Conservation Easement Baseline Documentation Report

Westpark Golf Club Property (Clubhouse Dr, LLC)

59 Clubhouse Drive SW, Leesburg, Loudoun County, VA

Prepared for: Clubhouse Dr, LLC

By: Kurt A. Johnson, Ph.D.

June 2022
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### Parcel Information

**Grantor:** Clubhouse Dr, LLC  
**Property Address:** 59 Clubhouse Dr. SW, Leesburg, Virginia 20175  
**County:** Loudoun County  
**Contact:** Clubhouse Dr, LLC (Mr. Charles Kuhn)  
**Mailing Address:** 44112 Mercure Circle, Sterling, VA 20166-2084

**Parcel Numbers (Acreage):**

<table>
<thead>
<tr>
<th>PIN</th>
<th>Acres</th>
</tr>
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<tbody>
<tr>
<td>272-16-6306-000</td>
<td></td>
</tr>
<tr>
<td>272-38-7700-000 (formerly 272-38-5124-000)</td>
<td></td>
</tr>
<tr>
<td>272-17-3068-000</td>
<td></td>
</tr>
<tr>
<td>273-46-3338-000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>133.57053 acres, more or less</strong></td>
</tr>
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</table>

**File Number:** tbd  
**CE Holder:** Old Dominion Land Conservancy, Inc. (ODLC)
Summary of Property Features and Current Use

The Westpark Golf Club Property or Clubhouse Dr, LLC Property (Westpark Property or Property) consists of four parcels totaling 133.57053 acres, more or less at the intersection of Highways 7 and 15 in the Town of Leesburg, Loudoun County, Virginia (satellite image of Property parcels in Figure 1; GIS map of Property in Figure 2; general location map of Property in Figure 3; and a close-up of Property parcels in Figure 4). A subdivision removed 8.3031 acres from former parcel 272-38-5124-000; the new parcel was assigned PIN 272-38-7700-000 in Loudoun County GIS. The 8.3031 acres (termed Lot 2 in the recorded subdivision plat map in Appendix A) and the structures thereon are not included in the Easement. An ALTA survey shows exclusions from the Easement (see Appendix B). A Concept Master Park Plan for the Property, as approved by ODLC, is in Appendix C.

The 18-hole Westpark Golf Club opened in 1968 and closed in 2019. The Property consists of one large, L-shaped parcel with the remains of multiple golf holes to the north, and three smaller parcels with the remains of golf holes that wind in a loop through residential areas to the south.

**Structures.** The Property has seven structures: a large barn and associated silo; a small barn and shed; an old stone well house; a modern restroom associated with the golf course; and a wooden structure on the bank of the impoundment, associated with golf course water pump infrastructure (see photos starting on page 29). There are multiple asphalt-paved cart paths throughout the Property, as well as small wooden bridges and larger concrete bridges/culverts across Dry Mill Branch and smaller streams. Several stream crossings are in poor condition and contribute to erosion of the stream course.

**Land Cover/Land Use.** The overwhelming majority of land cover on the Property is golf course grasses intermixed with weeds that have been left to grow because of little landscape maintenance since 2019. A narrow strip of riparian forest lines both sides of Dry Mill Branch and Tuscarora Creek. A variety of trees line golf hole fairways and other areas of the Property.

**Surface Hydrology.** The Property has approximately one mile of frontage along both banks of Dry Mill Branch, which has been identified by the Virginia Department of Environmental Quality as an “Impaired Water” with a Virginia Category 5A rating indicating it requires a Total Maximum Daily Load Study, as well as Tuscarora Creek, which includes and is downstream from the impoundment on the Property. The Property also includes several small intermittent streams to Dry Mill Branch and Tuscarora Creek.

**Scenic and Open Space Resources.** The Property is entirely open space that provides potential for recreational development, open space for scenic enjoyment of nature, and various wildlife habitats in this high-density housing area. The sycamore-lined streams are particularly scenic.

**Historic and Cultural Resources.** The Property is entirely within, and is a contributing primary resource to, the Journey Through Hallowed Ground National Heritage Area, which was established on May 8, 2008 by the U.S. Congress with the Consolidated Natural Resources Act of 2008.

NOTE: This Baseline Documentation Report includes photos taken on April 10, 2022, that illustrate conditions on the Property as of that date.
Figure 1. Satellite image of the Westpark Property (light blue parcels). Map from Loudoun County GIS. North is toward top of figure ↑.

Figure 2. GIS map of the Westpark Property (light blue parcels). Purple line (running generally N-S) is Town of Leesburg boundary. Yellow line (running generally E-W) north of Property is Highway 7; yellow line (running generally N-S) east of Property is Highway 15. Map from Loudoun County GIS. North is toward top of figure ↑.
Statement of Public Benefit / Conservation Value

Chapter 10.1, Title 10.1 of the Code of Virginia of 1950, as amended, entitled “Virginia Conservation Easement Act,” provides for the conveyance of a conservation easement to a charitable corporation declared exempt from taxation pursuant to § 501(c)(3) of the Internal Revenue Code (the “Revenue Code”), when the primary purposes or powers of such corporation include “(i) retaining or protecting the natural or open-space values of real property; (ii) assuring the availability of real property for agricultural, forestal, recreational or open space use; (iii) protecting natural resources; (iv) maintaining or embracing air or water quality; or (v) preserving the historic architectural or archaeological aspects of real property.”

The Virginia Conservation Easement Act further provides that an organization described in the preceding paragraph may hold conservation easements which are perpetual in duration if, inter alia, it has maintained a principal office in the Commonwealth of Virginia for at least five years.

§170(h)(4) of the Revenue Code defines a conservation purpose as “(i) the preservation of land areas for outdoor recreation by, or the education of, the general public, (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem, (iii) the preservation of open space (including farmland and forest land) where such preservation is (I) for the scenic enjoyment of the general public, or (II) pursuant to a clearly delineated Federal, State, or local governmental conservation policy, and will yield a significant public benefit, or (iv) the preservation of an historically important land area or certified historic structure;”

The “Conservation Values” of the Westpark Property are its values as open-space land preserved for open-space and rural uses, agricultural use, forestal use, scenic, natural, and watershed protection as enumerated in the following recitals (from the deed of easement) and as further documented in this Baseline Documentation Report.

The following specific Conservation Values of the Westpark Property are included in the Deed of Easement:

A. SCENIC

The Property has approximately 900 linear feet of frontage on the west side of State Route 15 (James Monroe Highway) which is a National Scenic Byway (known as the Journey Through Hallowed Ground National Scenic Byway), designated as such by the U.S. Secretary of Transportation on October 16, 2009, and the County of Loudoun has identified the Route 15 corridor as part of an important cultural landscape, and is within the Leesburg Historic District.

The Property is entirely within, and is a contributing primary resource to, the Journey Through Hallowed Ground National Heritage Area, which was established on May 8, 2008 by the U.S. Congress with the Consolidated Natural Resources Act of 2008.

B. WATERSHED

The Property has approximately one mile of frontage along both banks of Dry Mill Branch, which has been identified by the Virginia Department of Environmental Quality as an “Impaired Water” with a Virginia Category 5A rating indicating it requires a Total Maximum Daily Load Study, as well as Tuscarora Creek, which includes and is downstream from the impoundment on the
Property. The Property also includes the floodplain of these creeks. The Property also protects several small, intermittent feeder streams to Dry Mill Branch and Tuscarora Creek.

C. GENERAL OPEN SPACE

The Property is substantially undeveloped, and contains features such as streams, an impoundment, open grassy areas, and walking trails, all of which provide general open space benefits to the public.
Location and General Description of the Property

The Westpark Golf Club Property consists of four parcels totaling 133.57053 acres, more or less at the intersection of Highways 7 and 15 in the Town of Leesburg, Loudoun County, Virginia (see general location map of Property in Figure 3, and a close-up of Property’s parcels in Figure 4). A subdivision removed 8.3031 acres (Lot 2) from parcel 272-38-7700-000; Lot 2 and the structures thereon are excluded from Easement (see Appendix A for recorded subdivision plat). An ALTA survey showing exclusions from the Conservation Easement is in Appendix B.

Figure 3. General location of the Westpark Property (light blue polygons). Purple line is Town of Leesburg boundary. Yellow line (running generally east-west) north of Property is Highway 7; yellow line (running generally north-south) east of Property is Highway 15. Map from Loudoun County GIS. North is toward top of figure ↑.
Figure 4. General location of the Westpark Property (light blue polygons) in relation to other parcels in the area. Property occurs adjacent to and within a high-density (houses) residential development. An apartment complex is immediately north of the northernmost parcel. Yellow line (running generally east-west) north of Property is Highway 7; yellow line (running generally north-south) east of Property is Highway 15. Map from Loudoun County GIS. North is toward top of figure ↑.
Natural Features of the Property

Physiography, Geology, Soils

The Westpark Property is within the Northern Piedmont Physiographic Province as defined by Loudoun County.

In terms of bedrock geology, the Property is underlain primarily by the Catharpin Creek Formation (sandstone, siltstone and conglomerate) and colluvium. The Property falls within the Loudoun County Limestone Area (Figure 5).

Figure 5. Loudoun County Limestone Area in relation to the Westpark Property (red star). Map taken from: https://www.loudoun.gov/1455/Limestone-Geology-Region
The Westpark Property is largely underlain by hydric soils, reflecting the importance of the Property for soil and water conservation (Figure 6). Hydric Soils are those that are wet at or near the ground surface for significant periods of the growing season.

Figure 6. Soils on the Westpark Property (light blue parcels). Light olive green is hydric soil. Darker blue green is soil with significant hydric inclusions. Map from Loudoun County GIS. North is toward top of figure ↑.
**Topography**

The northernmost parcel of the Westpark Property is relatively flat owing to its position in the stream valley bottom (Figure 7). A slight hilltop in the NE portion of this parcel features the old Westpark CG clubhouse; this area has been excluded from the Easement as Lot 2 in the Plat Map (Exhibit A). Parcels comprising the southern portion of the Property are slightly undulating, reflecting the rise from stream valley bottom to hillsides coming off Catoctin Mountain. There are no steep slopes (as defined by Loudoun County) on the Property.

Figure 7. Topographic map of the Westpark Property (light blue parcels). Map from Loudoun County GIS. North is toward top of figure ↑.
Surface Hydrology

The Westpark Property is entirely within the Lower Goose Creek Subwatershed (Figure 8). The Property has approximately one mile of frontage along both banks of Dry Mill Branch, which has been identified by the Virginia Department of Environmental Quality as an “Impaired Water” with a Virginia Category 5A rating indicating it requires a Total Maximum Daily Load Study, as well as Tuscarora Creek, which includes and is downstream from the impoundment on the Property (Figures 9 and 10a and b). The Property also includes several small, intermittent feeder streams to Dry Mill Branch and Tuscarora Creek. Major floodplains occur along Dry Mill Branch and Tuscarora Creek, and are depicted in Recorded Subdivision Plat Map (Appendix A). Stream, riparian area, and impoundment photos begin on Page 17.

Figure 8. Westpark Property (light blue parcels) in relation to the Lower Goose Creek Subwatershed. Map from Loudoun County GIS. North is toward top of figure ↑.
Figure 9. Streams on the Westpark Property (light blue parcels). Dry Mill Branch enter the Property at its northwest corner and flows south and then east, where it joins with Tuscarora Creek in the impoundment on the Property. Tuscarora Creek flows out of the impoundment in an easterly direction and leaves the Property under a bridge over Highway 15. Map from Loudoun County GIS. North is toward top of figure ↑.
Figures 10a (above) and 10b (below). Streams on the Westpark Property as shown in USGS topo maps of area. Property centered on “Golf Course” label south of Route 7 (10a above). Dry Mill Branch enters the Property at its northwest corner and flows south and then east, where it joins with Tuscarora Creek in the impoundment on the Property (10b below). Tuscarora Creek flows out of the impoundment in an easterly direction and leaves the Property under a bridge for Highway 15. North is toward top of figures.
Wetlands on the Westpark Property, as defined in the Loudoun County Wetland Model, are shown in Figure 11. Wetlands are largely riparian corridors along Dry Mill Branch and Tuscarora Creek and small, intermittent feeder streams thereto.

Figure 11. Wetlands (green areas) as defined in the Loudoun County Wetland Model in relation to the Westpark Property (light blue polygons). Wetlands are largely riparian corridors along Dry Mill Branch, Tuscarora Creek and small, intermittent feeder streams thereto. Map from Loudoun County GIS. North is toward top of figure ↑.
Land Cover/Land Use & Wildlife Habitat

The overwhelming majority of land cover is golf course grasses intermixed with weeds that have been left to grow because of little landscape maintenance since 2019 (Figure 12). A narrow strip of riparian forest lines both sides of Dry Mill Branch and Tuscarora Creek. A variety of ornamental trees line the golf hole fairways and other areas of the Property. Land cover photos begin on the following page.

Figure 12. Land cover on Westpark Property (light blue parcels). Map from Loudoun County GIS. North is toward top of figure.
Photo 1. Looking in a generally ENE direction along asphalt cart path, looking toward stream crossing in the middle of the large, northern parcel.

Photo 2. Looking in a generally SW direction along cart path toward tunnel that goes under Country Club Drive SW to golf holes on the south side.

Photo 3. Looking in a generally E direction along fairway of #11 hole. Green in foreground, tee in background.

Photo 4. Looking in a generally SW direction along drainage channel in fairway of #11 hole.

Photo 5. Looking in a generally E direction where the cart path divides between #11 and #17 holes.

Photo 6. Looking in a generally E direction along cart path toward small wooden bridge accessing #17 green. Impoundment shows in distance.
Photo 7. #1 of two-shot panorama of western portion of impoundment, looking in a generally N direction.

Photo 8. #2 of two-shot panorama of western portion of impoundment, looking in a generally E direction.

Photo 9. Concrete crossing of Dry Mill Branch, just as it enters impoundment, looking in a generally NNE direction. Water flowing from left to right in photo.

Photo 10. Looking upstream (generally in a NW direction) along Dry Mill Branch.

Photo 11. A second crossing of Dry Mill Branch, looking generally in an ENE direction.

Photo 12. Photo of eastern portion of impoundment, looking in a generally SW direction. Pump house and pipes visible on bank at far right of photo.
Photo 13. Small wooden bridge to access #10 green. Shot looking in a generally SE direction with green to the right.

Photo 14. View across eastern side of impoundment looking in a generally W direction. Photo taken from dam that forms impoundment.

Photo 15. Concrete-lined overflow outlet to impoundment, looking in a generally W direction toward impoundment.

Photo 16. Concrete-lined overflow outlet to impoundment, looking in a generally E direction toward Tuscarora Creek (outlet stream).

Photo 17. Outflow through pipe at base of dam for the impoundment. Tuscarora Creek visible in the background.

Photo 18. Second pipe outflow through base of dam for the impoundment.
Photo 19. Looking downstream (generally E) along Tuscarora Creek at outflow from impoundment.

Photo 20. Old concrete crossing (or dam) of Tuscarora Creek, looking in a generally E direction.

Photo 21. Pipeline crossing Tuscarora Creek, looking in a generally S direction across Creek, which is flowing from right to left in photo.

Photo 22. Looking downstream (generally E) to where Tuscarora Creek flows under Route 15.

Photo 23. Open field to the SE of the old clubhouse, visible in the distance; photo looking in a generally NW direction.

Photo 24. Open field to the SE of the old clubhouse; photo looking in a generally N direction.
Photo 25. Open field to the SE of the old clubhouse; photo looking in a generally E direction.

Photo 26. Looking upstream in a generally W direction along Dry Mill Branch.

Photo 27. Looking in a generally E direction along fairway of #9 hole. Tee in foreground and green in background.

Photo 28. Concrete crossing of Dry Mill Branch, looking in a generally E direction.

Photo 29. Dry Mill Branch from concrete crossing structure, looking downstream in a generally E direction.

Photo 30. Looking in a generally N direction along fairway of #12 hole. Tee in foreground and green in background.
Photo 31. Looking upstream in a generally N direction along Dry Mill Branch.

Photo 32. Looking in a generally N direction along fairway of #12 hole. Green in background by power pole.

Photo 33. Looking in a generally SW direction across concrete crossing of Dry Mill Branch, which flows from right to left in this photo.

Photo 34. Looking downstream on Dry Mill Branch, in a generally S direction, showing fairway of #13 hole on right side of photo (green in background).

Photo 35. Looking in a generally S direction along fairway of hole #14. Looking in direction of tee.

Photo 36. Looking in a generally S direction along fairway of #15 hole. Looking in direction of green.
Photo 37. Looking in a generally S direction toward where cart path crosses a drainage channel in fairway of #14 and #15 holes.

Photo 38. Looking in a generally E direction along drainage channel in fairway of #14 and #13 holes

Photo 39. Looking in a generally S direction along cart path between fairways of #14 and #15 holes.

Photo 40. Looking in a generally W direction at location where multiple holes converge.

Photo 41. Looking in a generally SW up fairway of #2 hole. Tee in foreground; green in background.

Photo 42. Looking in a generally SW up fairway of #2 hole. Tee in foreground; green in background.
Photo 43. Looking in a generally NNE direction toward tunnel under Country Club Drive SW, with small, intermittent feeder stream to Dry Mill Branch.

Photo 44. Looking in a generally S direction up fairway to #8 hole. Green in foreground; tee in background.

Photo 45. Small, intermittent feeder stream to Dry Mill Branch on west side of #8 hole. Photo shows cut riparian vegetation and generally poor condition.

Photo 46. Looking in a generally N direction down fairway to #8 hole. Tee in foreground; green in back. Note tunnel under Country Club Drive SW in back.

Photo 47. Looking in a generally WSW direction along #3 hole. Photo taken from tee and looking toward green.

Photo 48. Looking in a generally SE direction along #4 hole. Photo taken from tee and looking toward green.
Photo 49. Looking in a generally S direction across concrete bridge on cart path of #4 hole. Bridge crosses small stream/drainage channel that feeds Dry Mill Branch.

Photo 50. Small stream/drainage channel that cuts across #4 hole fairway. Taken from concrete bridge.

Photo 51. Looking in a generally S direction across Bradfield Drive SW toward #5 and #6 holes. Photo taken from vicinity of modern brick restroom.

Photo 52. Looking in a generally SSE direction along #5 hole fairway, toward green.

Photo 53. Looking in a generally SSE direction along #6 hole fairway, toward tee.

Photo 54. Looking downstream along Tuscarora Creek where it cuts across #6 hole fairway. Note erosion and culvert in disrepair.
Photo 55. Looking in a generally ENE along fairway of #7 hole. Tee in back, green in distance. Note downed tree across cart path.

Photo 56. Small, intermittent feeder stream cutting across #7 hole fairway near downed tree in Photo 55. Notice erosion and culvert in disrepair.

Photo 57. Looking in a generally NE along fairway of #7 hole. Green in distance.

Photo 58. Small, intermittent feeder stream cutting across #7 hole fairway. Notice poor condition of stream and culvert in disrepair.
Figure 13. Photo locator maps. Numbers correspond to photos numbers on previous pages.
Improvements (Existing Principal Buildings, Structures, and Other Features)

There are seven structures on the Property: a large barn and associated silo; a small barn and shed; an old stone well house; a modern restroom associated with the golf course; and a wooden structure on the bank of the impoundment, associated with golf course water pump infrastructure (see table below). Note that other structures in the northernmost parcel are excluded as a result of the parcel subdivision and creation of two lots from one.

There are multiple asphalt-paved cart paths throughout the Property, as well as small wooden bridges and larger concrete bridges across Dry Mill Branch and smaller streams. Several stream crossings are in poor condition and contribute to erosion of the stream course.

Structure photos begin on the following page. Most structures are shown on Plat Map in Appendix A.

Table. Summary of existing structures on Property.
Large barn/maintenance building and silo.

Medium and small maintenance buildings.

Stone spring house.
Pump house and pipes on shore of impoundment.

Modern brick rest room. Between #4 and #7 hole.

Representative small wooden bridge.

Representative asphalt cart paths.

Representative concrete bridge/culvert stream crossing.
Historic and Cultural Resources

The Westpark Property is within the Journey Through Hallowed Ground National Heritage Area (a nonprofit partnership project produced by the National Park Service’s National Register of Historic Places, Scenic America, the Virginia Department of Historic Resources and the National Conference of State Historic Preservation Officers) (Figure 14).

The Westpark Property is also located within the designated Virginia Piedmont Heritage Area (Figure 15), established in 1995, recognized by the Commonwealth of Virginia, and endorsed by the Grantee, to increase awareness of the historic landscape and the cultural and natural qualities of an approximately eighteen hundred square mile area, the purpose of such area is to encourage preservation of historic landscape and the cultural and natural resources of the area.

Figure 14. Journey Through Hallowed Ground National Heritage Area. Approximate location of Westpark Property marked with red star.

Figure 15. Virginia Piedmont Heritage Area. Approximate location of Yellow Schoolhouse Road Property marked with red star. Map from: https://www.piedmontheritage.org/.
Scenic and Open Space Resources

The Property is substantially undeveloped, and contains features such as streams, an impoundment, open grassy areas, and walking trails, all of which provide general open space benefits to the public. The Property has great potential for recreational development, open space for scenic enjoyment of nature, and various wildlife habitats in this high-density housing area. The sycamore-lined streams are particularly scenic.

Conservation of Open Space Lands Designated by Local Governments

There are no properties under conservation easement in the vicinity of the Westpark Property.

Conformance with County Zoning & Comprehensive Plan

Zoning.

The Westpark Property is zoned B-3 (community retail/commercial) and R-E (single family residential estate) under Town of Leesburg Zoning Ordinance (Figure 16).

The Property is also within the Floodplain Overlay District, Creek Valley Overlay District, and Airport Impact Overlay District per the Zoning Ordinance. There are no Ag/Forestal Districts in the vicinity of the Property.

Figure 16. Zoning of Westpark Property (centered on star). Map from: https://www.leesburgva.gov/departments/planning-zoning/zoning-information/interactive-zoning-map. North is toward top of figure ↑.
Town of Leesburg Comprehensive Plan.

Land use policies and objectives of the Town of Leesburg as delineated in the Comprehensive Plan of the Town of Leesburg, adopted by the Town Council on June 26, 2012 as amended through March, 2020 (the “Town Plan”) to which plan the restrictions set forth in this deed conform as follows:

a. To “Preserve, protect, and restore stream corridors” (Town Plan, Chapter 2: Natural Resource Policy Implementation, Objective 1.a),

b. To “Protect and restore the ecological integrity of streams in Leesburg and its JLMA by utilizing a series of watershed management tools to offset the impacts of development. These tools include: watershed planning, land conservation, aquatic buffers . . . “ (Town Plan, Chapter 2: Natural Resource Policy Implementation, Objective 2),

c. To protect the “significant routes of Tourist access to Leesburg” as identified in the H-2 Architectural Design Control Overlay District (Town Plan, Chapter 4: Heritage Resources, Objective 1),

d. To preserve land at the Route 7/15 Bypass for future public acquisition for public park purpose (See Town Plan, Chapter 3, Parks and Recreation, Objective 1.e), and

e. To “Prohibit the development of active recreation facilities, except multi-use paths, within stream corridors” (Town Plan, Chapter 2: Natural Resource Policy Implementation, Objectives).
Documentation Information

Baseline Documentation Report prepared by:

Kurt A. Johnson, Ph.D.
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Fairfax, Virginia 22032
(703) 615-5948
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Site visit and photo-documentation by Kurt A. Johnson on April 10, 2022.

Kurt A. Johnson Qualifications:

Kurt A. Johnson has more than 30 years of experience in natural resources research and management, including more than 17 years working on sustainable natural resources management in Virginia and the mid-Atlantic region, where he has prepared multiple Conservation Easement Baseline Documentation Reports (>30); BDRs; conservation easement monitoring reports; battlefield restoration plans; wildlife habitat, inventory & monitoring, and research plans; and comprehensive land conservations plans. He has written more than 15 successful grant proposals. He previously worked on international wildlife trade, NEPA compliance, protected area planning, wildlife research, and endangered species conservation for the federal government, conservation NGOs, and the private sector. He currently works on climate change impacts to wildlife, habitats, and landscapes for the federal government. He has B.S., M.S., and Ph.D. degrees in wildlife ecology.
APPENDIX A. RECORDED SUBDIVISION PLAT

(11 Sheets)\(^1\)

\(^1\) Only Sheet 1 is included herein; the remainder by reference.
APPENDIX B. ALTA SURVEY

(5 Sheets)²

² Only Sheet 1 is included herein; the remainder by reference. The survey is also included in the deed of easement.
APPENDIX C. Concept Master Park Plan for the Property
(as approved by ODLC)