the extent possible, in the path of a trail or forestry road existing on the date of this Conservation Easement; (c) the width of the area cleared and improved for the trail shall not exceed that which is necessary for pedestrian or equestrian use; and (d) the trail shall be otherwise constructed in a manner to avoid unnecessary tree removal, grading and other land disturbance. Equestrian use of trails is not prohibited. Owner may construct raised walkways (but not bridges or similar structures for motor vehicle use) for access to any or all of the land within the Conservation Area if the following requirements and conditions are satisfied: (a) it can be demonstrated to Holder that it is not feasible to use any existing walkway or pathway or to improve any existing walkway or pathway for such access purpose; (b) Owner shall comply with all other covenants and restrictions of this Conservation Easement; and (c) Holder approves the proposed walkway based on the foregoing requirements.
- 4.8. Wildlife Food Plots. Owner may plant up to two acres of wildlife food plots with noninvasive plant types, the location and extent of which must be approved by Holder and shall only within areas dominated by pine plantation species or successional pine plantation.
- 4.9. Pond. Owner may construct one pond or lake having a size not exceeding ten acres in surface area if Owner can identify a location and size that, in Holder’s judgment, will not impair the Conservation Purposes.
- 4.10. Stream or Wetland Restoration. Owner may perform work, including the removal of vegetation or disturbance of land, within the vicinity of existing water courses or regulated wetlands if the following requirements and conditions are satisfied: (a) such work is intended and designed to restore natural stream channel morphology and natural wetland hydrology and (b) the written approval of Holder is obtained.

- 4.11. Water Courses. Dredging, channelizing or other manipulation of previously-altered natural or manmade water courses within the Conservation Area may be conducted if necessary to maintain wetlands, if any, existing on the Conservation Area, to restore wetlands previously existing on the Conservation Area.
- 4.12. Existing Structures. Structures existing on the Conservation Area on the date of this Conservation Easement, whether or not such Structure would be permitted to be constructed on the Conservation Area under these Reserved Rights, may, nevertheless, be: (i) repaired, restored or replaced but only within the vertical and horizontal dimensions in which the Structure existed on date of this Conservation Easement, but with no change of use except to a use that would be permitted under this Conservation Easement in its location; and (ii) enlarged in dimensions so as to occupy up 150% of the ground coverage area as was occupied by the Structure on the date of the grant of this Conservation Easement, without change of use, provided, however, that the height of the Structure may not be increased above the maximum height of the highest point of the Structure (excluding chimneys, antennas, cupolas and similar protrusions) as it existed on the date of the grant of this Conservation Easement, it being agreed that any such enlargement shall be preceded by the prior written confirmation from Holder that the enlargement shall conform to these requirements.
- 4.13. Utility Installations. Owner may construct facilities normally used in connection with supplying utilities, removing sanitary sewage effluent and controlling storm water runoff if the following requirements and conditions are satisfied: (a) such facilities may only be constructed and used to serve the uses, Structures and improvements permitted under the terms of this Conservation Easement; (b) all such facilities be located underground to the extent feasible; (c) all such construction and maintenance is conducted in a manner designed to produce no material adverse effect on the Conservation Purposes; and (d) Holder approves the proposed utility facility based on the foregoing requirements.
- 4.14. Wildlife Harvesting Not Prohibited. Nothing in this Conservation Easement shall be construed to limit the right of Owner and Owner's guests and invitees to hunt, trap, and otherwise harvest fish and other wildlife.
- 4.15. Tree Cutting and Forest Management. Owner shall have the right, for the benefit of Owner and its representatives, agents, contractors, subcontractors, licensees, and lessees, to conduct the following activities if the requirements of this Section are met:
- 4.15.1. A live tree that has been damaged or disturbed by forces of nature or by disease or that is evidently at risk of falling may be cut and removed if such tree presents a threat of injury to persons or property or blocks a trail, road or other means of access to any part of the Conservation Area.
- 4.15.2. Trees may be removed within the Building Area.

- 4.15.3. Trees may be removed to the most limited extent necessary to construct the Structures and other improvements expressly permitted in this Conservation Easement outside of the Building Area, according to a plan approved in advance by Holder.
- 4.15.4. Early successional tree species may be selectively removed within areas existing in a meadow condition at the time this Conservation Easement is granted, for the purpose of preserving such areas as meadow.
- 4.15.5. “Forestry Activities” shall mean (i) harvesting, cutting, removal and sale of trees and forest products (including, but not limited to, trees, logs, poles, posts, pulpwood, firewood, chips, seeds, bark, pinestraw, stumps and other forest products); (ii) planting and growing of trees for the foregoing purposes; (iii) treating trees with herbicides, pesticides and fertilizer customarily used in the forest industry; (iv) constructing forest skid trails in connection with tree harvesting operations; (v) placing or storing sawdust, bark, sawtimber, logs, or other forest products in the Conservation Area; (vi) conducting prescribed burning; and (vii) undertaking such activities as may be necessary to facilitate production of forest products or to protect forest health. Owner may conduct Forestry Activities only if all of the following requirements are met:
- (a) Forestry Activities within the Riparian Buffer or within areas containing or contributing to the maintenance of natural communities, the Conservation Purposes or the Conservation Values shall be conducted only for the purpose of promoting the maturing and ecological enhancement of forest conditions.
 - (b) Before conducting Forestry Activities Owner shall prepare a tree harvest and forest management plan (the “Forest Management Plan”). The Forest Management Plan shall be submitted to and approved by Holder.
 - (c) The Forest Management Plan must address and provide information regarding the following matters in such detail as Holder may reasonably request: the proposed location of harvesting activity, wetland delineation within the harvest area, harvesting plans and protocols, proposed road locations and design standards, erosion control measures, and replanting plans and schedule. The Forest Management Plan shall also contain: a statement of Owner’s forest management objectives and goals, including the Forest Management Objectives (hereinafter defined); forest stand descriptions, including species composition, age classes and, where available, soil types; a forest stand map; and an outline of proposed silvicultural practices.
 - (d) The Forest Management Plan must be prepared at Owner’s expense by qualified natural resource personnel (e.g. a registered forester), who are experienced in the preparation of forest management plans.
 - (e) The Forest Management Plan shall be prepared in a manner that is designed to achieve the following purposes and forest management

objectives (collectively, the “Forest Management Objectives”): (i) minimizing insect infestation; (ii) identifying and protecting habitat for exceptionally rare, threatened or endangered species; (iii) avoidance of water pollution from Forestry Activities, erosion or sedimentation; (iv) protection of the Conservation Values and fulfillment of the Conservation Purposes; (v) assuring artificial or natural regeneration of the forest in both sufficient quantity and quality; (vi) compliance with all applicable federal, state and local laws, rules, orders and regulations; and (vii) compliance with then-current best management practices for forestry recommended by applicable government agencies in the state in which the Conservation Area is located, such as the publication “Alabama’s Best Management Practices for Forestry” published by the Alabama Forestry Commission (“BMPs”); and (viii) promoting the maturing and ecological enhancement of forest conditions. In the event of a conflict between these Forest Management Objectives the protection of the Conservation Purposes by the Forest Management Plan shall be the paramount consideration.

(f) All Forestry Activities shall be conducted in accordance with (a) the Forest Management Plan; (b) BMPs; and (c) this Conservation Easement.

4.16. Signs. Owner may construct a reasonable number of signs of the following types:

- 4.16.1. regulatory or directional signs including, for example but not for limitation of the foregoing, "no trespassing" signs, "no gunning" signs, or "no hunting" signs;
- 4.16.2. signs stating the common name of the Conservation Area, the names and addresses of the occupants or both;
- 4.16.3. signs advertising or directing participants to an activity permitted under the provisions of this Conservation Easement;
- 4.16.4. signs identifying the interest of Owner or Holder in the Conservation Area; and
- 4.16.5. signs educating the public as to the ecology of the area.

4.17. Alternative Energy Structures. Owner may construct Structures to generate energy for the conduct of any of the permitted activities in the Conservation Area, provided that (a) the energy is derived from a natural source such as solar or wind energy, (b) substantially all of the energy produced is consumed on the Conservation Area for the permitted uses and not sold or otherwise transferred for use off of the Conservation Area, (c) the location and appearance of any such Structures are approved by Holder, and (d) any wind energy generation structures constructed shall be residential-type “small wind” generators not to exceed 80 feet in height (measured from the tip of the highest point the turbine traverses to the ground upon which such wind turbine is constructed) and in no instance shall a utility-scale wind turbine be constructed within the Conservation Area.

- 4.18. Maintenance of Roads, Trails, Etc. Owner may maintain in passable condition the Structures, roads, trails or walkways existing within the Conservation Area at the date of this Conservation Easement or, if applicable, constructed pursuant to the Reserved Rights in this Article 4, by such activities as the following: the pruning trees or other vegetation which threaten the safety of persons who may use or maintain the road, trail or walkway; installing or applying materials necessary to correct or impede erosion; grading earth to maintain a passable condition or to control or impede erosion; replacing existing culverts, water control structures and bridges; and dredging roadside swales and ditches.
- 4.19. Subdivision and Allocation of Reserved Rights. Owner may, with prior approval from Holder, subdivide the Conservation Area as follows: (a) for the creation of one lot to contain the Building Area; (b) for transfer of part of the Conservation Area to an owner of abutting land for merger into the adjoining tract of land; (c) for the correction of surveying errors; and (d) for other transfers that will promote the long term stewardship of the Conservation Area consistent with the Conservation Purposes and this Conservation Easement; provided that the Conservation Easement shall be and remain binding upon the entire area within the Conservation Area after subdivision and conveyance. Holder's review and decision whether to approve subdivision shall take into consideration the effect of the proposed lot boundaries and intended transfer upon the Conservation Purposes, the lot size and combination with the Building Area that would be most likely to promote the long term care, maintenance and stewardship of the Conservation Area, and the burdens of monitoring and enforcing this Conservation Easement. Owner acknowledges that, if the Conservation Area is subdivided, Reserved Rights which are limited in number or area must be allocated between the lots resulting from such subdivision. In connection with any subdivision or partition of the Conservation Area by any means, the following procedures shall apply:
- 4.19.1. Owner shall allocate such rights between or among the lots resulting from such subdivision and such allocation shall be set forth in a document which shall be subject to review and approval by Holder and which shall be recorded in the place of public record in which this Conservation Easement has been recorded before any conveyance of an interest in the lots resulting from such subdivision. Such allocation shall specifically identify, with respect to the allowable ground coverage, how much (expressed in square feet) of the unused coverage permitted by this Conservation Easement will be allocated to the respective lots.
- 4.19.2. If Owner fails to make such allocation in a written document for such purpose before conveying title to or any beneficial interest in any of the lots resulting from such subdivision, then the total allowable ground coverage area, whether or not built, shall be allocated proportionately among the lots resulting from such subdivision, in proportion to the relative area of such lots, as determined by Holder in its discretion, it being understood that this allocation shall not result in allowing any increase in the Reserved Rights.

- 4.19.3. After any subdivision of the Conservation Area and conveyance of one or more lots resulting from such subdivision, and subject to Holder's prior approval thereof (such approval not to be unreasonably withheld), the owners of such respective lots may mutually agree among themselves to re-allocate such Reserved Rights in a manner different from the original allocation thereof as determined by Owner pursuant to this Section or otherwise from the allocation of such Reserved Rights as determined above, provided that such allocation or re-allocation of Reserved Rights as among such lots does not result in any increase in Reserved Rights, is reflected in a document that is signed by all owners of such lots and by Holder and is recorded in the place of public record in which this Conservation Easement has been recorded. The form and content of any such document shall be subject to Holder's review and approval.
- 4.20. Notice and Approval Before Exercise of Certain Reserved Rights. None of the Reserved Rights for which the approval of Holder is expressly required in any Section of this Article 4 may be exercised or undertaken unless Owner has first satisfied the following conditions and requirements:
- 4.20.1. Owner shall notify Holder in writing before exercising any of such Reserved Rights.
- 4.20.2. Holder must be satisfied, as evidenced by its prior written approval of Owner's proposed exercise of a Reserved Right, that any use or activity done in the exercise of the Reserved Right will meet the requirements and conditions for such Reserved Rights and will have no material adverse effect on the Conservation Purposes or on the significant environmental features of the Conservation Area described in the Baseline Documentation.
- 4.20.3. Notwithstanding anything in this Conservation Easement to the contrary, if Owner undertakes to exercise a Reserved Right or other action, without prior approval of Holder, where such approval is expressly required under this Conservation Easement, then such exercise of the Reserved Right by Owner may be treated by Holder, in Holder's sole discretion, as an action that was prohibited by this Conservation Easement as fully as if the Reserved Right or other right was not contained in, or reserved to Owner under, this Conservation Easement. Should Holder elect, in its discretion, to decline to assert this prohibition and to waive a violation of the Conservation Easement arising solely from Owner's failure to seek and obtain Holder's approval before exercising a Reserved Right or other right where such approval is required, Holder shall not be thereby obligated to do so in any future circumstance or event and Holder's waiver shall not be construed to require any waiver in a subsequent instance.
- 4.20.4. Notwithstanding the foregoing, in the event the Conservation Area is affected or in imminent danger of being affected by casualty damage resulting from an Act of God, fire or other event beyond Owner's control then the prior approval requirements of this Section shall be waived as to any action that would

otherwise require such approval but which must be undertaken by Owner immediately in order to prevent loss, damage or injury to persons or property or to prevent ecological damage to the Conservation Area or neighboring property (an “Emergency Restoration Action”); provided that Owner makes a good faith effort to notify Holder prior to undertaking such Emergency Restoration Action and to keep Holder informed of its ongoing actions.

- 4.20.5. Holder’s prior written approval of the exercise of Reserved Rights for which approval of Holder is required shall be obtained, conditionally obtained or declined according to the procedure provided in this Section. At least forty-five (45) days before Owner begins, or allows, any exercise of Reserved Rights on the Conservation Area Owner must notify Holder in writing of Owner’s intentions to do so; provided, however that Holder may, upon written request, reduce the period of time for notice of the proposed exercise of Reserved Rights for simpler requests, in Holder’s discretion. Such notice must include plans depicting, in such detail as Holder requests, the construction or other use or activity, and location thereof, which Owner intends to undertake. Owner may also be required to present to Holder for review any applications to, and approvals or permits issued by, any governmental entity that is required for the exercise of the Reserved Right for which Holder’s approval is sought. Holder may request additional information or details not provided by Owner regarding Owner’s proposed exercise of Reserved Rights as Holder reasonably believes necessary to determine compliance with this Article. Holder shall not be obligated to accept or respond to any request for consent or approval of a Reserved Right if the Owner is then in violation of this Conservation Easement in any material respect. Holder shall have thirty (30) days from receipt of the notice or, if later, any additional information regarding the proposed use or activity requested by Holder, in which to make one of the following determinations:
- (a) Approve Owner’s proposed exercise of a Reserved Right in accordance with the materials submitted by Owner. Approval on such terms shall constitute a covenant by Owner to exercise the Reserved Right solely in accordance with the notice and other information submitted to Holder; which covenant shall be enforceable by Holder as fully as if set forth in this Conservation Easement.
 - (b) Approve Owner’s proposed exercise of a Reserved Right in accordance with the materials submitted by Owner but subject, however, to such qualifications and conditions as Holder may impose in its notice of approval. Such qualifications and conditions shall be limited to those which Holder deems necessary to: assure compliance by Owner with any of the express covenants or restrictions of this Conservation Easement, preserve and protect the Conservation Purposes or restrict Owner’s exercise of the Reserved Rights to that which Owner has represented to Holder. Approval on such terms shall constitute a covenant by Owner to exercise the Reserved Right, if at

all, only in accordance with the notice and other information submitted to Holder, as modified or supplemented by the qualifications and conditions that Holder imposed; which covenant shall be enforceable by Holder as fully as if set forth in this Conservation Easement.

- (c) Decline to grant approval of Owner's proposed exercise of a Reserved Right on the basis of the notice and other materials submitted. Should Holder decline to grant approval Holder shall set forth in writing its reasons.
- 4.20.6. Holder shall exercise reasonable judgment in applying the standards of review and approval for the exercise of Reserved Rights, consistent with and taking into consideration the fulfillment of the Conservation Purposes and the preservation of the Conservation Values.
- 4.20.7. Holder may grant, with or without conditions, approval for recurrent exercises of Reserved Rights, particularly but not necessarily limited to activities of a *de minimis* nature, if Holder concludes that doing so will have no material adverse effect on the Conservation Purposes or on the burden on, and effectiveness of, Holder's monitoring and enforcement. Such approval must be in writing and shall, as with other approvals of the exercise of Reserved Rights, be limited to the description of the proposed exercise of Reserved Rights in Owner's proposal as modified or limited by the conditions in Holder's written approval.
- 4.20.8. In the event that Holder's consent or approval is required and Holder fails to respond within the time period specified forth above and further fails to respond within ten days after a second written request by Owner to Holder, then the Holder shall be deemed to have granted consent or approval in accordance with subparagraph 4.17.5. (a) unless the activity for which approval is required is plainly prohibited by this Conservation Easement.
- 4.20.9. Owner shall be responsible for obtaining all necessary government permits and approvals for any activity for which Holder's approval is required and Holder shall have the right, but not the obligation, to require that such permits and approvals be produced for inspection by Holder before Holder's approval is granted or as a condition to approval.
- 4.20.10. Owner shall be responsible, as a condition of the right to exercise the Reserved Rights for which the approval of Holder is expressly required, for payment of Holder's reasonable costs and expenses, including legal and consultant fees, associated with review of Owner's request for approval; provided, however, that (a) Holder shall not incur expenses for its own staff or administrative time for review that can be conducted in Holder's office and (b) Holder will notify Owner before incurring any costs or expenses which it believes Owner may be obligated to pay under this Section though Holder shall not be required to predict the exact amount of the cost or expense. Holder may condition consideration of a proposal for exercise of Reserved Rights upon the deposit of a sum of money with Holder to secure payment of

Holder's reasonable costs of review. The time period for Holder's consideration of Owner's request shall not run until such deposit is made.

- 4.20.11. While the parties believe that each of the Reserved Rights as to which Holder's prior approval is required can be exercised in some manner without adverse effect on the Conservation Purposes of this Conservation Easement, no assurance is given that the above Reserved Rights may be exercised in specifically the manner as Owner might initially propose without having an adverse effect on the Conservation Purposes or other significant ecological values of the Conservation Area. The foregoing procedure is established for the purpose of making that determination.
- 4.20.12. In consideration for Holder accepting the perpetual responsibility and obligation to review the proposed exercise of Reserved Rights by Owner, Owner hereby waives, for Owner, and Owner's successors, legal representatives, and assigns, to the fullest extent allowed by law, any and all right to seek or recover damages from Holder in any litigation or other legal action arising from a dispute over Holder's exercise of its rights, obligations or interpretations under this Article 4 and agrees that the sole remedy or legal right to seek redress arising from any decision of Holder pursuant to this Article 4 shall be to seek a declaratory judgment or other legal declaration by a court of competent jurisdiction as to the rights of Owner hereunder.

ARTICLE 5. HOLDER'S COVENANTS

- 5.1. Best Efforts to Enforce. Holder shall use its best efforts to enforce both the rights granted to it and the restrictions imposed upon the Conservation Area under this Conservation Easement.
- 5.2. Inability to Enforce: Procedure. If at any time Holder is unable to enforce this Conservation Easement or if Holder or any successor or assignee of Holder's rights under this Conservation Easement ceases to exist or ceases to be a Qualified Organization and if, within a reasonable period of time after the occurrence of any of these events, Holder or any successor or assignee fails to assign all of its rights and responsibilities under this Conservation Easement to a Qualified Organization and "holder", then the rights and responsibilities under this Conservation Easement shall become vested in and fall upon another Qualified Organization in accordance with a proceeding before, and the order of, any court of competent jurisdiction.
- 5.3. Assignment by Holder. Notwithstanding the foregoing or anything else in this Conservation Easement to the contrary, Holder and its successors and assigns shall have the right to assign, either wholly or partially, its right, title and interest hereunder provided that (a) the assignee is a Qualified Organization; (b) the assignee shall hold the Conservation Easement exclusively for the Conservation Purposes; and (c) the transferee agrees that the Conservation Purposes continue to be carried out. Holder agrees to notify Owner of its intent to assign the Conservation Easement, including disclosing the identity of the intended assignee, at least 30 days prior to such assignment and to offer Owner,

during such period after notice and until assignment, an opportunity to comment on, but not approve or disapprove, such assignment.

ARTICLE 6. REMEDIES AND ENFORCEMENT

- 6.1. Remedies Generally. Holder shall have the right to enforce by proceedings at law or in equity each and every one of the covenants and restrictions set forth in this Conservation Easement. The foregoing shall not limit any of the rights or remedies available to Holder as specifically set forth in any law or in this Conservation Easement. Holder's remedies described in this Conservation Easement shall be cumulative and concurrent and shall be in addition to all remedies now or hereafter available or existing at law or in equity.
- 6.2. Violation of Conservation Easement. If Holder determines that this Conservation Easement is being or has been violated or that a violation is threatened or imminent then the following provisions shall apply:
 - 6.2.1. Holder must notify Owner of the violation. Holder's notice may, in Holder's discretion, include its recommendations of measures to be taken by Owner to cure the violation and restore features of the Conservation Area damaged or altered as a result of the violation.
 - 6.2.2. Holder shall afford Owner a period to cure the violation before undertaking action in court to enforce the Conservation Easement, provided, however, that no cure period is required if circumstances require prompt action to prevent or mitigate irreparable harm or alteration to, or destruction of, any natural resource or other feature of the Conservation Area described in the Conservation Purposes and Conservation Values.
 - 6.2.3. Owner's cure period shall expire thirty (30) days after the date of Holder's notice to Owner subject to extension for the time reasonably necessary to cure but only if all of the following conditions are satisfied: (a) Owner ceases the activity constituting the violation promptly upon receipt of Holder's notice; (b) Owner and Holder agree in writing, within the initial thirty (30) day period, upon the measures Owners will take to cure the violation; (c) Owner commences to cure within the initial thirty (30) day period; and (d) Owner continues thereafter to use best efforts and due diligence to complete the cure measures that Holder and Owner have agreed upon in writing. In no event shall Holder be obligated, notwithstanding the foregoing, to allow a cure period of more than 90 days.
- 6.3. Remedy of Specific Performance. Without limitation of any other rights of Holder in this Conservation Easement, Holder's right of enforcement of this Conservation Easement shall include the right to seek specific performance by Owner of the restoration of the Conservation Area to its condition at the time of the donation of the Conservation Easement as required by 26 C.F.R. § 1.170A-14(g)(5)(ii) or to its condition prior to any activity that violates this Conservation Easement or as otherwise may be necessary to remedy any violation of any easement, covenant, prohibition or restriction in this Conservation Easement, as Holder may elect.

- 6.4. Remedy of Damages. If Owner violates this Conservation Easement in such a manner as to cause damage to, extract or remove any trees, mineral resources, pond, wetland, stream, or other natural resource protected by this Conservation Easement, including violation resulting from failure to obtain Holder's approval, Holder shall be entitled to payment of damages in the amount of the value of the protected natural resource; provided, however, that if the natural resource effected by the Owner's violation of this Conservation Easement can be restored to its condition prior to the violation and if Owner does restore the natural resource to its condition prior to the violation within a time period accepted by Holder in writing, then Holder shall accept such restoration in lieu of damages. Holder may seek payment and recovery of such damages by any means available at law. The value of the protected natural resource shall be the greater of (a) the market value of the resource or, (b) the cost of immediate restoration of the Conservation Area and all resources to its condition prior to the violation. If such restoration is not reasonably possible then double the market value of the resource shall be the amount of liquidated damages. If the resource does not have a readily determinable market value then the amount of damages shall be the amount which a court having jurisdiction may determine, taking into account the importance of the resource to the fulfillment of the Conservation Purposes. Nothing in this Section is intended to limit, waive or release Holder's right so seek specific performance or other equitable remedy.
- 6.5. Rights and Remedies in Relation to Third Parties. As the owner of a real property interest under this Conservation Easement, Holder shall have the right, without limitation of any rights herein as against Owner, to assert and enforce any of the rights and remedies in this Conservation Easement against any person or entity other than Owner that engages in any action upon the Conservation Area that constitutes a violation of any of the covenants or restrictions of this Conservation Easement, whether such person or entity enters upon the Conservation Area as a tenant, guest or invitee of Owner, by an act of trespass or by any claim of right and Owner shall cooperate with Holder by joining in any action or proceeding commenced by Holder for such purpose.
- 6.6. Remedy: Failure to Pay Certain Taxes. If Owner fails to pay taxes or other governmental assessments which may become a lien on the Conservation Area or upon this Conservation Easement or the rights it represents or that it grants to Holder, Holder may, but shall have no obligation to, pay such taxes or assessments or any part thereof upon ten (10) days after sending written notice to Owner, according to any bill, statement, or estimate procured from the appropriate public office. Payment made by Holder shall become a lien on the Conservation Area in favor of Holder upon payment by Holder and shall bear interest until Holder is paid by Owner at the rate of twelve percent (12%) per annum or at the highest rate of interest per annum as is allowed by applicable law, whichever is less.
- 6.7. Certain Events Not a Violation. Notwithstanding anything herein to the contrary, Holder shall not bring any action seeking to enforce this Conservation Easement against Owner, nor shall this Conservation Easement be considered to have been violated by Owner, as a result of any damage to the Conservation Area if such damage was solely the result of: (a) a natural event such as an earthquake or flood, wind, lightning or other storm event,

including those events commonly referred to as “acts of God”; (b) damage by persons trespassing upon the Conservation Area; or (c) any emergency measures reasonably and prudently taken by Owner to abate or mitigate significant injury to the Conservation Area as a result of any such natural event or trespass.

- 6.8. Enforcement After Permitted Subdivision. If ownership of the Conservation Area has been subdivided in accordance with this Conservation Easement such that the Conservation Area is no longer owned by one Owner and, thereafter, a violation of this Conservation Easement occurs or appears to Holder to have occurred, Holder need only give notice of violation or enforcement action to, and need only undertake legal and other enforcement action against, the owner of that portion of the Conservation Area on which the event, condition or circumstance which constitutes a violation has occurred or exists. Notwithstanding the foregoing, Holder may, in its discretion, give notice of a violation or enforcement action to, undertake enforcement action against and make a party to any legal action, such other Owners or parties as Holder deems necessary or appropriate to the correction of the violation, monitoring or management of the Conservation Area or the Conservation Easement, protection of Holder’s rights, or fulfillment of the Conservation Purposes of this Conservation Easement.
- 6.9. No Third Party Rights of Enforcement. This Conservation Easement may only be enforced by Owner and Holder and no third party beneficiary rights, rights of enforcement or other rights are created or intended to be created or granted by this Conservation Easement in or to any other person or entity, any person or entity that was once an “Owner” but is no longer an owner of the Conservation Area, the public generally or any governmental authority except to the limited extent necessary to undertake an action under Section 5.2 or as required by statute (and only to the extent such statute cannot be waived by agreement of Holder and Owner).
- 6.10. Reimbursement of Expenses of Enforcement. In the event that Holder acts, after violation of the Conservation Easement and, to enforce this Conservation Easement or any obligation hereunder, all reasonable expenses incurred by Holder shall be charged to and paid by Owner, including reasonable attorneys’ fees regardless of whether an action or proceeding is commenced and whether incurred before or after the expiration of any cure period provided in this Conservation Easement. All such reasonable expenses, together with costs of collection (including reasonable attorneys’ fees), shall be recoverable by Holder and be subject to collection by all lawful means for the collection of a debt under the law of the state in which the Conservation Area is located.
- 6.11. No Merger of Title. Notwithstanding anything to the contrary in this Conservation Easement, should Holder become an Owner of any portion of the Conservation Area, this Conservation Easement shall not merge with any interest in the Conservation Area upon conveyance to Holder and title shall be transferred subject to the continued validity and enforceability of this Conservation Easement in accordance with the laws of the State in which the Conservation Area is located. In such event the rights of Holder under this Conservation Easement as to the portion of the Conservation Area owned by Holder shall

forthwith be transferred to a Qualified Organization in accordance with Section 5.3. or, if necessary, 5.2.

- 6.12. Reimbursement of Expenses of Litigation. Owner acknowledges that for the fulfillment of Owner's purposes and intentions for this Conservation Easement, Owner requires Holder to accept perpetual obligations for the interpretation and enforcement of this Conservation Easement and that, pursuant to 26 CFR § 1.170A-14(c), Holder must maintain its reserve capacity to enforce this Conservation Easement. It is therefore agreed that, should Owner or anyone acting by, through, under or on behalf of Owner, commence litigation against Holder to enforce any rights hereunder or to dispute any actions or inaction of Holder, to enforce any alleged duty or obligation of Holder hereunder or to seek damages or specific performance against Holder then unless Holder is finally determined by a court of competent jurisdiction, beyond right of appeal, to have acted contrary to the terms of this Conservation Easement and to have failed to exercise reasonable judgment taking into account the Conservation Purposes, the Conservation Values and the circumstances of which Holder had actual knowledge at the relevant time, then Owner shall reimburse Holder on demand for all reasonable costs and expenses, including attorneys fees, reasonably incurred by Holder in its defense in such litigation. Holder shall not be considered to have failed to exercise reasonable judgment as aforesaid solely based on the fact that Holder did not or does not prevail in legal proceedings or that Holder is determined to have adopted an interpretation of this Conservation Easement not accepted by the court.
- 6.13. No Waiver of Rights of Enforcement. The failure of Holder to exercise any of its rights under this Conservation Easement on any occasion shall not be deemed a waiver of said rights and Holder retains the right in perpetuity to require full compliance by Owner of the covenants and restrictions in this Conservation Easement.

ARTICLE 7. GENERAL PROVISIONS

- 7.1. Owner and Holder Further Defined. The term Owner used in this Conservation Easement shall mean and include the above-named Owner and any of Owner's successors or assigns, whether one or more, that are the legal owners of the Conservation Area or any part thereof. The term Holder used in this Conservation Easement shall mean and include the above-named Holder and its successors and assigns, it being understood and agreed that any assignee of the rights of Holder hereunder must be a Qualified Organization and shall carry out the obligations of Holder and the intent of this Conservation Easement.
- 7.2. Vesting of Real Property Interest. This Conservation Easement gives rise to a real property right and interest immediately vested in Holder with a fair market value that is at least equal to the proportionate value that this Conservation Easement at the time of this gift bears to the value of the Conservation Area as a whole at that time. That proportionate value of the Holder's property rights shall remain constant. The fair market value of this Conservation Easement shall be the difference between the fair market value

of the Conservation Area unrestricted by this Conservation Easement and the fair market value of the Conservation Area as restricted by this Conservation Easement.

- 7.3. Rules of Construction and Interpretation. The parties recognize the environmental, scenic, and natural values of the Conservation Area and have the common purpose of preserving these values. Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed in favor of the grant to promote, protect and fulfill the Conservation Purposes and the policies and purposes of Holder. If any provision in this Conservation Easement is found to be ambiguous, an interpretation consistent with the Conservation Purposes that would render the provision valid should be favored over any interpretation that would render it invalid. If any provision of this Conservation Easement is determined by final judgment of a court having competent jurisdiction to be invalid, such determination shall not have the effect of rendering the remaining provisions of this Conservation Easement invalid. The parties intend that this Conservation Easement, which is by nature and character primarily prohibitive (in that Owner has restricted and limited the rights inherent in ownership of the Conservation Area), shall be construed at all times and by all parties to promote, protect and fulfill the Conservation Purposes.
- 7.4. Indemnification. Owner covenants and agrees to indemnify, defend, reimburse, and hold harmless Holder, its directors, officers and employees from, for and against any Loss (hereinafter defined) to the extent such Loss arose from an Indemnified Cause (hereinafter defined). A “Loss” shall mean any loss, cost, liability, penalty, fine, or damage of any kind or nature whatsoever which Holder or any of its directors, officers or employees may reasonably be concluded to have suffered, paid or incurred. The term “cost” shall include, but shall not be limited to, reasonable attorneys’ fees and witness and court fees. An “Indemnified Cause” shall mean any of the following: the violation or alleged violation of any law in, upon or involving the Conservation Area by Owner or anyone acting by, for, through or under the direction of Owner, including but not limited to any tenant, contractor, agent, licensee or invitee of Owner; any tax or assessment upon the Conservation Area or upon this Conservation Easement or the rights it represents or that it grants to Holder; any death or injury to any person occurring on or about the Conservation Area; any lien or attempts to enforce a lien asserted against the Conservation Area; the costs of performing any work on the Conservation Area; any loss or damage to any property on or about the Conservation Area; or any lawsuit or governmental administrative or law enforcement action which is commenced or threatened against Holder or any of its directors, officers or employees or to which any of the foregoing are made a party or called as a witness; but notwithstanding the foregoing, “Indemnified Cause” shall not include any cause which results from Holder’s own acts which are finally determined by a court to have been the result of bad faith, negligence or willful misconduct of Holder. It is further agreed that no person shall have an indemnification obligation or liability under this Section as to any Indemnified Cause which arises entirely and solely from events which occurred after such person is no longer the legal owner of the Conservation Area or any part thereof and is no longer in possession of the Conservation Area or any part thereof (it being understood that one or

more subsequent Owners shall have such indemnification, defense, reimbursement, and holding harmless obligation).

- 7.5. Responsibilities and Liabilities of Owner. Without limitation of anything herein to the contrary, Owner shall (a) retain all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operations, upkeep, and maintenance of the Conservation Area, including the general liability insurance coverage and obligation to comply with applicable law and (b) pay all taxes, levies and assessments and other governmental or municipal charges which may become a lien on the Conservation Area or upon this Conservation Easement or the rights it represents or that it grants to Holder.
- 7.6. Allocating Proceeds Following Extinguishment of Conservation Easement. It is the intention of the parties that no change in conditions, including for example but not for limitation of the foregoing changes in the use of properties adjoining or in the vicinity of the Conservation Area, will at any time or in any event result in the extinguishment of any of the covenants, restrictions or easements contained in this Conservation Easement. If, however, notwithstanding the foregoing intention, any cause or circumstance gives rise to the extinguishment of this Conservation Easement or a material term or provision hereof by judicial proceeding then Holder, on any subsequent sale, exchange or involuntary conversion of the Conservation Area, shall be entitled, as required in 26 CFR 1.170A-14(g)(6)(ii), to a portion of the proceeds at least equal to the proportionate value that the Conservation Easement at the time of this gift bears to the value of the Conservation Area as a whole at that time, unless state law provides that the Owner is entitled to the full proceeds from the conversion without regard to the terms of this Conservation Easement. All such proceeds received by Holder shall be used in a manner consistent with the Conservation Purposes.
- 7.7. Allocating Proceeds of Condemnation. Whenever all or part of the Conservation Area is taken by exercise of eminent domain by public, corporate or other authority so as to abrogate the restrictions imposed by this Conservation Easement, Owner and Holder shall join in appropriate actions at the time of such taking to recover the full value of the taking and all incidental or direct damages resulting from the taking. All reasonable expenses incurred by Owner and Holder, including reasonable attorneys' fees, in any such action shall be paid out of the recovered proceeds. Holder shall be entitled to a portion of the recovered proceeds proportioned to Holder's real property interest and shall use such proceeds in a manner consistent with the purposes of this grant.. The respective rights of the Owner and Holder set forth in Section 7.6 and this Section 7.7 shall be in addition to and not in limitation of, any rights they may have in common law with respect to a modification or termination of this Conservation Easement by reason of changed conditions or the exercise of powers of eminent domain as aforesaid.
- 7.8. Amendment or Modification of Conservation Easement. Owner and Holder recognize that circumstances could arise which would justify the amendment or modification of certain of the covenants or restrictions contained in this Conservation Easement. To this end, Holder and the legal owner or owners of the Conservation Area or, if the Conservation Area has been legally subdivided, the Owner of that portion of the

Conservation Area affected by such amendment or modification at the time of amendment or modification, shall mutually have the right, in their sole discretion, to agree to amendments or modifications of this Conservation Easement which are not inconsistent with the Conservation Purposes; provided, however, that Holder shall have no right or power to agree to any amendments or modifications hereto that would result in this Conservation Easement failing to qualify as a valid conservation easement under the State Conservation Easement Law, as the same may be hereafter amended, or as a qualified conservation contribution under Section 170(h) of the Internal Revenue Code and applicable regulations.

- 7.9. Covenants, Etc. Run With The Land. This Conservation Easement and all of the covenants, indemnifications, releases, easements and restrictions set forth in this Conservation Easement shall run with the land and be binding upon Owner and Owner's successors and assigns, unless otherwise expressly provided in this Conservation Easement.
- 7.10. Limitation on Owner Liability. An Owner shall be and remain liable, even after ownership has been transferred, for any breach or violation of this Conservation Easement if, but only if, such breach or violation occurred during such time as such Owner was the legal or equitable owner of, or is in possession of, the entire Conservation Area or that part of the Conservation Area on which the breach or violation occurred.
- 7.11. Effect On Mortgages and Other Liens. All mortgages, deeds of trust and other liens or encumbrances upon all or any part of the Conservation Area which either come into existence or are recorded in the place for the recording of such liens or encumbrances after the date of this Conservation Easement will be subject to and subordinate to this Conservation Easement.
- 7.12. Right of Conveyance Retained; Notice Required. Nothing in this Conservation Easement shall limit the right of Owner, its successors or assigns to grant or convey the Conservation Area, provided that any such grant or conveyance shall be under and subject to this Conservation Easement. Owner shall notify Holder in writing of any sale, transfer, lease or other disposition of the Conservation Area or any part thereof, whether by operation of law or otherwise, not later than 30 days after such disposition and such notice shall include a copy of the deed, lease, or other declaration of transfer, the date of transfer, and the name or names and addresses for notices of the transferee.
- 7.13. Transfer Fee. In consideration of the perpetual obligations assumed by Holder in this Conservation Easement, the costs of which are unpredictable, including, but not necessarily limited to, the obligations to travel to and inspect the Conservation Area for compliance with this Conservation Easement, communicate with present and future owners and respond to questions and other matters, and maintain financial resources for the enforcement of compliance when necessary in fulfillment of Holder's obligation to be a Qualified Organization under 26 CFR §1.170A-14(c)(1), and in consideration of Owner's desire to support Holder in its charitable mission with respect to the Conservation Area and other properties in which Holder may have accepted conservation

easement restrictions, Owner agrees for itself, its successors and assigns, that there shall be paid to Holder the Transfer Payment (hereinafter defined) at the time of each Qualifying Transfer (hereinafter defined) in the manner set forth herein.

- 7.13.1. The “Transfer Payment” shall be the amount equal to 1 % of the Purchase Price (hereinafter defined) of the Conservation Area or part thereof, the improvements on the Conservation Area and all of the other land and improvements that are included in the Qualifying Transfer.
- 7.13.2. A “Qualifying Transfer” shall mean the conveyance of legal title to the Conservation Area or any part thereof, the improvements on the Conservation Area, and any other land and improvements which are conveyed by the same deed of conveyance with which the Conservation Area or part thereof is conveyed.
- 7.13.3. The Purchase Price shall be the sum of all of the following given in consideration for a Qualifying Transfer: (a) payment of money, (b) transfer of real or personal property or other tangible consideration, (c) purchase money indebtedness, and (d) the assumption of indebtedness. Owner shall be obligated to provide to Holder a true and correct copy of the agreement of sale pertaining to the Qualifying Transfer or other documents verifying the Purchase Price to the reasonable satisfaction of Holder.
- 7.13.4. In the event of a Qualifying Transfer in which all or part of the consideration to seller is in the form of real or personal property rather than the payment of money, purchase money indebtedness or assumption of indebtedness, the Purchase Price shall include an amount equal to the fair market value of such real or personal property given in consideration for the Qualifying Transfer as determined by a qualified appraiser approved by Holder in its reasonable judgment. Appraisals used in the determination of the Purchase Price shall be based upon the guidelines and ethical standards of the Appraisal Institute, as then in effect, for the type of property involved. However, Owner and Holder may, if they so elect in their discretion, without obligation to do so, accept an alternate method of establishing the value of property including by contemporaneous agreement.
- 7.13.5. Purchase Price shall not impute fair market value to that portion of a Qualifying Transfer that is a gift, devise, bequest or other transfer not involving consideration by the payment of money, transfer of real or personal property, purchase money indebtedness or assumption of indebtedness.
- 7.13.6. The Transfer Payment shall not be applicable to a Qualifying Transfer into a corporation, limited liability company or general or limited partnership where the Owner that is the transferor receives all of the shares of the transferee entity as consideration and receives no other consideration.
- 7.13.7. The obligation for payment of the Transfer Fee shall be binding upon the Owner that is the transferor in the Qualifying Transfer and the purchaser or grantee that is the transferee in the Qualifying Transfer, all of whom shall be

jointly and severally liable for the payment of the Transfer Fee, and also shall be binding upon their respective successors and assigns, and shall run with the land until paid.

- 7.13.8. The Transfer Payment shall be paid to Holder at or before the time of transfer of legal title as aforesaid. The amount of any Transfer Payment not paid in the amount and at the time required herein shall, (a) accrue interest payable to Holder in the amount of twelve percent (12%) per annum and (b) constitute, together with the accrued interest, to the extent permitted by applicable law, a lien on the Conservation Area in favor of the Holder until paid in full, provided that such lien shall not be superior to any mortgage, deed of trust or other lien that was executed, recorded and otherwise validly established against the Conservation Area prior to the date of the Qualifying Transfer.
- 7.13.9. Owner shall be liable for reasonable attorneys' fees and other costs of collection reasonably incurred by Holder in the enforcement of this Section.
- 7.13.10. If and to the extent the law of the state in which the Conservation Area is located so requires in order to preserve the validity of this Section, it is agreed that the Transfer Payment shall not apply to any Qualifying Transfer that occurs after the lifetime plus twenty-one (21) years of any biological child of Andrew L Johnson, President of the North American Land Trust.
- 7.13.11. Without limitation of any other provision of this Conservation Easement, neither the validity of this Section nor compliance with or enforcement of this Section shall have any bearing whatever on the validity or enforceability of any other provision of this Conservation Easement.
- 7.14. Managerial Control Retained by Owner. Nothing in this Conservation Easement shall be construed as giving rise to any right or ability of Holder to exercise physical or managerial control over day-to-day operations of the Conservation Area, or any of Owner's activities on the Conservation Area, or otherwise to become an operator with respect to the Conservation Area within the meaning of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended.
- 7.15. Compliance With Law. Notwithstanding provisions hereof to the contrary, if any, Owner shall be solely responsible for complying with all federal, state and local laws and regulations in connection with the conduct of any use of the Conservation Area or the erection of any Structure permitted hereunder, and Owner shall be solely responsible for obtaining any required permits, approvals and consents from the relevant governmental authorities in connection therewith.
- 7.16. Public Access Not Created. Nothing in this Conservation Easement shall be construed to create any right of access to the Conservation Area by the public.
- 7.17. Notices. All notices required of Owner under the terms of this Conservation Easement, and all requests for the consent or approval of Holder, shall be in writing shall be deemed to have been given when either served personally or when sent by certified mail, with

return receipt requested and postage prepaid, addressed to Holder at the address set forth on the first page of this Conservation Easement or such other address provided by notice from Holder or Owner to the other for the purpose. Notices by Holder to an Owner need only be given to the Owner of the portion of the Conservation Area that is the subject of the notice.

- 7.18. Headings. The underlined headings preceding the Sections in this Conservation Easement are intended for convenience of reference only and shall not be applied in the construction or interpretation of the substance of this Conservation Easement nor shall any such headings be construed to add to, detract from or otherwise alter the substance, meaning, force or effect of any of the Sections in this Conservation Easement.
- 7.19. Availability or Amount Of Tax Benefits. Holder makes no warranty, representation or other assurance regarding the availability, amount or effect of any deduction, credit or other benefit to Owner or any other person or entity under United States or any state, local or other tax law to be derived from the donation of this Conservation Easement or other transaction associated with the donation of this Conservation Easement. This donation is not conditioned upon the availability or amount of any such deduction, credit or other benefit. Holder makes no warranty, representation or other assurance regarding the value of this Conservation Easement or of the Conservation Area. As to all of the foregoing, Owner is relying upon Owner's own legal counsel, accountant, financial advisor, appraiser or other consultant and not upon Holder or any legal counsel, accountant, financial advisor, appraiser or other consultant of Holder. In the event of any audit or other inquiry of a governmental authority into the effect of this donation upon the taxation or financial affairs involving Owner or Owner's successors or assigns or other similar matter then Holder shall be reimbursed and indemnified for any cost or expense of any kind or nature whatsoever incurred by Holder in responding or replying thereto.
- 7.20. Warranties and Representations of Owner. By signing this Conservation Easement, Owner acknowledges, warrants and represents to Holder that:
- 7.20.1. Owner has received and fully reviewed the Baseline Documentation in its present form in its entirety.
- 7.20.2. The Baseline Documentation includes, among other things:
- Naturalist's Report on the Conservation Area.
 - Environmental Conditions Map of the Conservation Area.
 - Photographs of current site conditions on the Conservation Area.
 - Narrative description of the significant ecological and other conservation values and characteristics of the Conservation Area.
 - Topographic map of the Conservation Area.

- 7.20.3. The Baseline Documentation is an accurate representation of the condition of the Conservation Area, subject to supplementation and modification by mutual agreement of the Owner and Holder. The Baseline Documentation may be supplemented by information gathered in subsequent inspections of the Conservation Area and particularly upon seasonal emergence of species.
- 7.20.4. Owner has had the opportunity to be represented by counsel of Owner's selection, and fully understands that Owner is hereby permanently relinquishing property rights which would otherwise permit Owner to have a fuller use and enjoyment of the Conservation Area.
- 7.20.5. The undersigned individual or individuals signing as or on behalf of Owner has all legal authority to enter into this Conservation Easement and perform all of the obligations of Owner hereunder, as the binding act of Owner.
- 7.20.6. Owner is seized of the Conservation Area in fee simple title. Owner has the right to grant and convey this Conservation Easement. The Conservation Area is free and clear of any and Deed of Trust and Mortgage all liens and other monetary encumbrances except: (a) liens for taxes not yet due and payable and (b) Deed of Trust or Mortgage liens that are subordinate to this Conservation Easement by virtue of the executed form of Joinder and Consent of Lienholder attached hereto and incorporated herein.
- 7.21. Governing Law. This Conservation Easement shall be governed by and construed under the law of the state in which the Conservation Area is located.

TO HAVE AND TO HOLD the easements and rights set forth in this Conservation Easement unto Holder, its successors and assigns, for its own use and benefit forever.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, and intending to be legally bound hereby, Owner and Holder have executed this Conservation Easement as of the day and year first above written:

RIDGELINE NORTH, LLC

By: Triple Beam Management Consultants, LLC, its
Manager

By: _____

Harris L. Bagley Jr., Manager

NORTH AMERICAN LAND TRUST
a non-profit corporation

Attest: _____

By: _____ [Seal]

Andrew L. Johnson, President

State of _____

County of _____

Personally appeared before me, _____ Notary public in and for the State of _____, Harris L. Bagley, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Triple Beam Management Consultants, LLC, a limited liability company, which is manager of Ridgeline North, LLC, a limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

Witness my hand, at office,

This _____ day of _____, 20_____.

My commission expires: _____

STATE OF PENNSYLVANIA :
:
COUNTY OF CHESTER :

On this, the _____ day of _____, 20____, before me, a Notary Public in and for the State of Pennsylvania, the undersigned officer, personally appeared Andrew L. Johnson, who acknowledged himself to be the President of North American Land Trust, a Pennsylvania Non-Profit Corporation, and that he as such officer, being authorized to do so, executed the foregoing conservation easement for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Seal)

Notary Public
My commission expires:_____

EXHIBIT 'A'

MARK W. McCURDY, PE & PLS
9293 AL HWY 75, P.O. BOX 52, IDER, AL 35981
PH 256-632-2004 CELL 256-996-4070

RIDGELINE NORTH, LLC

LEGAL DESCRIPTION

A Tract of land lying and being in a portion of sections 5, and 6, Twp 10 S, Rge 8 E, Cherokee County, Alabama, being more particularly described as follows;

Beginning at the NE corner of the NE ¼ of the SE ¼ of said Section 5; Thence, S00°52'54"E 1695.63 feet; Thence, N73°31'31"W 1050.74 feet; Thence, S00°59'57"E 943.64 feet; Thence, S89°19'08"W 3107.89 feet; Thence, S00°43'54"W 315.94 feet; Thence, S88°33'01"W 2453.02 feet; Thence, N01°31'28"W 1293.16 feet; Thence, N90°00'00"W 1351.26 feet; Thence, N00°48'50"W 1380.32 feet; Thence, N89°52'08"E 2676.52 feet; Thence, N89°28'50"E 2625.58 feet; Thence, N88°50'42"E 2632.81 feet, to the Point of Beginning of the herein described parcel. (containing 393.49 acres more or less)

LESS AND EXCEPT

The following described Cherokee County Road Right of Way in said Section 5, Township 10 South, Range 8 East, Cherokee County, Alabama, being a strip of land 60 feet wide lying 30 feet on each side of the following described centerline;

Begin at a point that bears S88°47'23"W 346.36 feet from the NE Corner of the NW ¼ of the NW ¼ said section 8;

Thence, N34°42'09"E 130.24 feet; Thence, N29°52'05"E 311.33 feet; Thence, N23°32'41"E 164.96 feet; Thence, N60°26'25"E 121.08 feet; Thence, N71°39'09"E 143.86 feet; Thence, N37°05'47"E 341.15 feet; Thence, N40°32'24"E 168.03 feet; Thence, N30°22'10"E 150.54 feet; Thence, N50°18'06"E 145.85 feet; Thence, N57°33'10"E 165.33 feet; Thence, N50°46'05"E 107.77 feet; Thence, N80°53'20"E 28.68 feet; Thence, S58°15'30"E 31.67 feet; Thence, S37°03'52"E 81.90 feet;

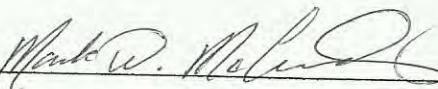
Thence along a curve to the left, having a radius of 63.96 feet, a chord bearing of S75°48'35"E, and a chord distance of 80.06 feet, for an arc distance of 86.50 feet;

Thence, N65°26'41"E 152.84 feet; Thence, N78°26'36"E 680.58 feet; Thence, S85°17'45"E 116.22 feet;

Thence along a curve to the right, having a radius of 51.09 feet, a chord bearing of S12°52'56"E, and a chord distance of 97.40 feet, for an arc distance of 129.14 feet;

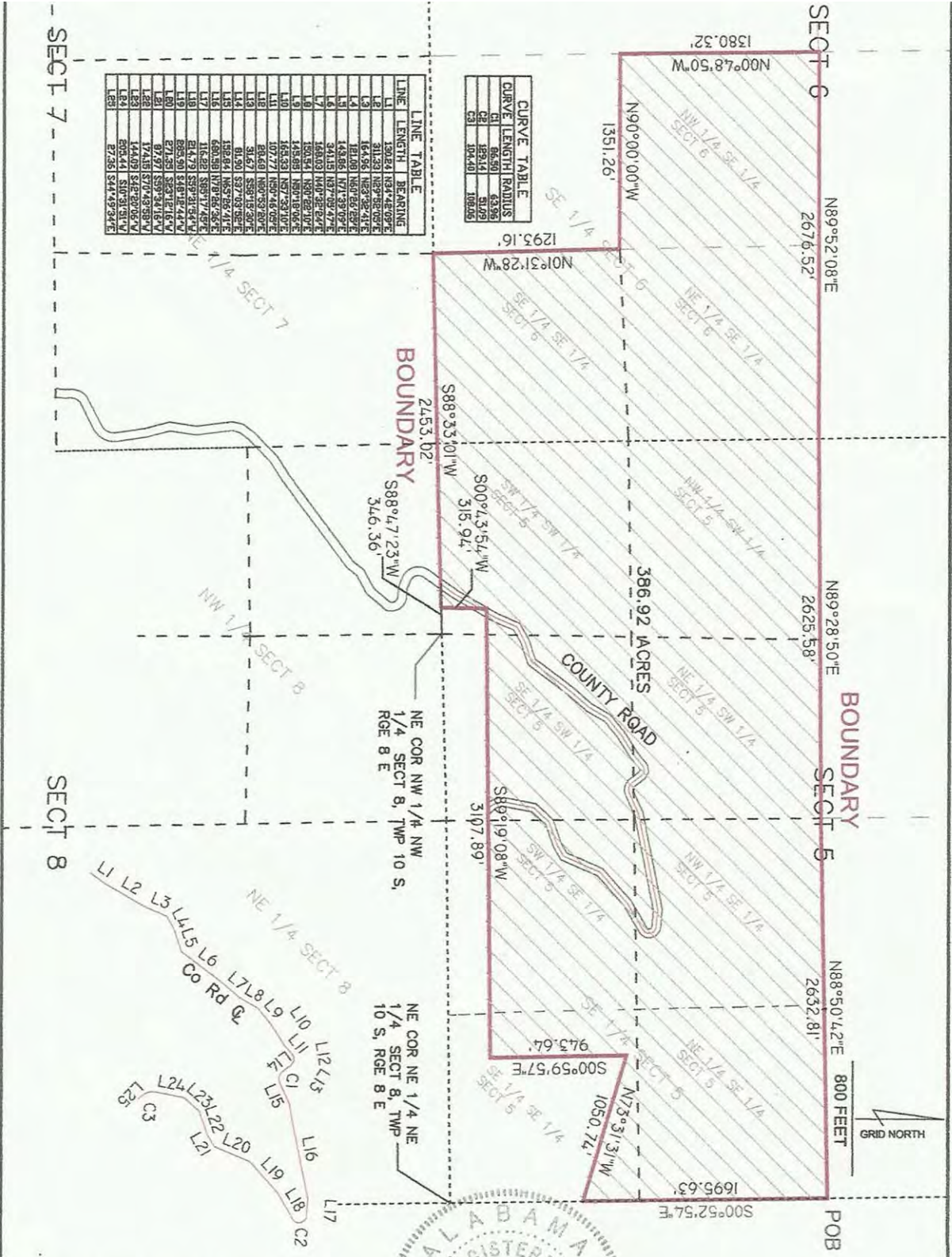
Thence, S59°31'54"W 214.79 feet; Thence, S48°12'44"W 285.90 feet; Thence, S23°12'16"W 271.35 feet; Thence, S59°34'16"W 87.97 feet; Thence, S70°43'58"W 174.15 feet; Thence, S42°20'06"W 144.09 feet; Thence, S10°31'51"W 205.44 feet; Thence along a curve to the left, having a radius of 108.06 feet, a chord bearing of S17°08'52"E, and a chord distance of 72.52 feet, for an arc distance of 104.40 feet;

Thence, S44°49'34"E 27.36 feet, to the end of the herein described centerline. (containing 6.57 acres more or less)

By 

Mark W. McCurdy, Al. Reg. No. 6438
07/25/14





CURVE TABLE

CURVE	LENGTH	RADIUS
C1	86.50	63.96
C2	189.14	50.99
C3	104.40	100.00

LINE TABLE

LINE	LENGTH	BEARING
L1	1380.32	N00°48'50"W
L2	1351.26	N90°00'00"W
L3	1293.16	N01°31'28"W
L4	2453.02	S88°33'01"W
L5	346.36	S88°47'23"W
L6	315.94	S00°43'54"W
L7	3107.89	S88°19'08"W
L8	973.67	S00°59'57"E
L9	1050.74	N73°31'31"W
L10	1695.63	S00°52'54"E
L11	2652.81	N88°50'42"E
L12	2625.58	N89°28'50"E
L13	2676.52	N89°52'08"E

BOUNDARY

NE COR NW 1/4 NW 1/4 SECT 8, TWP 10 S, RGE 8 E

NE COR NE 1/4 NE 1/4 SECT 8, TWP 10 S, RGE 8 E

LINE TABLE

LINE	LENGTH	BEARING
L1	1380.32	N00°48'50"W
L2	1351.26	N90°00'00"W
L3	1293.16	N01°31'28"W
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L7	3107.89	S88°19'08"W
L8	973.67	S00°59'57"E
L9	1050.74	N73°31'31"W
L10	1695.63	S00°52'54"E
L11	2652.81	N88°50'42"E
L12	2625.58	N89°28'50"E
L13	2676.52	N89°52'08"E

The plat as drawn hereon is a Sketch for the conservation easement purposes only and does not meet the standards of a typical boundary survey.

SKETCH OF DEED FOR A PORTION OF SECTIONS 5 AND 6, TWP 10 S, RGE 8 E, IN CHEROKEE COUNTY, AL.



By *Mark W. McCurdy*
Mark W. McCurdy
 Al. Reg. No. 6438



F. Existing Conditions Report

**Ridgeline North Conservation Easement
Existing Conditions Report
Cherokee County, AL**



Longleaf Sunflower (*Helianthus longifolius*), a globally vulnerable and state imperiled vascular plant species.

Prepared For:
North American Land Trust
P.O Box 467, Chadds Ford, PA 19317

Prepared By:
Lee Echols, Conservation Biologist
North American Land Trust
3012 Windfield Circle
Tucker, GA 30084
(706) 338.2157
lee_echols@nalt.org

Dates Visited: 7/13/13, 4/14/14, 10/2/14.

County: Cherokee.

Conservation Area Size: ±386.92 acres.

Location: This property is located on the western boundary of central Cherokee County, just northwest of the westernmost portion of Weiss Lake, and paralleling Hwy 411/25. It is located on the edge of the Lookout Mountain plateau directly adjacent to the Plateau Escarpment. Ridgeline West is directly north of, and adjacent to, Cherokee Rock Village Park. The property can be located with online driving direction programs via the following address: County Road 70, Leesburg, AL 35983. Before you reach the park kiosk and parking, there is a small secondary road approximately 0.4 miles northeast of the park entrance. Take this road for less than .25 miles, and the Conservation Area lies approximately 300 feet north of the road. Keep driving on the secondary road and you will be within the Conservation Area on both sides of the road.

United States Ecoregion: EPA Ecoregion III (68): Southwestern Appalachians; EPA Ecoregion IV (68c): Plateau Plateau Escarpment; TNC Ecoregion 50: Cumberlands and Southern Ridge and Valley.

Watershed: Coosa.

General Description

I visited Ridgeline North Conservation Area on July 13, 2013, April 24, 2014 and October 2, 2014. The property encompasses approximately 384.92 acres close to the western boundary of central Cherokee County, Alabama. The vast majority of this property is forested, containing chestnut oak forests northeast of Big Mountain (a smaller mountain within the greater Lookout Mountain area). Northern lower slopes contain stands of Virginia Pine and/or successional mixed pine stands. Several unimproved roads are present, including one that traverses the ridgeline. A number of recently created wildlife green fields are also present along the upper and mid slopes.

The proposed CA is significant in that it occurs within the greater Lookout Mountain area, considered to be a significant landform by numerous government entities, including the National Park Service, Georgia Department of Natural Resources, and the Alabama Department of Natural Resources (Alabama Department of Conservation and Natural Resources 2008, Georgia Wildlife Resources Division 2005). The CA also borders Cherokee Rock Village park, a public park that boasts large sandstone rock formations locally known as Cherokee Rock Village, and impressive views from the ridgeline. Additionally, North American Land Trust's (NALT's) ongoing preservation efforts in the greater Lookout Mountain area will be bolstered by protection of this property.

Ridgeline North occurs close to the border of the Southern Table Plateaus and Plateau Escarpment (EPA Level 4) ecoregions. It resembles the latter more than the former in terms of topography, although slopes are not as steep as the actual Escarpment. The Plateau Escarpment ecoregion is characterized by steep, forested slopes that can quickly traverse over 1000 feet in elevation, and associated streams are high gradient in nature (Georgia Wildlife Resources Division 2005). Local geology includes Pennsylvanian sandstone and conglomerate, Pennsylvanian-Mississippian shale and sandstone, and Mississippian limestone and mudstone.

Ridgeline North is dominated by chestnut oak forest that is best classified as **Allegheny Cumberland Dry Oak Forest and Woodland**. This ecological system is considered a **Dry Hardwood Forest** type within the Alabama Comprehensive Wildlife Conservation Strategy. The Lookout Mountain landform is considered a High Priority Conservation Area for Dry Hardwood Forests within the Conservation Strategy. Chestnut Oak (*Quercus prinus*) is the dominant tree species, with Hickories (*Carya glabra*, *C. pallida*), Blackgum (*Nyssa sylvatica*), Sourwood (*Oxydendrum arboreum*), Virginia Pine (*Pinus virginiana*), White Oak and Scarlet Oak (*Q. alba*, *Q. coccinea*) also present within the canopy and subcanopy. Understory trees and shrubs include Flowering Dogwood (*Cornus florida*), Sassafras (*Sassafras albidum*), as well as Farkleberry, Lowbush Blueberry, and Deerberry (*Vaccinium arboreum*, *V. pallidum*, *V. stamineum*). Other characteristic species include Hill Cane (*Arundinaria appalachiana*), Little Brown Jugs (*Hexastylis arifolia*), and Virginia Creeper (*Parthenocissus quinquefolia*). At the association level (the finest level of classification) most of the forest observed falls within the **Subxeric Ridgetop Chestnut Oak Forest** community type. Examples observed along portions of the upper slopes were of high quality, with large trees, multiple age classes, and a clear stratification of forest structure. In some areas, the forest becomes stunted as a result of shallow bedrock. Some examples along the upper eastern slopes north of the road appear to have been logged several decades ago, but the extremely shallow sandstone soils can cause stunted woody vegetation, making interpretation of land use history more difficult. Due to the range in elevation and size of the property, additional dry to dry-mesic forest types will likely be documented during additional field surveys.

One potential additional forest type was observed in the southern end of the CA. The stunted forest is composed predominantly of Sand Hickory (*Carya pallida*) and Virginia Pine (*Pinus virginiana*), with lesser amounts of a hawthorn species (*Crataegus* sp.). Shrubs include Fringtree (*Chionanthus virginicus*) and Rusty Blackhaw (*Viburnum rufidulum*). The grassy understory is dominated by Needlegrass (*Piptochaetium avenaceum*). This community has similarities to several other rare chestnut oak and/or Virginia pine ecological associations that are globally imperiled. However, its limited extent and location over shallow sandstone makes classification difficult at this time.

Portions of the lower slopes are dominated by successional mixed pine stands containing species such as Virginia and Loblolly Pines (*Pinus virginiana* and *P. taeda*). These areas have obviously been logged in the past. A long term timber management plan that favors a more natural pine/hardwood mix indicative of typical Lookout Mountain vegetation is recommended.

Rock outcrops are abundant along the northern slopes of North Ridge. Most are large and boulder-like. One large outcrop was associated with a more circumneutral streamside community; it contained American Alumroot (*Heuchera americana*) growing within moist crevices. Several flat sandstone outcroppings were also observed along the roadside. While not well developed enough to be considered sandstone glade communities, they did possess vascular plant associates typical of sandstone glade habitats. These include Smallhead Blazing Star (*Liatris microcephala*) and the globally vulnerable/state imperiled Longleaf Sunflower (*Helianthus longifolius*). Longleaf Sunflower is currently restricted to Northeast Alabama and

Northwest Georgia, with a disjunct population in the Fall Line Sandhills of Georgia. Wherry's Catchfly (*Silene caroliniana* ssp. *wherryi*) was observed during spring reconnaissance growing on strongly sloping sandstone outcroppings. This showy species is considered rare throughout much of its limited range. Both of these species were observed in and around the 30-foot County ROW along roadsides. Future field work will document further occurrences of these species outside the ROW.

Suitable habitat also exists for the globally imperiled Cumberland Rose Gentian (*Sabatia capitata*). This showy endemic flowering plant is not uncommon in northeast Alabama along disturbed roadsides and occasionally sandstone outcroppings. I recently observed this species within both Shinbone Ridge I and II Conservation Areas just south of West Ridge. Populations tend to be small and patchy.

Several small seasonal streams were observed during field reconnaissance. These were especially pronounced in 2013 given the unusually wet weather the southeast has been experiencing; during more "normal" summers these streams will be reduced to trickles and/or will become nonexistent.

Physical Description

Aspect: Generally northwest facing but highly variable

Slope: Steep to moderate slopes dominate the CA.

General Topography: Steep to moderately steep slopes, high gradient seasonal streams with some dissected topography (but not as dissected as the Plateau Escarpment proper).

Hydrology and Moisture: Dry to saturated. Ranges from dry oak forests to the seasonally inundated seasonal streams.

Geology: Local geology includes Pennsylvanian-Mississippian shale and sandstone, Mississippian limestone, chert, mudstone and dolostone.

Animal Habitat Factors

Habitat Heterogeneity: High.

Amphibian Breeding Sites: Seasonal streams may provide suitable amphibian breeding grounds.

Denning Sites: Present in the form of large snags and large outcrops providing overhangs.

Big Trees/Large Cavities: Present. In particular, large Chestnut Oak (*Quercus prinus*) specimen trees were noted in areas supporting chestnut oak forest.

Mast Producing Species: Oaks (*Quercus* spp.) and hickories (*Carya* spp.) (See **Table 1. List of Observed Vascular Plant Species**).

Aquatic Habitat Factors

Aquatic habitats include at least one seasonal stream occurring in draws within the northern portion of the CA. One large manmade borrow pit adjacent to the main road most likely holds water during the winter/early spring.

Landscape Factors

Adjacent Land Use/Offsite Stresses: Public county park, low density residential, forestry lands.

Relation/Connection to Other Sites: Immediately adjacent to Ridgeline West CA held by North American Land Trust. Shinbone Ridge I and II Conservation Areas are southwest of Ridgeline North and within very close proximity.

Degree of Threat/Potential for Change: Low other than the reserved rights documented in the Conservation Easement document.

Rare, Uncommon, or Indicator Species

Global, Federal, and State ranking information for rare species is maintained by the State Natural Heritage Program and the US Fish and Wildlife Service. Any rare species discussed in the following text will follow the standardized ranking system. Global ranks are defined thusly: G1 = critically imperiled globally because of extreme rarity (5 or fewer occurrences), G2 = imperiled globally because of rarity (6 to 20 occurrences), G3 = rare or uncommon (localized within range or narrowly endemic to special habitats, generally 20-100 occurrences), G4 = apparently secure, G5 = demonstrably secure, T₋ = the rank of a subspecies or variety. State rankings follow the same categories: S1 =critically imperiled in state because of extreme rarity (5 or fewer occurrences), S2 = Imperiled in state because of rarity (6 to 20 occurrences), S3 = rare or uncommon (localized within range or narrowly endemic to special habitats, generally 20-100 occurrences), S4 = apparently secure, S5 = demonstrably secure, SA= accidental in the state, SN= regularly occurring, usually migratory and nonbreeding, SR= reported from the state but without persuasive documentation, SU= possibly in peril but status uncertain, SX= apparently extirpated from the state, SH= of historical occurrence in the state. An "X" after state or global designation indicates that the species is presumed extirpated. State Designations: E = Endangered, T = Threatened, R = Rare, U=Unusual. Federal Designations: LT = Listed Threatened, LE = Listed Endangered, FSC = Federal Species of Concern.

Special Status Species Present:

longleaf sunflower (*Helianthus longifolius*): G3, S1S2

Wherry's catchfly (*Silene caroliniana* ssp. *wherryi*): GT2T4Q, S1S2

Potential for Other Special Status Species: Moderate to high. Habitat diversity is good within Ridgeline North. Chestnut oak forest, successional pine stands, mesic draws, sandstone outcrops of various shapes and sizes, and stunted forest over sandstone bedrock contribute to a wide variety of habitat types. The rare vascular plant species *Sabatia capitata* has been observed within Shinbone Ridge I and II Conservation Areas along roadsides. Rocky roadsides and sandstone rock outcrops within the CA have the highest potential for additional rare plant species.

Table 1. List of Observed Vascular Plant Species

Scientific Name	Common Name
<i>Acer rubrum</i>	red maple
<i>Asplenium platyneuron</i>	ebony spleenwort
<i>Calycanthus floridus</i>	eastern sweetshrub
<i>Carya glabra</i>	pignut hickory
<i>Carya pallida</i>	sand hickory
<i>Chasmanthium laxum</i>	slender woodoats
<i>Coreopsis major</i> var. <i>major</i>	greater tickseed
<i>Crataegus spathulata</i>	littlehip hawthorn
<i>Danthonia sericea</i>	downy danthonia
<i>Dichanthelium boscii</i>	Bosc's panicgrass
<i>Diospyros virginiana</i>	common persimmon
<i>Eutrochium fistulosum</i>	Joe pye weed
<i>Eupatorium perfoliatum</i>	boneset
<i>Eupatorium serotinum</i>	lateflowering thoroughwort
<i>Euphorbia corollata</i>	flowering spurge
<i>Euphorbia mercurialina</i>	mercury spurge
<i>Fagus grandifolia</i>	American beech
<i>Helianthus longifolius</i>	longleaf sunflower
<i>Hydrangea quercifolia</i>	oak leaf hydrangea
<i>Hypericum prolificum</i>	shrubby St. Johnswort
<i>Hypericum stragulum</i>	St. Andrew's cross
<i>Ilex decidua</i> var. <i>decidua</i>	possumhaw
<i>Juncus effusus</i>	common rush
<i>Lactuca canadensis</i>	Canada lettuce
<i>Lespedeza procumbens</i>	trailing lespedeza
<i>Lespedeza repens</i>	creeping lespedeza
<i>Liatris microcephala</i>	smallhead blazing star
<i>Liatris squarrulosa</i>	Appalachian blazing star
<i>Liquidambar styraciflua</i>	sweetgum
<i>Liriodendron tulipifera</i>	tulip tree
<i>Lobelia inflata</i>	Indian-tobacco
<i>Ludwigia alternifolia</i>	seedbox
<i>Nyssa sylvatica</i>	black gum
<i>Oxydendrum arboreum</i>	sourwood
<i>Phlox divaricata</i>	wild blue phlox
<i>Pinus taeda</i>	Loblolly pine
<i>Pinus virginiana</i>	Virginia pine
<i>Piptochaetium avenaceum</i>	blackseed speargrass

<i>Polygala curtissii</i>	Curtiss' milkwort
<i>Polystichum acrostichoides</i>	Christmas fern
<i>Quercus coccinea</i>	scarlet oak
<i>Quercus nigra</i>	water oak
<i>Quercus prinus</i>	chestnut oak
<i>Quercus stellata</i>	post oak
<i>Quercus velutina</i>	black oak
<i>Rhododendron periclymenoides</i>	pink azalea
<i>Rubus pensylvanicus</i>	sawtooth blackberry
<i>Scirpus georgianus</i>	Georgia bulrush
<i>Sericocarpus linifolius</i>	narrowleaf whitetop aster
<i>Silene caroliniana ssp. wherryi</i>	Wherry's catchfly
<i>Smallanthus uvedalius</i>	hairy leafcup
<i>Smilax rotundifolia</i>	roundleaf greenbriar
<i>Solidago arguta</i>	Atlantic goldenrod
<i>Solidago odora</i>	anisescented goldenrod
<i>Symphotrichum pratense</i>	barrens silky aster
<i>Toxicodendron radicans</i>	poison ivy
<i>Ulmus alata</i>	winged elm
<i>Vaccinium pallidum</i>	Blue Ridge blueberry
<i>Vaccinium arboreum</i>	farkleberry
<i>Vaccinium stamineum</i> var. <i>sericeum</i>	southern deerberry
<i>Vernonia flaccidifolia</i>	Tennessee ironweed
<i>Viburnum rufidulum</i>	rusty blackhaw
<i>Vicia americana</i>	American vetch

Management Recommendations

Road maintenance will probably be the biggest issue, with repairs needed fairly often for erosion control given the steepness of the property. Owners will need to contact North American Land Trust prior to any potential road widening along the main road. Additionally, since Cherokee County has a 30 foot Right of Way on either side of the main road, North American Land Trust will seek to work with the Cherokee Rock Village Park and affiliates to make them aware of the location for these rare species. Since several rare plant populations occur close to the road (See Photopoint Index and Photopoint Index Map), it is important these areas remain undisturbed during any potential road work beyond minor repairs.

The lower slopes are mainly dominated by successional Virginia pine and/or mixed pine stands. At some point portions of these areas will need to be thinned. It is recommended that portions of lower slopes containing a mix of pines and hardwoods be allowed to transition into a more natural pine-oak-hickory forest type, with prudent cutting of pines and removal of competition around designated oak and hickory seed trees. A NALT approved forest management plan is required before the commencement of any forestry activities within the conservation area. Stands need to be cursorily surveyed before timbering to make sure rare vascular plant species are marked and avoided. However, as one travels downslope the rock outcroppings become more infrequent and the probability of encountering vascular plant rarities lessens considerably.

The upper slopes of the Conservation Area could greatly benefit from controlled burns. This would help open up the understory and greatly increase the habitat quality for the rare species contained within the Conservation Area.

Literature Cited

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- NatureServe. 2014. An online encyclopedia of life [web application]. Version 7.0. NatureServe, Arlington, VA. (<http://www.NatureServe.org>. Cited 23rd October 2014.)
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- Weakley, Alan S. 2012. Flora of the Southern and Mid-Atlantic States. UNC Herbarium, North Carolina Botanical Garden. 1225 pp.



G. Photographic Documentation

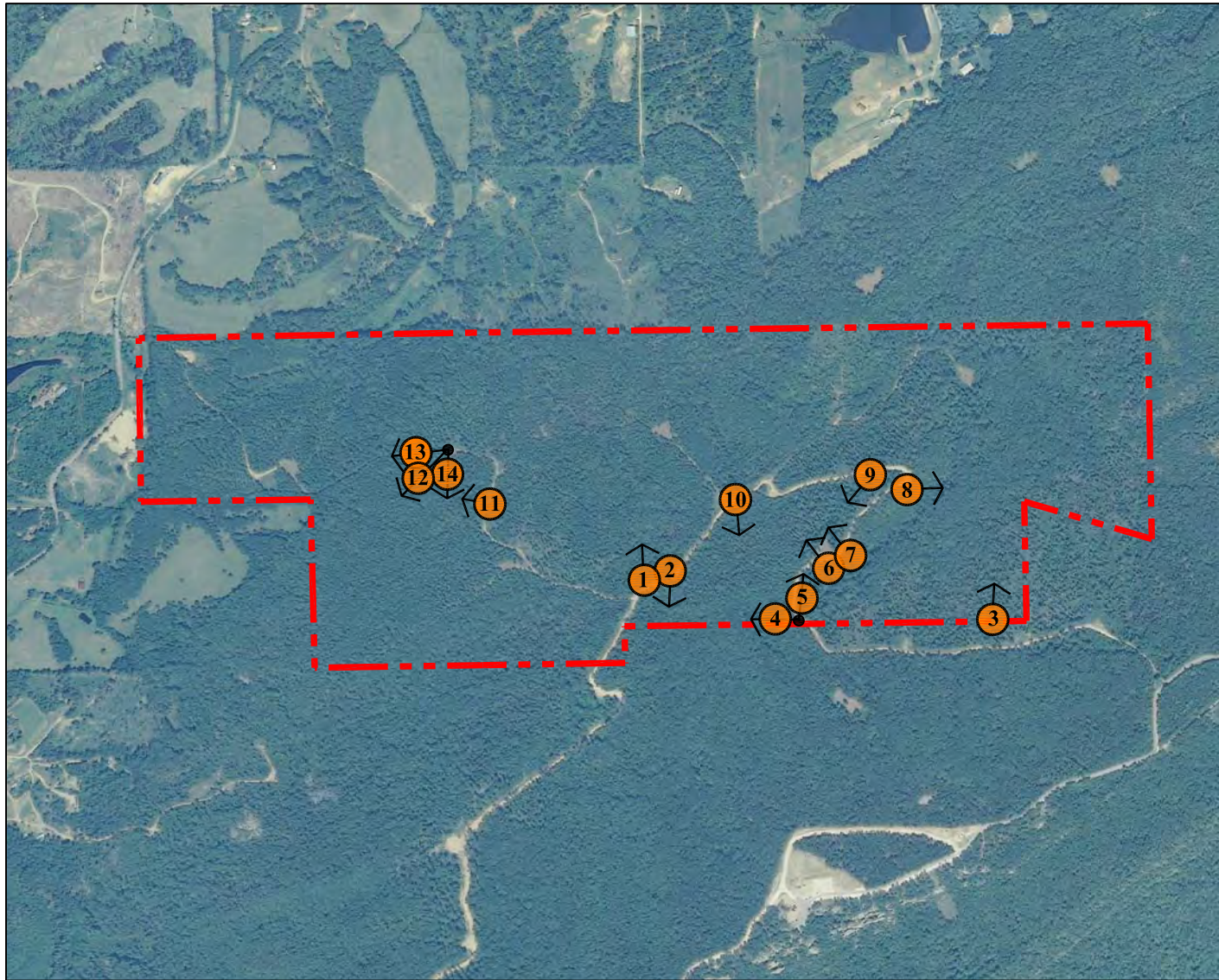


~Ridgeline North
Conservation Area~

Cherokee County,
Alabama

~Photographic Documentation~

*Lee Echols,
NALT Conservation Biologist
July 13, 2013, April 24, 2014 & October 2, 2014*



LEGEND:

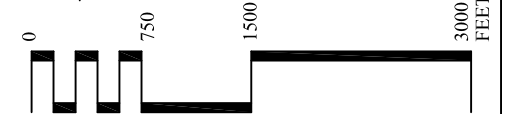
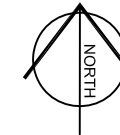


Subject Property - 387± acres



Approximate Direction & Location of Photograph

Photographs taken July 13, 2013, April 24, 2014 & October 2, 2104 by Lee Echols, NALT Conservation Biologist.



RIDGELINE NORTH
CONSERVATION AREA

CHEROKEE COUNTY, ALABAMA

PHOTOGRAPHIC INDEX MAP



100 Highway 98 Road • P.O. Box 487 • Chocoma Park, Pennsylvania 15314 phone 610.395.3071 fax 610.395.3073 www.nalt.org

SHINBONE RIDGE II CONSERVATION EASEMENT

Photographic Documentation

Photographs taken by: Lee Echols, NALT Conservation Biologist
Photographs taken July 13, 2013, April 24, 2014 and October 2, 2014



Photopoint 1. Seasonal stream.



Photopoint 2. Wherry's Catchly (*Silene caroliniana* ssp. *wherryi*), a state imperiled plant species.

SHINBONE RIDGE II CONSERVATION EASEMENT

Photographic Documentation

Photographs taken by: Lee Echols, NALT Conservation Biologist
Photographs taken July 13, 2013, April 24, 2014 and October 2, 2014



Photopoint 3. Stunted and/or successional chestnut oak forest, very shallow soils over sandstone bedrock.



Photopoint 4. Subxeric Ridgetop Chestnut Oak Forest.

SHINBONE RIDGE II CONSERVATION EASEMENT

Photographic Documentation

Photographs taken by: Lee Echols, NALT Conservation Biologist
Photographs taken July 13, 2013, April 24, 2014 and October 2, 2014



Photopoint 5. Secondary road through Conservation Area.



Photopoint 6. Existing structure along roadside.

SHINBONE RIDGE II CONSERVATION EASEMENT

Photographic Documentation

Photographs taken by: Lee Echols, NALT Conservation Biologist
Photographs taken July 13, 2013, April 24, 2014 and October 2, 2014



Photopoint 7. Cleared area.



Photopoint 8. Sandstone rock outcrop/overhang (app. 15 foot drop).

SHINBONE RIDGE II CONSERVATION EASEMENT

Photographic Documentation

Photographs taken by: Lee Echols, NALT Conservation Biologist
Photographs taken July 13, 2013, April 24, 2014 and October 2, 2014



Photopoint 9. Example of Allegheny Cumberland Dry Oak Forest and Woodland ecological system.



Photopoint 10. Longleaf sunflower (*Helianthus longifolius*) on sandstone flatrock.

SHINBONE RIDGE II CONSERVATION EASEMENT

Photographic Documentation

Photographs taken by: Lee Echols, NALT Conservation Biologist
Photographs taken July 13, 2013, April 24, 2014 and October 2, 2014



Photopoint 11. Successional pine/hardwood forest along lower slopes.



Photopoint 12. Cleared wildlife food plot area.

SHINBONE RIDGE II CONSERVATION EASEMENT

Photographic Documentation

Photographs taken by: Lee Echols, NALT Conservation Biologist
Photographs taken July 13, 2013, April 24, 2014 and October 2, 2014



Photopoint 13. Secondary road adjacent to food plot area, young pine stand in the background.



Photopoint 14. Young pines and scattered hardwoods.



H. Supportive Mapping

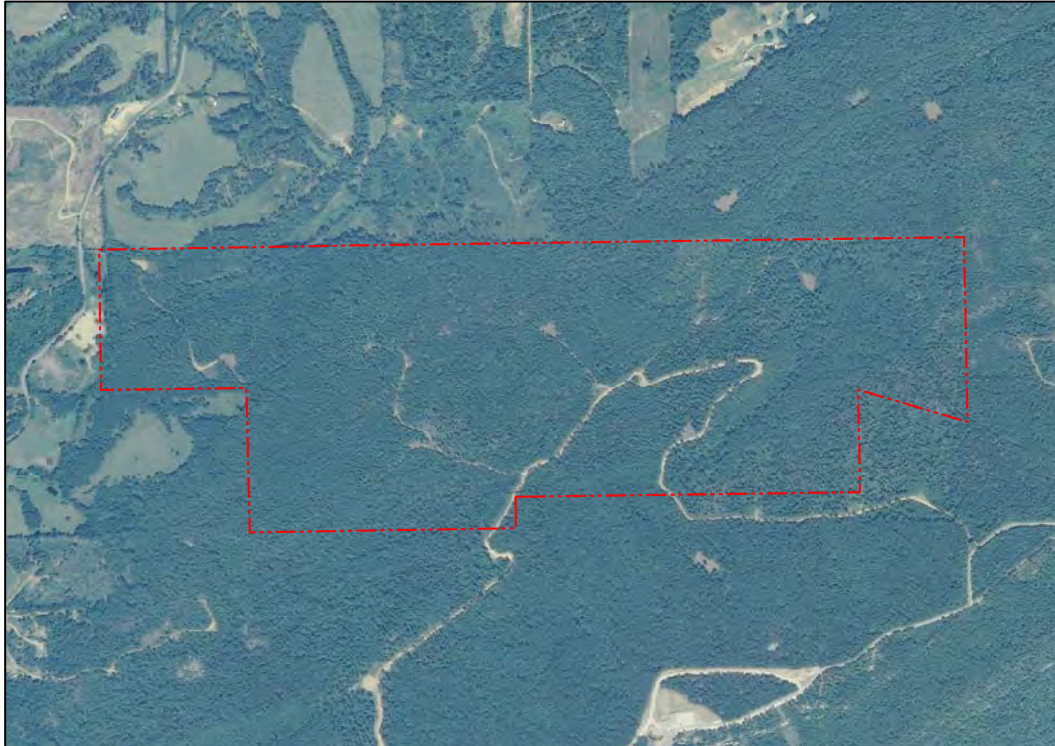


~Ridgeline North
Conservation Area~

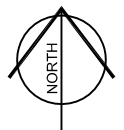
Cherokee County,
Alabama

~Supportive Mapping~

1. *Location Map*
2. *Context Map*
3. *Base Map*
4. *Topography*
5. *Soils Map*
6. *Aerial Photograph*
7. *Conservation Easement Plan*



Legend:



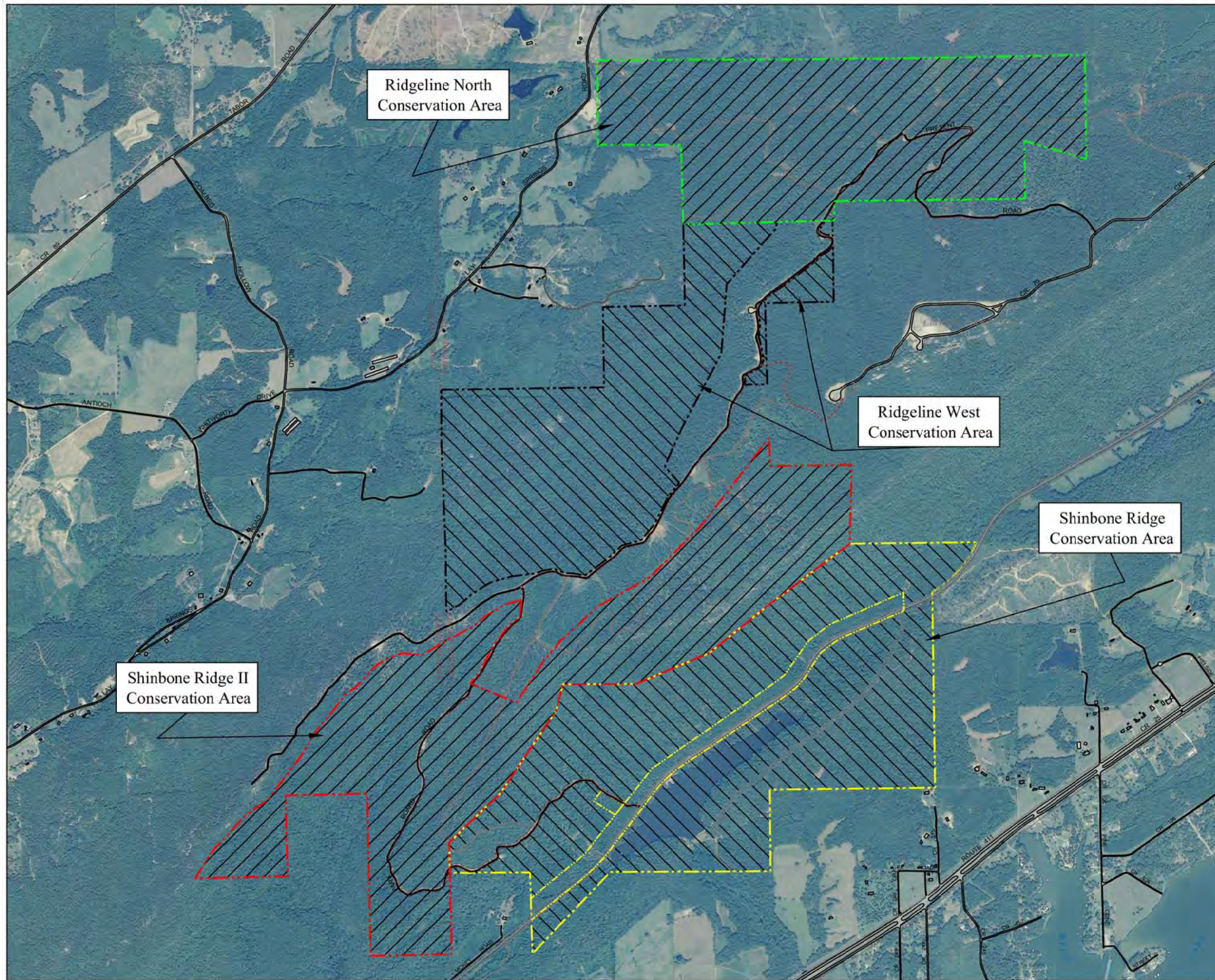
**RIDGELINE NORTH
CONSERVATION AREA**

CHEROKEE COUNTY, ALABAMA


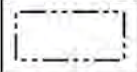



LOCATION MAP



100 Heavy Hill Road • P.O. Box 407 • Chadds Ford, Pennsylvania 19317 • phone (610) 396-9071 • fax (610) 396-9072 • www.natl.org

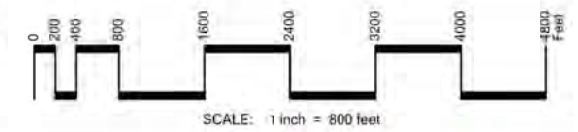
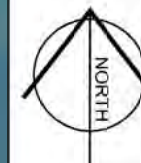


LEGEND:

-  Shinbone Ridge Conservation Area 2013
528.0± acres
-  Ridgeline West Conservation Area 2013
358.6± acres
-  Shinbone Ridge II Conservation Area 2014
485.6± acres
-  Ridgeline North Conservation Area 2014
386.92± acres
-  Cherokee Rock Village Trails

NOTES:

1. Property boundaries from a Sketch of Deed by Mark McCurdy, Alabama registered Surveyor No. 6438, IDER, Alabama.
2. Aerial Photography from MapTech; date flown, August 21, 2011.
3. Topographic Contours from USGS DEM; G/S Data Depot (EROS Data Center).
4. Soils data from USDA NRCS Soil Data Mart.
5. Zone X per FEMA Map panels 01019C0215C & 01055C0125D.
6. No NWI Wetlands identified on property.

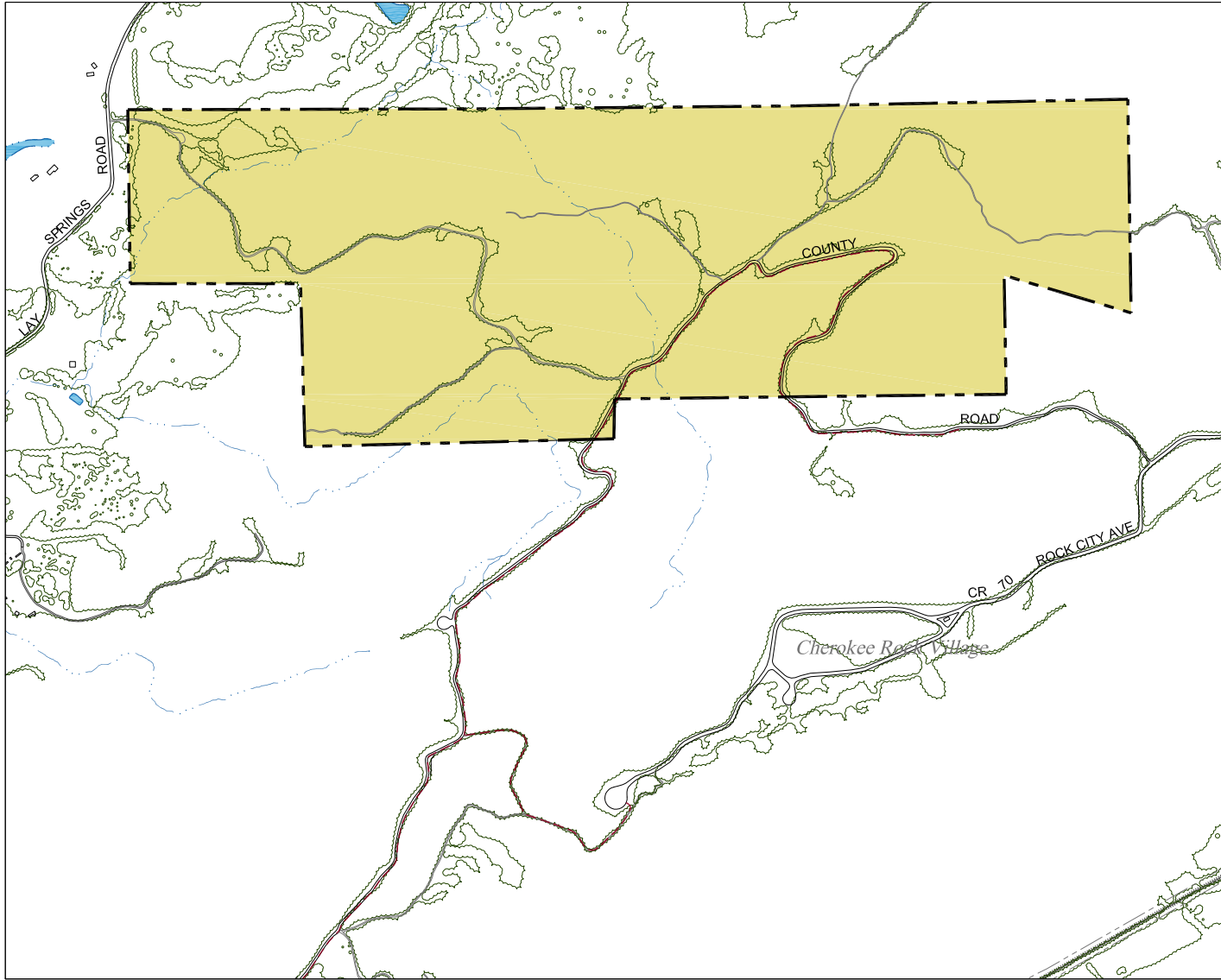


**LOOKOUT MOUNTAIN
FOCUS AREA**


CHEROKEE & ETOWAH COUNTIES, ALABAMA


CONTEXT MAP





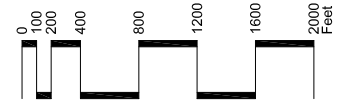
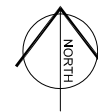
LEGEND:

 Subject Property - 386.92± acres

 Cherokee Rock Village Trails

NOTES:

1. Property boundaries from a Sketch of Deed by Mark McCurdy, Alabama registered Surveyor No. 6438.
2. Aerial Photography from MapTech; date flown, August 21, 2011.
3. Topographic Contours from USGS DEM; EROS Data Center. Topographic Contour Interval = 20 feet.
4. Soils data from USDA NRCS Soil Data Mart.
5. Zone X per FEMA Map Panels 01019C0215C & 01055C0125D.
6. No NWI Wetlands identified on the property.



**RIDGELINE NORTH
CONSERVATION AREA**

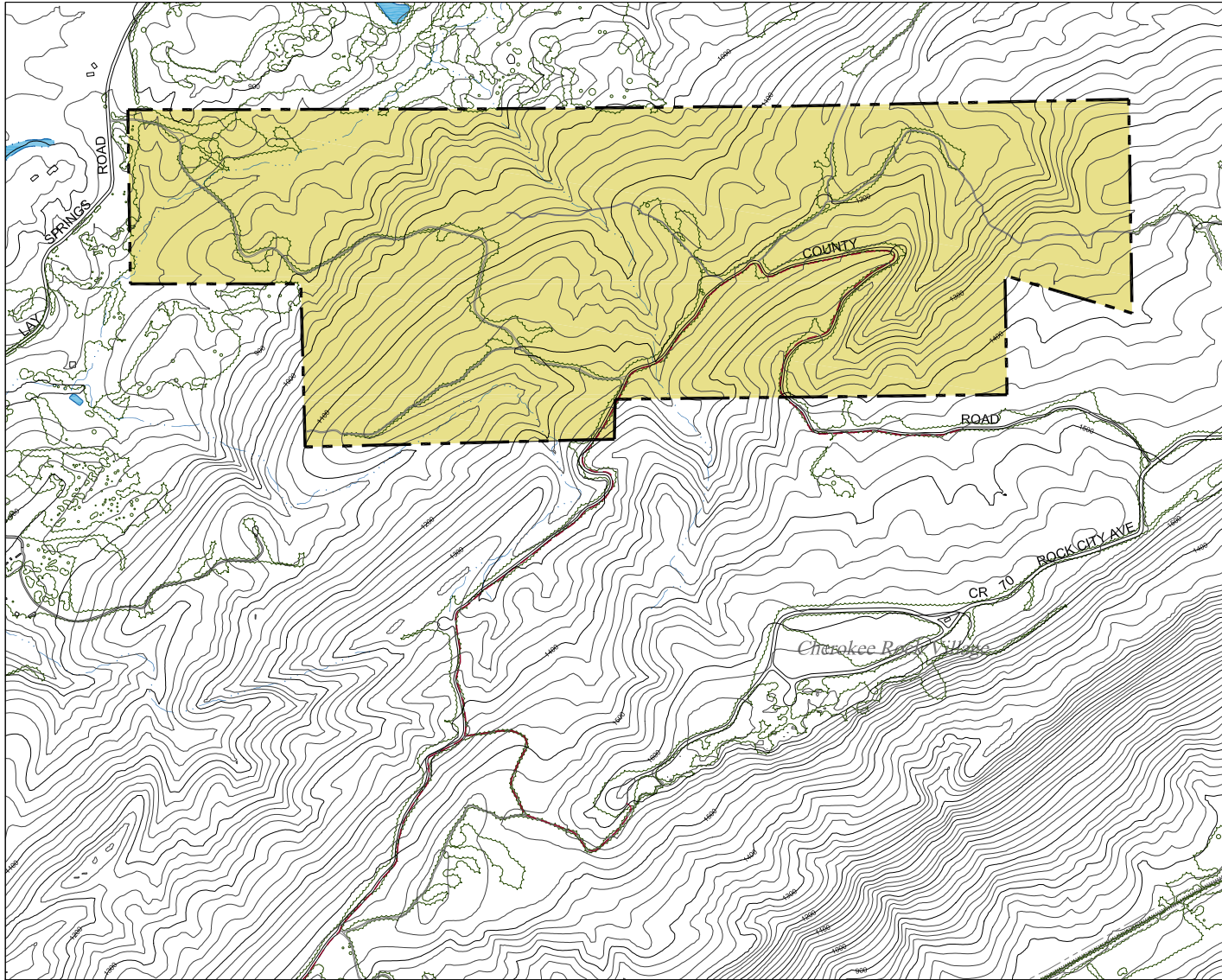
CHEROKEE COUNTY, ALABAMA

BASE MAP


BASE MAP 1.27.2014 .000




100 Ridgeway Road • P.O. Box 487 • Chadds Ford, Pennsylvania 19317 • phone (815) 386-8374 • fax (815) 386-8374 • www.natl.org



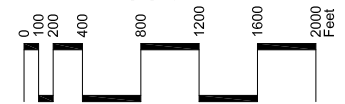
LEGEND:

 Subject Property - 386.92± acres

 Cherokee Rock Village Trails

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**RIDGELINE NORTH
CONSERVATION AREA**

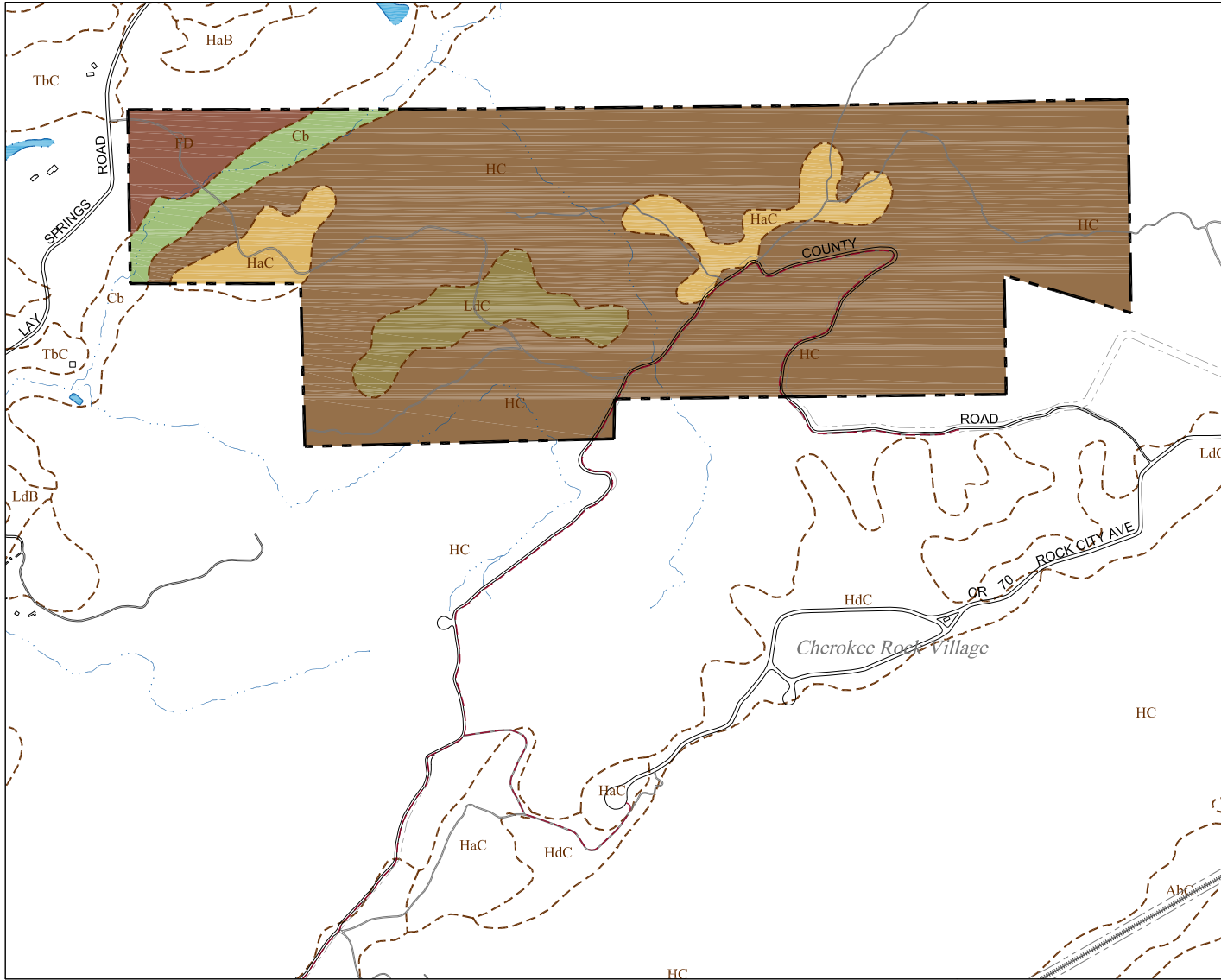
CHEROKEE COUNTY, ALABAMA

TOPOGRAPHY

8000 500P 1.07.2014 .000



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LEGEND:

Subject Property - 386.92± acres

Cherokee Rock Village Trails

SOIL LEGEND:

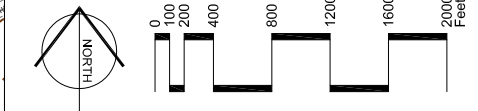
- Cb Chewacla Loam ** ^
- FD Firestone-Montevallo Association, steep ^
- HaC Hartsells Fine Sandy Loam, 6 to 10% slopes ** ^
- HC Hartsells-Rock Outcrop Association, steep ^
- LdC Linker Fine Sandy Loam, 6 to 10% slopes ** ^

Soil Notes:

- ** denotes Farmland of Statewide Importance
- ^ denotes Hydric Soils, hydric criteria 2B3
- 2B3: 2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Historthels great group, Pachic subgroups, or Cumulic subgroups that:
 - B. are poorly drained or very poorly drained and have either:
 - 3.) a water table at a depth of 1.0 foot or less during the growing season if permeability is less than 6.0 in/hr in any layer within a depth of 20 inches.

NOTES:

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2. Aerial Photography from MapTech; date flown, August 21, 2011.
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5. Zone X per FEMA Map Panels 01019C0215C & 01055C0125D.
6. No NWI Wetlands identified on the property.



SOILS MAP

**RIDGELINE NORTH
CONSERVATION AREA**

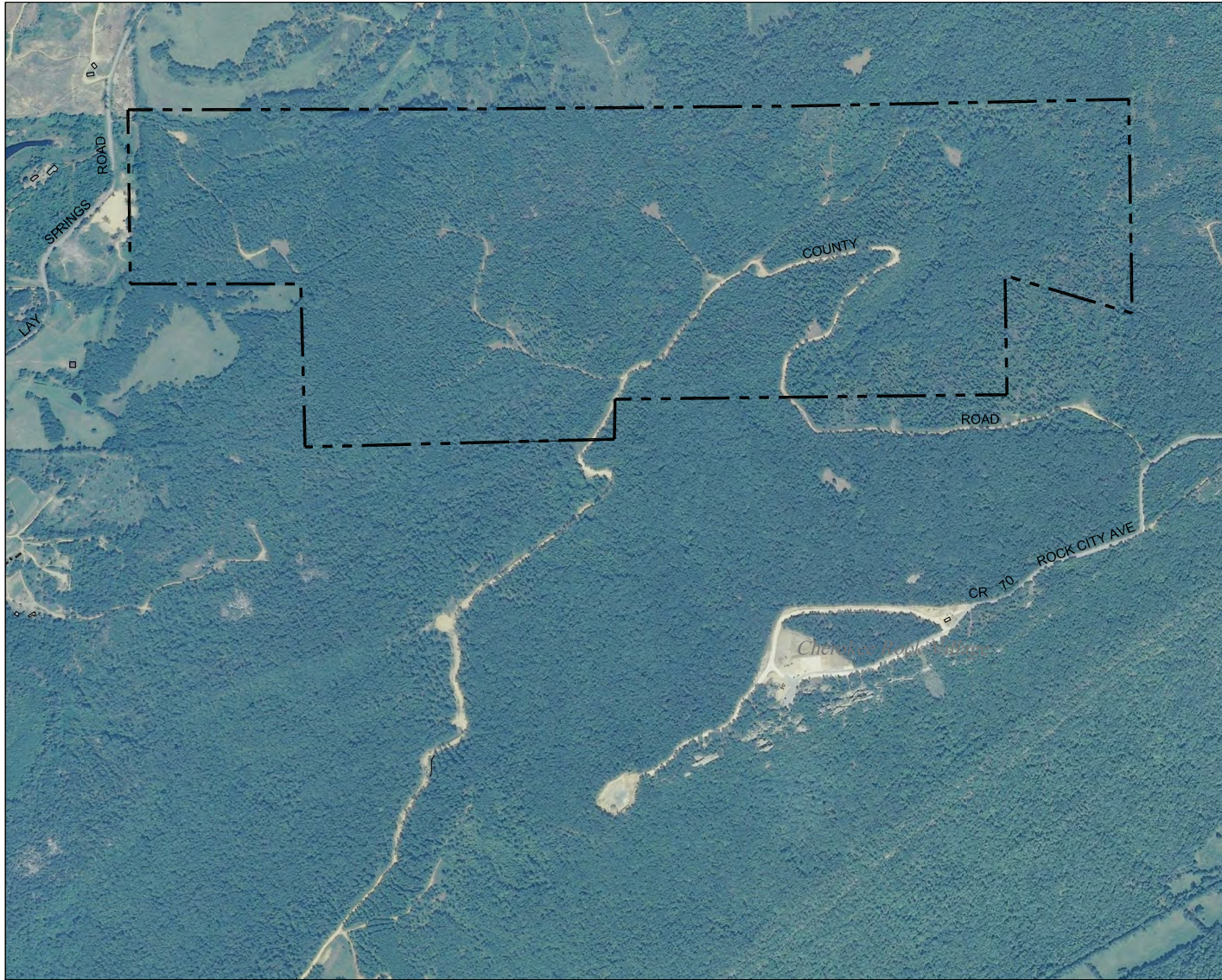
CHEROKEE COUNTY, ALABAMA

SOILS MAP

SOILS MAP 1.27.2014 .000



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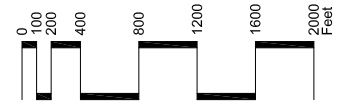
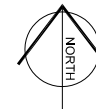
LEGEND:



Subject Property - 386.92± acres

NOTES:

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4. Soils data from USDA NRCS Soil Data Mart.
5. Zone X per FEMA Map Panels 01019C0215C & 01055C0125D.
6. No NWI Wetlands identified on the property.



RIDGELINE NORTH
CONSERVATION AREA

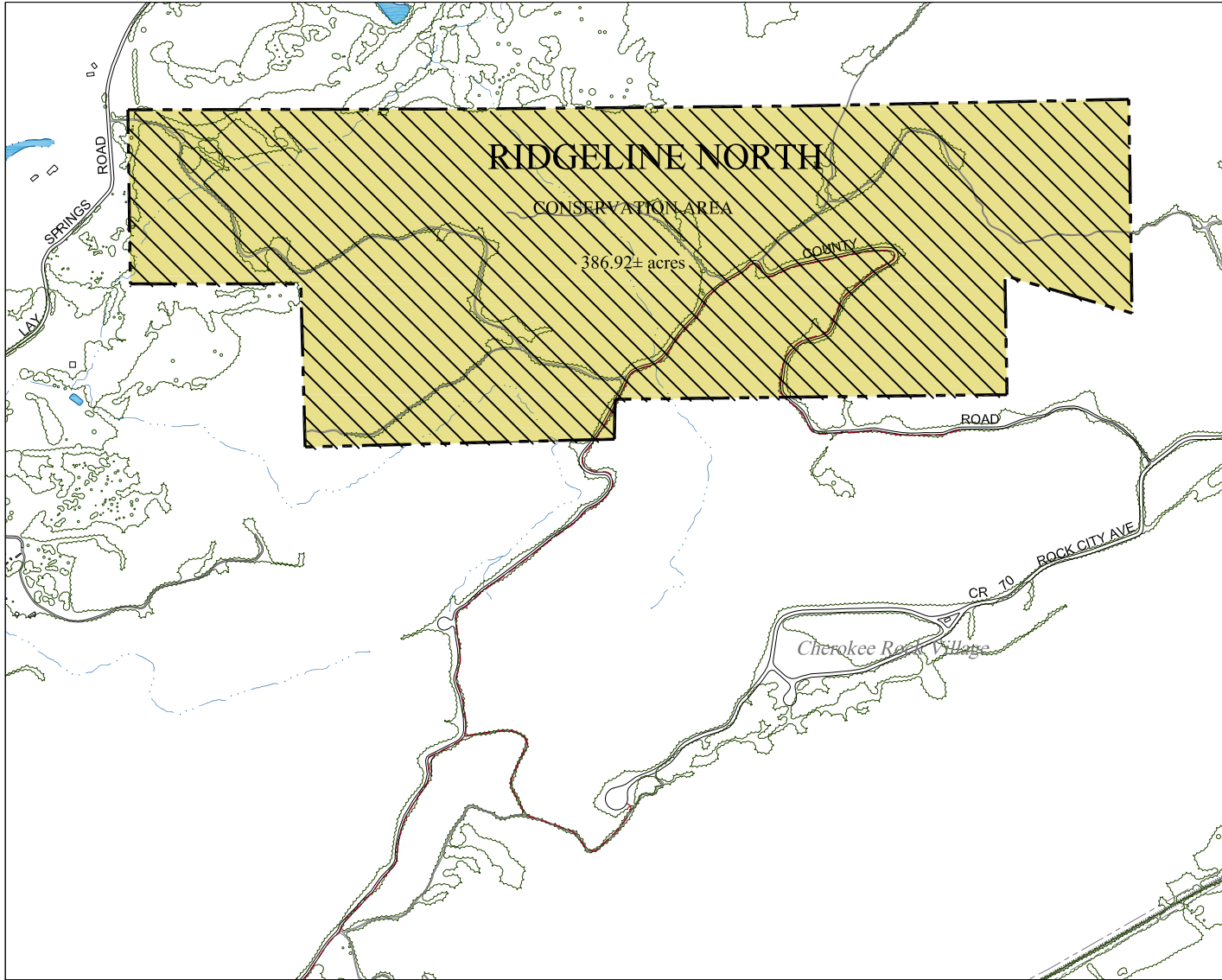
CHEROKEE COUNTY, ALABAMA

AERIAL PHOTOGRAPH




MAP DATE: 11/27/2014 09:27



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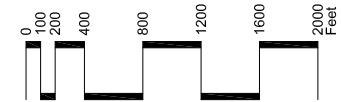
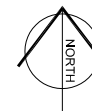


LEGEND:

-  Subject Property - 386.92± acres
-  Conservation Area - 386.92± acres
-  Cherokee Rock Village Trails

NOTES:

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2. Aerial Photography from MapTech; date flown, August 21, 2011.
3. Topographic Contours from USGS DEM; EROS Data Center. Topographic Contour Interval = 20 feet.
4. Soils data from USDA NRCS Soil Data Mart.
5. Zone X per FEMA Map Panels 01019C0215C & 01055C0125D.
6. No NWI Wetlands identified on the property.



**RIDGELINE NORTH
CONSERVATION AREA**

CHEROKEE COUNTY, ALABAMA

CONSERVATION EASEMENT PLAN

DATE: 11/27/2014 10:00



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