

# Environment and Natural Resources Trust Fund (ENRTF) M.L. 2016 Work Plan

Date of Report: May 29, 2016

Date of Next Status Update Report: January 31, 2017

**Date of Work Plan Approval:** June 7, 2016 **Project Completion Date:** June 30, 2019

Does this submission include an amendment request? \_No\_

PROJECT TITLE: Conservation Easements in Avon Hills - Phase III

**Project Manager:** Thomas Kroll

Affiliation: Saint John's Outdoor U, Saint John's University

Mailing Address: 104 New Science Building

City/State/Zip Code: Collegeville, MN 56321-3000

Telephone Number: (320) 363-3126 Email Address: tkroll@csbsju.edu

Web Address: www.csbsju.edu/outdooru

**Location:** Stearns County. The target area is approximately 65,000 acres in parts of the following townships: Albany, Avon, Brockway, Collegeville, Farming, LeSauk, Rockville, St. Joseph, St. Wendel, and Wakefield

Total ENRTF Project Budget: ENRTF Appropriation: \$1,300,000

Amount Spent: \$0

Balance: \$1,300,000

**Legal Citation:** M.L. 2016, Chp. 186, Sec. 2, Subd. 09c

#### **Appropriation Language:**

\$1,300,000 the second year is from the trust fund to the commissioner of natural resources for an agreement with Saint John's University in cooperation with Minnesota Land Trust to secure permanent conservation easements on approximately 500 acres of high-quality habitat in Stearns County, prepare conservation management plans, and provide public outreach. A list of proposed easement acquisitions must be provided as part of the required work plan. An entity that acquires a conservation easement with appropriations from the trust fund must have a long-term stewardship plan for the easement and a fund established for monitoring and enforcing the agreement. Funding for the long-term monitoring and enforcement fund must come from nonstate sources for easements acquired with this appropriation. The state may enforce requirements in the conservation easements on land acquired with this appropriation and the conservation easement document must state this authority and explicitly include requirements for water quality and quantity protection. This appropriation is available until June 30, 2019, by which time the project must be completed and final products delivered.

Page 1 of 14 6/7/2016 Subd. 09c

#### I. PROJECT TITLE: Conservation Easements in the Avon Hills -- Phase 3

#### **II. PROJECT STATEMENT:**

Use the MMAPLE reverse-bid and conservation easement ranking system to protect approximately 500 acres of priority private lands. This will be the final test in the Avon Hills using ENRTF for MMAPLE's novel method. MMAPLE uses precision conservation and a market-based approach to assure the best easement value for the ENRTF. In a new tactic, landowners will pay the MN Land Trust's stewardships costs.

The Avon Hills area is a 65,000 acre unique natural landscape located in Stearns County just 15 miles west of St. Cloud. The landscape is glacial moraine that rises out of the surrounding farmland; it contains the highest concentration of native plant communities in the county, including oak and maple-basswood forests, tamarack and mixed-hardwood swamps, and wet meadows. It harbors rare species, including American ginseng, cerulean warbler, red-shouldered hawk, Blanding's turtle, and least darter. The area has been identified as *ecologically significant* by The Nature Conservancy's Eco-Regional Plan and the MN DNR's County Biological Survey. The USF&WS, the MN DNR and others have invested in protection efforts, signaling the priority for protection. The Avon Hills now has 1,400 acres of easements, most of which were established using the ENRTF.

Using ENRTF grants, the Avon Hills team developed and twice tested a novel ranking system for acquiring easements dubbed the Minnesota Multi-faceted Approach for Prioritizing Land Easements (MMAPLE). Under this system, each property is given an Environmental Benefits Score based on available data about its ecological qualities (e.g., shoreline, biodiversity, adjacency to protected properties). For properties meeting the minimum environmental threshold, MMAPLE uses a market-based approach that asks landowners to submit a sealed bid for the lowest price they will accept for a conservation easement. Those properties with the best ratio of environmental benefits to easement cost become the priority for acquisition. In the 2013-2016 round of MMAPLE, the \$1,448 /acre average payment represents just 30% of the estimated market value of undeveloped land.

MMAPLE is being promoted as new approach for combining ecological and economic factors in a reasonably simple ranking system. Using lessons-learned to fine-tune followed by a final successful test will be proof that MMAPLE is a viable model for landowners, funders, and easement holders. MMAPLE emphasizes the best easement value for the ENRTF. Also, landowner payment of the easements' stewardship costs meets a goal of LCCMR and the State Auditor.

In addition, we intend to invest in community outreach and education to ensure that local decision makers, landowners, and others understand the importance of the Avon Hills landscape and the options that exist for its protection. Finally, we will ensure that the land eligible for conservation easements will be managed effectively by supporting the development of land management plans for targeted parcels.

III. OVERALL PROJECT STATUS UPDATES:
Project Status as of January 31, 2017:
Project Status as of July 30, 2017:
Project Status as of January 31, 2018:
Project Status as of July 30, 2018:

Project Status as of January 31, 2019:

Project Status as of July 30, 2019:

**Overall Project Outcomes and Results:** 

#### **IV. PROJECT ACTIVITIES AND OUTCOMES:**

**ACTIVITY 1:** Complete approximately 500 acres of Conservation Easements (3-10 landowners) using MMAPLE Ranking and Reverse Bidding system.

**Description:** Help landowners permanently protect land through the use of conservation easements. Saint John's University (SJU) will partner with the Minnesota Land Trust (MLT). SJU will work with experts to "finetune" the MMAPLE system and then focus on landowner outreach, the reverse-bid process, and ranking using MMAPLE. MLT will use the ranked parcels to negotiate easements; prepare documents including easements and baseline reports; secure appraisals, title work, and mapping; and conduct long-term easement monitoring and enforcement. The MMAPLE system will prioritize quality woodlands and wetlands and no more than 20% of any easement may be agricultural land. No irrigated lands will be allowed in the easement.

The selection of the successful landowners follows the reverse-bid process, so specific parcels will be described and submitted to LCCMR after the bidding. Landowners with completed easements will receive a payment from ENRTF for the amount they bid. ENRTF funding will be used for MLT costs specified in the budget. No ENRTF will be used for direct stewardship payments to MLT. Landowners will be asked to pay \$20,000 per easement directly to MLT for long-term stewardship costs.

Justification for the Minnesota Land Trust's proposed travel budget request is as follows. This is an estimate based on a total of 3-10 completed easements for approximately 500 acres. Costs are based on the Land Trust's 2012 cost analysis with some adjustments made for future projections and inflation in years 2016-2018. These costs anticipate working on a minimum of 6 potential projects to get to the completed number. It also anticipates working on this grant for 3 years.

There are essentially four separate site visits that occur as an easement acquisition moves from a potential easement project to a finalized, recorded conservation easement. There is an initial site visit for assessment and engagement purposes. This is followed by a visit to meet with the landowners to run through the easement documents. Another site visit is necessary for baseline documentation. A final visit occurs upon closing of the easement, when the easement document is recorded. These visits are necessary parts of the easement acquisition process. As the project develops and is determined to not be an eventual easement acquisition it is likely that only several of these visits occur.

On average a round-trip visit to the Avon Hills area is approximately 200 miles. MLT assumes 6 potential easement projects are in play from the onset.

6 initial site visits @ 200 miles/site = 1200 miles
6 visits for easement documentation @ 200 miles/site = 1200 miles
6 visits for baseline documentation @ 200 miles/site = 1200 miles
6 visits for recording and closing on easement @ 200 miles/site = 1200 miles

Total = **4,800 miles** 

4,800 miles @ current Federal mileage reimbursement = \$2,616

Rounded to \$2,500

To the extent possible MLT tries to bunch up site visits to minimize the amount of trips. MLT also tries to utilize rental car options as these are more cost effective than MLT employees using their personal vehicles to conduct site visits, or meet with landowners. However, this is not always possible. Also, inevitably during the easement acquisition process there are unexpected site visits that occur to complete the acquisition.

Summary Budget Information for Activity 1: ENRTF Budget: \$ 1,272,000

Amount Spent: \$0

Balance: \$1,272,000

Outcome	<b>Completion Date</b>
1. Protect approximately 500 acres completing permanent conservation easements for	June 30, 2019
3-10 landowners to be held by the MN Land Trust. SJU and MLT will promote program,	
contact landowners, implement the MMAPLE reverse-bidding system, and complete all	
legal components of conservation easement projects, including assurance of long-term	
monitoring and enforcement. Payments for easements to landowners will be based on	
their bids. This will result in the expansion of existing protected areas and will protect	
working forests, ecological diversity, wildlife habitat, and water quality.	
(est. \$1,168,000 from ENRTF budget.)	
2. Create land stewardship plans for landowners who bid land into the project. Provide	April 30, 2019
up to \$9/acre for land stewardship plans prepared by private sector natural resource	
professionals approved by MN DNR. (est. \$4,000 from ENRTF budget.)	
3. Fund long-term stewardship costs from non-state funds. Landowners cooperating	May 30, 2019
with MLT to create an easement will pay MLT for the stewardship costs of \$20,000 per	
easement from non-state funds. (\$0 from ENRTF budget.)	

Activity Status as of January 31, 2017:

Activity Status as of July 30, 2017:

Activity Status as of January 31, 2018:

Activity Status as of July 30, 2018:

Activity Status as of January 31, 2019:

**Final Report Summary:** 

**ACTIVITY 2:** Avon Hills Community Education and Outreach

**Description:** Facilitate communication among landowners, environmental groups, local units of government, and others within the Avon Hills community to promote land-use education, land protection, understanding of ecological principles, and land stewardship.

Summary Budget Information for Activity 1: ENRTF Budget: \$28,000

Amount Spent: \$ 0
Balance: \$ 28,000

Outcome Completion Date

1. Increase awareness of the Avon Hills landscape and increase land stewardship by hosting annual conferences and/or other events to provide environmental education and promote community involvement. Assist Avon Hills Initiative Executive committee.

Activity Status as of January 31, 2017:

Activity Status as of July 30, 2017:

Activity Status as of January 31, 2018:

Activity Status as of July 30, 2018:

Activity Status as of January 31, 2019:

**Final Report Summary:** 

#### V. DISSEMINATION:

**Description:** The work and results of this project will be shared in a number of ways including direct outreach to landowners, press releases distributed by Saint John's or the Minnesota Land Trust, print and electronic publications of the partners, and through the local media. The Avon Hills website will be a central location for information: <a href="http://www.csbsju.edu/outdooru/avonhillsinitiative">http://www.csbsju.edu/outdooru/avonhillsinitiative</a>. Finally, we will continue to share results of the MMAPLE method with interested partners as we believe it is a model that could be used more broadly.

Activity Status as of January 31, 2017:

Activity Status as of July 30, 2017:

Activity Status as of January 31, 2018:

Activity Status as of July 30, 2018:

Activity Status as of January 31, 2019:

**Final Report Summary:** 

#### **VI. PROJECT BUDGET SUMMARY:**

#### A. ENRTF Budget Overview:

Budget Category	\$ Amount	Overview Explanation
Personnel (SJU):	\$ 30,500	Tom Kroll - Project Manager & Forester, \$12,500 (71%
		salary, 29% benefits), 12% FTE.
		Jenny Kutter, Arboretum Office Coord.,\$4,000 (71%
		salary, 29% benefits)10% FTE:
		Kyle Rauch, Arboretum Educ. Staff, \$5,000 (71% salary,
		29% benefits) 10% FTE
		Sarah Gainey, Arboretum Educ. Staff, \$1,000 (71% salary,
		29% benefits), 2% FTE:
		TBD, Arboretum Educ Staff, \$2,000 (71% salary, 29%
		benefits) 6% FTE

		TBD, Temporary Easement Outreach, \$4,000 (71% salary,
		29% benefits) 8% FTE
		Jeremy Scegura, SJU Accountant, \$2,000 (71% salary, 29% benefits) 2% FTE
Professional/Technical/Service	\$6,000	Conference speakers: Estimated \$2,000 for speaker fees
Contracts (SJU):		and honoraria for 3 landowner educational conferences
		and workshops;
		Nat. Resource Professionals chosen from MN DNR
		approved plan preparer list: \$4,000 for preparing Forest
		Stewardship Plans for lands acceptable for easements.
		Plan costs not to exceed \$9/acre.
Equipment/Tools/Supplies (SJU):	\$14,000	Promotion of easements, conferences, & workshops
		(newspaper ads, etc.), printing conference brochures and
		materials, participant supplies (folders, printed info, etc.).
Professional/Technical/Service	\$1,249,500	See details below.
Contracts (SJU to MLT)		
		Easement Acquisition (MLT): \$1,113,000. Includes
		purchase price of conservation easements to protect
		about 500 acres of land through permanent conservation
		easements held by the Minnesota Land Trust. Includes
		title review and closing costs of \$30,000 @\$3,000 each,
		and mapping costs of \$10,000 @\$1,000 each for 3-10
		easements. MMAPLE will be used to rank the proposed
		parcels.
		Personnel (MLT): \$ 90,000. Staff expenses including
		salaries plus eligible benefits and related costs for
		approximately 33% FTE for each of the 3 years as follows:  Conservation directors or other land protection staff
		(approximately 23% FTE/yr.), legal staff and other support
		staff (approximately 10% FTE/yr.)
		Professional Services for Acquisition (MLT): \$44,000.
		Includes appraisal costs of \$40,000 @\$5,000 each and
		\$4,000 for surveys @\$4,000 each for 3-10 easements.
		Travel Expenses in MN (MLT): \$2,500. Mileage and
		related travel expenses in Minnesota. Estimated at 4,800
		miles at the current IRS rate (\$0.545 per mile).
TOTAL ENRTF BUDGET:	\$1,300,000	

**Explanation of Use of Classified Staff:** Saint John's University is not a public employer and does not have "classified" staff whose salaries are being shifted from an existing public account to this ENRTF public funding. Saint John's University would not undertake this project without this additional funding and will hire additional staff or contract or modify/expand the duties of existing staff to complete this project.

Number of Full-time Equivalents (FTE) Directly Funded with this ENRTF Appropriation: SJU - 0.50 FTE total (approx. 0.17/year).

## Number of Full-time Equivalents (FTE) Estimated to Be Funded through Contracts with this ENRTF Appropriation:

Natural Resource Plan Preparer – approx. 0.02 FTE/yr. MLT staff 1.2 FTE total (approx. 0.40/year).

#### **B. Other Funds:**

	\$ Amount	\$ Amount	
Source of Funds	Proposed	Spent	Use of Other Funds
Non-state			
We anticipate a minimum landowner donation of 20% of the appraised easement values for the overall project. Actual amounts will depend upon the outcomes of the bidding process.	\$150,000	\$ 0	Landowners will essentially match LCCMR funds by reducing the total easement cost by donating part of the easement value.
State			
	\$0	\$	
TOTAL OTHER FUNDS:	\$150,000	\$0	

#### **VII. PROJECT STRATEGY:**

A. Project Partners: Minnesota Land Trust, Avon Hills Initiative, Stearns County

Saint John's Outdoor University: Tom Kroll, Kyle Rauch, Sarah Gainey, Jenny Kutter, Jeremy Scegura and staff

 Coordinating education and outreach, annual conference, workshops, grant management, budgeting, meeting with landowners, managing bidding process for easements

Minnesota Land Trust: Conservation staff, staff attorney, and other support staff

- Providing easement education, coordinating bidding process, meeting with landowners, developing easement documents, and monitoring and enforcing the easements.

Avon Hills Initiative: local landowners, citizens, volunteers

- Working with Outdoor U and MN Land Trust to achieve project goals

Stearns County: Environmental Services Department

- As needed, assisting with info for easement documents.

Natural Resource Consultants and contractors:

- As needed to further the outcomes of the project.

#### **B. Project Impact and Long-term Strategy:**

The past ENRTF supported phases (ML 2008-03d & ML 2013-04j) have opened up a new avenue of conservation easement prioritizing using MMAPLE and reverse-bidding. ENRTF funding of MMAPLE has allowed for innovation that is now being promoted statewide and even nationally. In addition to doing another 450-600 acres of great conservation work in the Avon Hills, we seek ENRTF funding for a final test for MMAPLE. A third successful use will firmly establish this cost-saving easement prioritization method as a potential tool for the common circumstances found in the Avon Hills and across the state. It will then be possible to seek funders from across the spectrum to continue the work in the Avon Hills. Our landscape goal is to permanently protect 70% of the remaining undeveloped landscape, or about 25,000 acres over the next 20 years.

#### **C. Funding History:**

Funding Source and Use of Funds	Funding Timeframe	\$ Amount
ENRTF to SJU for Avon Hills Conservation easements	2013-2016	\$772,000

ENRTF to SJU for Avon Hills Conservation easements	2008-2011	\$337,000
		\$

#### VIII. FEE TITLE ACQUISITION/CONSERVATION EASEMENT/RESTORATION REQUIREMENTS:

**A. Parcel List:** Parcels will be identified using the MMAPLE process. Once identified and prioritized, these parcels will be brought to the LCCMR on this list for approval.

#### **B.** Acquisition/Restoration Information:

#### **Conservation Easement Acquisition**

1. Describe the selection process for identifying and including proposed parcels on the parcel list, including explanation of the criteria and decision-making process used to rank and prioritize parcels.

Using ENRTF grants, the Avon Hills team developed and twice tested a novel ranking system for acquiring easements dubbed the Minnesota Multi-faceted Approach for Prioritizing Land Easements (MMAPLE). Under this system, each property is given an Environmental Benefits Score based on available data about its ecological qualities (e.g., shoreline, biodiversity, adjacency to protected properties). For properties meeting the minimum environmental threshold, MMAPLE uses a market-based approach that asks landowners to submit a sealed bid for the lowest price they will accept for a conservation easement. Those properties with the best ratio of environmental benefits to easement cost become the priority for acquisition. In the 2013-2016 round of MMAPLE, the \$1,448 /acre average payment represents just 30% of the estimated market value of undeveloped land.

MMAPLE is a good approach for combining ecological and economic factors in a reasonably simple ranking system. MMAPLE emphasizes the best easement value for the ENRTF. Also, landowner payment of the easements' stewardship costs meets a goal of LCCMR and the State Auditor.

2. List all adopted state, regional, or local natural resource plans in which the lands included in the parcel list are identified. Include a link to the plan if one is available.

Minnesota Statewide Conservation and Preservation Plan, 2008. Parcels not identified, but priorities are identified. <a href="http://www.lccmr.leg.mn/documents/scpp/scpp">http://www.lccmr.leg.mn/documents/scpp/scpp</a> final plan v2.html#

Stearns County Comprehensive Plan – Avon Hills Overlay District. 2008 Chapter 3

<a href="http://www.co.stearns.mn.us/Environment/LandUseandSubdivision/ComprehensivePlanning">http://www.co.stearns.mn.us/Environment/LandUseandSubdivision/ComprehensivePlanning</a>

3. For any conservation easement acquired, a restoration and management must be prepared. Summarize the components and expected outcomes of restoration and management plans for parcels acquired by your organization, how these plans are kept on file by your organization, and overall strategies for long-term plan implementation, including how long-term maintenance and management needs of the parcel will be financed into the future.

A Forest Stewardship Plan (FSP) is created by a DNR-certified professional forester or other natural resource professional for each acquired easement. This stewardship plan is comprised of a general property description, ecological classification, landowner goals, landscape goals, native plant community summary, and stand inventories. Management objectives and recommendations by stand, as well as a suggested timeline for proposed management activities are also included in the plan. The FSP is subject to an approval process by Land Trust staff and then included with the easement document in the Land Trust's files as a guide for current and long-term management of the property. All management activities, if undertaken, are the responsibility of the

individual landowners, who must follow the prescriptions of the FSP. Financing for long-term maintenance and management is the responsibility of the landowner, but other state-, federal- and other funding sources may be available.

4. For each parcel to be conveyed to a State of Minnesota entity (e.g., DNR) after purchase, provide a statement confirming that county board approval will be obtained.

N/A

5. If applicable (see M.S. 116P.17), provide a statement confirming that written approval from the DNR Commissioner will be obtained 10 business days prior to any final acquisition transaction. A copy of the written approval should be provided to LCCMR.

The Minnesota Land Trust will request, at least 10 days prior to closing, and obtain written approval by the DNR Commissioner for easement acquisitions under this grant.

Provide a statement addressing how conservation easements will address specific water quality
protection activities, such as keeping water on the landscape, reducing nutrient and contaminant loading,
protecting groundwater, and not permitting artificial hydrological modifications.

The Minnesota Land Trust takes great care in protecting the natural resources, inclusive of surface and ground waters, that underpin each of its conservation easements. Our standard conservation easement template contains fifteen (15) different provisions that specifically afford protection to surface and groundwater resources.

Beyond this, each easement is individually drafted to meet the unique features of the property and affords substantial protection to its water resources. Land uses that may impact water quality – including residential, agricultural, industrial or commercial uses – are significantly curtailed or eliminated. In turn this will help keep water in the landscape, eliminate adverse hydrological modifications, and reduce pollutant nutrient and contamination loading. In order to enroll, all properties within the ENRTF-funded Avon Hills program must possess >80% natural habitat cover (e.g., forest, wetlands) that afford greatest protection for both biotic and water resources over time; these habitats are further protected in perpetuity through the crafting of easements. No irrigated lands will be allowed in the easements.

Moreover, the project partners (St. Johns University and Minnesota Land Trust) have strategically incorporated water quality issues in its MMAPLE project selection criteria. Conservation easements acquired through the Avon Hills program are targeted toward high-quality natural habitats; those projects that rank the highest include riparian and wetland in addition to forest habitat. Moreover, projects are assessed as to how they contribute to the goals of local comprehensive plans, water plans, State conservation strategies, or other documented public policies which have identified water quality objectives related to the property. Therefore, we are selecting projects which are contributing positively to the health of surface and ground waters and including these features as part of the project's stated public benefits.

Finally, Minnesota Land Trust believes that easement language is only a first step towards effective perpetual conservation. Our easement program includes annual monitoring of all properties, working with landowners to understand and comply with the terms of their easements, effective record keeping, and swift enforcement when necessary. These efforts have contributed to our accreditation by the Land Trust Accreditation Commission.

Page 9 of 14 6/7/2016 Subd. 09c

7. Describe the long-term monitoring and enforcement program for conservation easements acquired on parcels by your organization, including explanations of the process used for calculating conservation easement monitoring and enforcements costs, the process used for annual inspection and reporting on monitoring and enforcement activities, and the process used to ensure perpetual funding and implementation of monitoring and enforcement activities.

Land protected through conservation easements will be sustained through the Minnesota Land Trust's state-of-the-art standards and practices for conservation easement stewardship. The Minnesota Land Trust is a nationally-accredited land trust with a very successful stewardship program that includes annual property monitoring, effective records management, addressing inquiries and interpretations, tracking changes in ownership, investigating potential violations and defending the easement in case of a true violation.

It is the policy of the Minnesota Land Trust to monitor each property protected by a conservation easement once a year — and more frequently if necessary. It is our goal to prevent easement violations; frequent contact with the land and the landowner helps us achieve that goal. Monitoring is typically done in person by a Land Trust staff or certified volunteer monitor walking the protected property.

It is the policy of the Minnesota Land Trust to hold and enforce its conservation easements as written. The organization is prepared to correct violations of easement terms and to legally defend and enforce its easements when necessary. The MLT calculates the costs associated with each easement through an extensive costs analysis which is updated periodically and shared with LCCMR staff. Factors that lead to the overall cost include location of the property, size, and breadth or reserved rights.

Prior to completing any easements under this work plan, the Minnesota Land Trust will work with LCCMR staff to develop appropriate easement language incorporating the State of Minnesota's conservation easement enforcement rights as required by this appropriation.

IX. VISUAL COMPONENT or MAP(S): See attachment

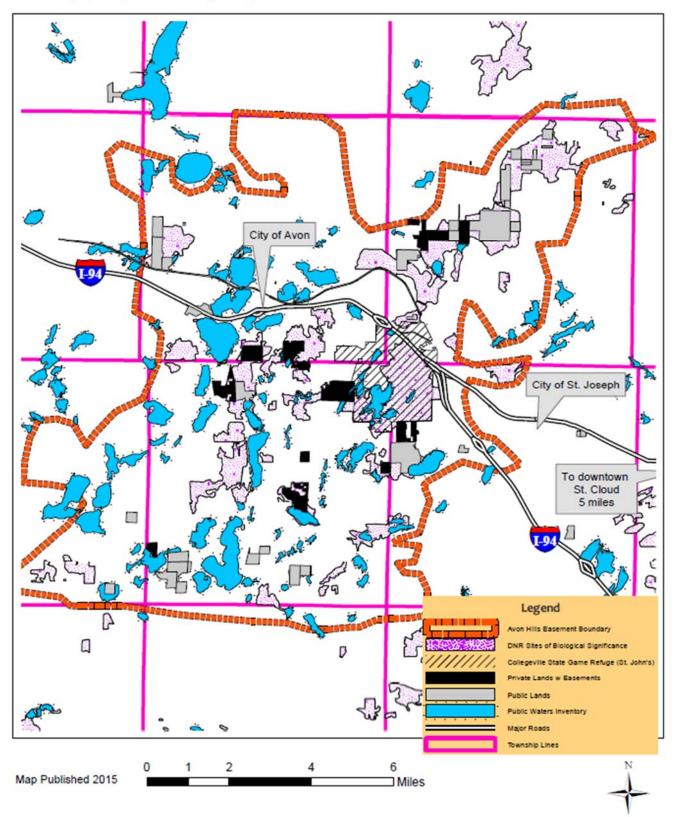
X. RESEARCH ADDENDUM: NA

#### **XI. REPORTING REQUIREMENTS:**

Periodic work plan status update reports will be submitted no later than January 31, 2017, July 30, 2017, January 31, 2018, July 30, 2018, and January 31, 2019. A final report and associated products will be submitted between June 30 and August 15, 2019.

### Avon Hills of Stearns County - 65,000 acres

Amazing open space and biological significance within 5 miles of St. Cloud and 60 miles of the Twin Cities



WIWIAPL	E Mantha	d /Minn	ocata N	Audti fo	coto	d Ar	nro	ach for Dri	oritizi:	na Lan	d Fac	omon	+-1			
								ach for Pri	OFICIZI							2
	X 45 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ls Area C	onserva				_			Formulas up	dated 2 Aug	ast 2014 by	T. Kroll			
Landowner Co		Example		(Make up a na	me or cod	te that will	be used	to identify your propert	y.)		3	- 8			9	3
Date prepared:		28-Jul-14														
	Environmental	AND SECURE						n colors to determine En mined by the land feature				uple are				
	Weighting Factor	Units Affected						ints. Red = Conservati			0 3	TO THE REAL PROPERTY.				20
EBP= weighting	factor x units)															Ų.
		Size of Property			_		8.3		V 3		0 0	- 3		1 1		Š.
								deasement. (For inform			s 2		_			
815	10+							ouse site acres within the			2.278					2
- 1		80			_			he easement that would !			w. Lot)	- 6	-		1	à .
815	10+	76						include only those acres acres are contiguous	owned by app	plicant.)	3 - 3	- 3				
913	10 4		Total contigue	as cusconens sen	cs or sego	CST DROCK I	1 000, 961	acres are contiguous			2 9					
-		Special Natural &	& Cultural Res	surces to be Pro	otected b	v the East	ement 6	count only those acres	covered by the	he easement)		- 9		8 8		Ţ.
0	250							ignificance (SOBS) (Ros								
6,000	150							nce (SOBS) (Rounded u								
0	75		Acres of Mode	rate Quality DN	R Sites o	f Biodiver	sity Sign	ulfcance (SOBS) (Roun	ded up to nea	erest 5 acres)	8 9	- 3	- 3	8 8		9
T'																
538	1	538	Feet of Shoreli	ne on "public w	aters" (str	mams, lake	est wetl	ands>10 ac) from the Pu	blic Water In	ventory Map	(round up to	nearest 10)	- 3			8
0			Feet of the long	gest contiguous	section of	shoreline	on "pub	ic waters" for each lake	on which the	survey is "m	candered." (	round up to	nearest 10)			
0	100							water or aquifer recharge				1 1 1	- 3			4
0	1				_			designated scenic mad,		other design	nated scenic	esture.		-		Ų.
0	50		# of documents	ed sites of histor	fical or cu	itural signi	ficance	which will be protected.	5			3				Š.
		Ones Control	dian Room Co.	laublan to t	Burre	and he at	Farm	and Comment or the Ut		he the rec			<b>—</b>	$\rightarrow$		4
ga.	10.					_		ent (count only those as				and bearing	Town 1			4
756 25			Acres to be alk			_		est, savanna, or wetland .	(NOI attende	a tor agricult	src, pesturin	or nomicu	marc.)			
0					_		_	e. Forest Stewardship P	ian or NRCS	Farm Plan)	2 3	- 9				
	1						-		-	- Jany						
		Location of the P	roperty to be P	rotected (cou	nt only ti	hose acres	covere	d by the easement)			7	8		8 8		8
0	100		Acres on which													J
0	2	•	Feet of protect	ed property bou	ndary whi	ich is adja	cent to e	ither public land or other	permanently	protected las	nd.	- 3				Š.
815	10+	75	Acres which ar	re inside some k	ind of spe	ecially desi	ignated o	conservation protection a	irea. (Towns	hip, county or	enservation o	verlay distric	tt)			
1870	46.07.0							War to a second second								
								re Already Used by the						2 2		
								ant outside the easement t	hat would fall	within the nex	d largest full	40" or Gov.	Lot.)			
		A40			-			with zoning board.		200				1		8
		2						are assigned by zoning .				ing board.)				8
2,000	2000							ed from above. (Include the proposed easement an		nonesnes yo	na dest.)	- 2				100
2,000	2000							ding sites? Clustered by		hat have adjoin	ining bounds	ries are cour	and so I ama			1
		Enter I shove						t adjoin on the longest o								7.
				Boundaries of	indvidual	building s			r second lone							
- 1			100	Boundaries of	indvidual	building s		agomon sae longest o	r second long	est since to be				-		_
		1	How many sep					be created? (Multiple b				ire separate	easements.)			
				arste legal esse	ment docs	ument sets	seed to		oidders or cur	renoTuture las	nd splits requ					
11,765	SUB-TOTAL OF	50	\$ /acre Admin	arste legal esse fee for multiple	ment docs	ument sets	seed to	be created? (Multiple b	oidders or cur	renoTuture las	nd splits requ					
11,765	SUB-TOTAL OF	SO ENVIRONMENT.	\$ /scre Admin AL BENEFITS	arate legal cases fee for multiple POINTS	ment docs	ument sets as. (\$15)	seed to	be created? (Multiple b dditional legal easement	sidders or cur sets needed	renoTuture las	nd splits requ					
		S0 ENVIRONMENT.  Deductions (if an	\$ /scre Admin AL BENEFITS :  y) for Not Extin	arate legal cases fee for multiple POINTS	essement	ument sets ss. (\$15,6	seed to 000 per a (100%	be created? (Multiple b dditrional legal easement protection = no deduct	sets needed	rent/future lar /acres protect	ad splits required. \$0 fee fi	or the first ea				
11,765	= sub-total of Env	SO ENVIRONMENT. Deductions (if au 94%	\$ /acre Admin AL BENEFITS   y) for Not Extin Percent of land	arate legal cases fee for multiple POINTS aguishing all Be in the casemen	ment docs essement silding A	ment sets ss. (\$15)	need to 000 per s (100% ext highe	be created? (Multiple badditional legal easement difficult legal easement protection = no deduct st "full 40" or government	sets needed	rent/future lar /acres protect	ad splits required. \$0 fee fi	or the first ea				
11,765 10,000	= sub-total of Env =(.35+ %)x above	50 ENVIRONMENT. Deductions (if as 94% 50%	\$ /acre Admin AL BENEFITS  ) for Not Extin Percent of land Percent of total	arate legal cases fee for multiple PODITS  againshing all Be in the easemen allotments to e	ment docs easement milding A	Botments ed to the re	seed to 1000 per a (100% ext higher	be created? (Multiple b delitional legal easement protection = no deduct at "full 40" or governments is for full credit.)	sidders or cur t sets needed seas) ent lot. (Prote	renoTuture las facres protect ection > 80%	nd splits required. \$0 fee fi	or the first ea				
11,765	= sub-total of Env	50 ENVIRONMENT. Deductions (if as 94% 50%	\$ /acre Admin AL BENEFITS  ) for Not Extin Percent of land Percent of total	arate legal cases fee for multiple PODITS  againshing all Be in the easemen allotments to e	ment docs easement milding A	Botments ed to the re	seed to 1000 per a (100% ext higher	be created? (Multiple badditional legal easement difficult legal easement protection = no deduct st "full 40" or government	sidders or cur t sets needed seas) ent lot. (Prote	renoTuture las facres protect ection > 80%	nd splits required. \$0 fee fi	or the first ea				
11,765 10,000	= sub-total of Env =(.35+ %)x above	50 ENVIRONMENT. Deductions (if as 94% 50%	\$ /acre Admin AL BENEFITS  ) for Not Extin Percent of land Percent of total	arate legal cases fee for multiple PODITS  againshing all Be in the easemen allotments to e	ment docs easement milding A	Botments ed to the re	seed to 1000 per a (100% ext higher	be created? (Multiple b delitional legal easement protection = no deduct at "full 40" or governments is for full credit.)	sidders or cur t sets needed seas) ent lot. (Prote	renoTuture las facres protect ection > 80%	nd splits required. \$0 fee fi	or the first ea				
11,765 10,000	= sub-total of Env =(.35+ %)x above	50 ENVIRONMENT. Deductions (if as 94% 50%	\$ /acre Admin AL BENEFITS  ) for Not Extin Percent of land Percent of total	arate legal cases fee for multiple PODITS  againshing all Be in the easemen allotments to e	ment docs easement milding A	Botments ed to the re	seed to 1000 per a (100% ext higher	be created? (Multiple b delitional legal easement protection = no deduct at "full 40" or governments is for full credit.)	sidders or cur t sets needed seas) ent lot. (Prote	renoTuture las facres protect ection > 80%	nd splits required. \$0 fee fi	or the first ea				
11,765 10,000	= sub-total of Env =(35+ %)x above 100%	50 ENVIRONMENT.  Deductions (if as: 94% 50% 75	\$ /scre Admin AL BENEFITS  y) for Not Extin Percent of land Percent of total Acres of protect	arate legal cases fee for multiple POINTS DISTRIBUTED AND ASSESSED In the essement all obments to exceed land per ho	ment docs easement milding A	Botments ed to the re	seed to 1000 per a (100% ext higher	be created? (Multiple b delitional legal easement protection = no deduct at "full 40" or governments is for full credit.)	sets needed.  Something to the sets needed.  Something to the set of the set	renoTuture las facres protect ection > 80%	nd splits required. \$0 fee for the following	or the first ea				
11,765 10,000	= sub-total of Env =(35+ %)x above 100%	50 ENVIRONMENT. Deductions (if as 94% 50%	\$ /acre Admin AL BENEFITS  3) for Not Extin Percent of land Percent of total Acres of protes and Example	arate legal cases fee for multiple POINTS DISTRIBUTED AND ASSESSED In the essement all obments to exceed land per ho	ment docu casemen silding A t compare stinguish mesile or	Botments ed to the n ed. (Must developed	(100%) (100%) (100%) (100%) (100%) (100%)	be created? (Multiple I Multiple	sets needed.  Something to the sets needed.  Something to the set of the set	sens/future las facres protect ection > 80% section > 80%	and splits required. \$0 fee for the second splits required to the second splits and deduce the second splits are deduced to the second splits.	or the first ea		fits points		
11,765 10,000 10,000	= sub-total of Env =(.35+%)x above 100%	50 ENVIRONMENT: Deductions (if any 94% 50% 75  Final Calculation 10,000	\$ /acre Admin AL BENEFITS  3) for Not Extin Percent of land Percent of total Acres of protes and Example	points legal eases for multiple POINTS POINT	ment does casemen aliding A t compare stinguishe mesite or	Botments ed to the re ed. (Must developed	(100% customers) (100%	be created? (Multiple t Additional legal easement protection = an deduction = an indicate = an i	sets needed.  Something to the sets needed.  Something to the set of the set	sensifistate lar facres protect  action > 80%  sort acres = 11  10,000	nd splits required. \$0 fee for feel. \$0 fee for feel. \$0 fee for feel feel feel feel feel feel feel fee	or the first ea	ssenere.)		notes.	
11,765 10,000 10,000	= sub-total of Em =(.35+ %)x above 100%	\$0  ENVIRONMENT.  Deductions (if any 94% 50% 75  75  Final Calculation 18,000 \$500	\$ /acre Admin AL BENEFITS  ) for Not Extin Percent of land Percent of total Acres of protect  and Example TOTAL EN	arate legal eases for multiple for for multiple POINTS  POINTS  againshing all Ba is the essement allottments to extend lend per house to be a legal to the paid to the paid to be paid to	ment does casement aliding A: t compare stinguishe or	Botments et s. (\$15.0) Botments et de (Must developed	(100% cvs higher to the company of t	be created? (Multiple be consent? (Multiple be additional legal easement protection = no deduct as "full 4" or government is for full credit.)  Must exceed 75 acres  your land.  9 3 bids.)	sets needed.  Something to the sets needed.  Something to the set of the set	sensifistate lar facres protect  action > 80%  sort acres = 11  10,000	has no deduce has no deduce ha	or the first ea	unertal Bene	for the cases		
11,765 10,000 10,000 10,000 10,000 52,000 50	= sub-total of Em =(.35+ %)x above 100% 10,000 \$1,000 50	50 ENVIRONMENT.  Deductions (if are 94% 50% 75  Final Calculation 16,000 3506 360 20.0	\$ /acre Admin AL BENEFITS /  7) for Not Extin Percent of land Percent of land Percent of land Acres of protect  and Example  TOTAL PS  \$ per acre you Extra \$\frac{1}{2}\$ is adm  YOUR CON	arate legal cases for multiple for for multiple POINTS  Againshing all But in the casements to extend land per hot cated land per hot legal for the period land for the land land for the land land land land land land land land	aliding Alicompare to compare to	Botments ets at (\$15,0  Botments et other in ed. (Musit developed  PHTS POE issement. ( one than o	seed to seed to seed to (100%	be created? (Multiple to Additional legal easement with the control of the contro	sets needed.  Something to the sets needed.  Something to the set of the set	sensifistate lar facres protect  action > 80%  sort acres = 11  10,000	lass no deduce  (A) = Your 1  (B) = \$ per  (C) Add this  (D) = Your	or the first ex-	amental Beneral beneral of to be poid of (B) year to a Value Ratin	for the eases tal price /sc %		
11,765 10,000 10,000 10,000 52,000 52,000 50 Concervation	= sub-total of Em =(.35+ %)x above 100% 10,000 \$1,000 \$1,000 \$1,000 \$2,000 \$2,000 \$2,000 \$3,000 \$4,000 \$6,	SO ENVIRONMENT.  Deductions (if are 94% 50% 75% 75% 75% 75% 75% 75% 75% 75% 75% 75	5 /ncre Admin AL BENEFITS  )) for Not Extin Percent of Isad Pe	parate legal cases for multiple PODITS for for multiple PODITS spatialising all Bs in the essential sidements to extend hand per house the parate for the parate for	allding Al compare stringuishe mesite or half for the caleeding mesite of the caleeding mesite for the caleeding mesite of the caleeding mesite or half for the calee	Botments and to the med. (Must developed series.)	send to send to send to send to send higher the be >655 to cluster.  NTS for Companies set of Higher Admin F	be created? (Multiple to Additional legal easement with the control of the contro	sets needed.  Something to the sets needed.  Something to the set of the set	sensifistate lar facres protect  action > 80%  sort acres = 11  10,000	lass no deduce  (A) = Your 1  (B) = \$ per (C) Add this  (D) = Your 1  (D) Co	fons.)	unental Beneral Beneral to be paid to (B) year to a Value Ratings	for the easer tal price hich tal = (A) + (B-	#C)	
11,76.5 10,000 10,000 10,000 52,000 5.0 Conservation	= sub-total of En =(.35+ %)x above 100% 10,000 \$1,000 \$6 10,000 \$0 10,	SO ENVIRONMENT.  Deductions (if any 94% 50% 75  Final Calculation 10,000 5500 30  20.0  Environmental Bene 75	5 /ncre Admin AL BENEFITS y) for Not Extin Percent of Instit Percent of Instit Percent of Instit Acres of protect and Example = TOTAL EN 5 per acre you Petre Sic adm = YOUR COL  effes Poise / (Ye  - Total acres yo  - Total acres	arate legal cases for for multiple PODNTS  separation and Barbara	aliding A compare to the compare to	Botments and to the med. (Must developed	send to send high to send to s	be created? (Multiple to Additional legal easement with the control of the contro	sets needed.  Something to the sets needed.  Something to the set of the set	sensifistate lar facres protect  action > 80%  sort acres = 11  10,000	has no deduce.  (A) =Your 1 (B) = \$ per. (C) Add this (D) = Your (D) (C) = Total	or the first ex- ficial Environ- core you was admin fee to  Conservation V  acres you as	amental Beneral on the be poid of the National N	for the eases tal price /ac tal price /ac price /ac tal price /ac tal price /ac price /a	+C)	
11,765 10,000 10,000 10,000 52,000 52,000 50 Concervation	= sub-total of En =(.35+ %)x above 100% 10,000 \$1,000 \$6 10,000 \$0 10,	SO ENVIRONMENT.  Deductions (if any 94% 50% 75  Final Calculation 10,000 5500 30  20.0  Environmental Bene 75	5 /ncre Admin AL BENEFITS  )) for Not Extin Percent of Isad Pe	arate legal cases for for multiple PODNTS  separation and Barbara	aliding A compare to the compare to	Botments and to the med. (Must developed	send to send high to send to s	be created? (Multiple to Additional legal easement with the control of the contro	sets needed.  Something to the sets needed.  Something to the set of the set	sensifistate lar facres protect  action > 80%  sort acres = 11  10,000	has no deduce.  (A) =Your 1 (B) = \$ per. (C) Add this (D) = Your (D) (C) = Total	or the first ex- ficial Environ- core you was admin fee to  Conservation V  acres you as	unental Beneral Beneral to be paid to (B) year to a Value Ratings	for the eases tal price /ac tal price /ac price /ac tal price /ac tal price /ac price /a	+C)	
11,76.5 10,000 10,000 10,000 52,000 50,000 Conservation	= sub-total of En =(.35+ %)x above 100% 10,000 \$1,000 \$6 10,000 \$0 10,	SO ENVIRONMENT.  Deductions (if any 94% 50% 75  Final Calculation 10,000 5500 30  20.0  Environmental Bene 75	5 /ncre Admin AL BENEFITS y) for Not Extin Percent of Instit Percent of Instit Percent of Instit Acres of protect and Example = TOTAL EN 5 per acre you Petre Sic adm = YOUR COL  effes Poise / (Ye  - Total acres yo  - Total acres	arate legal cases for for multiple PODNTS  separation and Barbara	aliding A compare to the compare to	Botments and to the med. (Must developed	send to send high to send to s	be created? (Multiple to Additional legal easement with the control of the contro	sets needed.  Something to the sets needed.  Something to the set of the set	sensifistate lar facres protect  action > 80%  sort acres = 11  10,000	has no deduce.  (A) =Your 1 (B) = \$ per. (C) Add this (D) = Your (D) (C) = Total	or the first ex- ficial Environ- core you was admin fee to  Conservation V  acres you as	amental Beneral on the be poid of the National N	for the eases tal price /ac tal price /ac price /ac tal price /ac tal price /ac price /a	+C)	
11,765 10,000 10,000 10,000 10,000 52,000 50,000 Conservation 75 \$150,000	= sub-total of En: =(.35+ %)x above 100%  10,806 \$1,806 \$1,006 \$2 \$1,006 \$2 \$1,006 \$2 \$2 \$3 \$3 \$4 \$5 \$75,000	Final Calculation  10,000  Final Calculation  20,00  30  20,0  Environmental Bene 25  \$37,500	5 /ncre Admin AL BENEFITS  )) for Not Extin Percent of land Percent of land Percent of total Actes of protect  and Example TOTAL EN  Sper Acte Signal You Total actes signal Total actes	parate legal cases for for multiple POINTS  POINTS  is the cosemen and multiple points  at the cosemen and per house of the p	aliding A. L. BENE for the compare workings when the compare workings with the compare workings	Rotments sets  (\$15,0  Rotments and to the n  ed. (Must  developed  seemest. (  cone than o  con	seed to see	be created? (Multiple to Additional legal easement protection = no deduction = no full der or government is for full create.)  Must exceed 75 acres  Must exceed 75 acres  your land.  3 bids.)  easements.  is better!	oidders or cust sets needed.  Sona)  For 100%. 1e  Florid calculus  5.	secontaine la facres protect  cotion > 80%  sec your bid b  10,000  per acres  75	clow.  (A) =Your 1 (B) = S per (C) Add this (D) = Your 2 (D) Co (E) = Total 5	or the first ex- ficial Environ- core you was admin fee to  Conservation V  acres you as	amental Beneral on the be poid of the National N	for the eases tal price /ac tal price /ac price /ac tal price /ac tal price /ac price /a	+C)	
11,765 10,000 10,000 10,000 10,000 52,000 50,000 Conservation 75 \$150,000	= sub-total of En: =(.35+ %)x above 100%  10,806 \$1,806 \$1,006 \$2 \$1,006 \$2 \$1,006 \$2 \$2 \$3 \$3 \$4 \$5 \$75,000	Final Calculation  10,000  Final Calculation  20,00  30  20,0  Environmental Bene 25  \$37,500	5 /ncre Admin AL BENEFITS  )) for Not Extin Percent of land Percent of land Percent of total Actes of protect  and Example TOTAL EN  Sper Acte Signal You Total actes signal Total actes	parate legal cases for for multiple POINTS  POINTS  is the cosemen and multiple points  at the cosemen and per house of the p	aliding A. L. BENE for the compare workings when the compare workings with the compare workings	Rotments sets  (\$15,0  Rotments and to the n  ed. (Must  developed  seemest. (  cone than o  con	seed to see	be created? (Multiple to Additional legal easement with the control of the contro	bidders or cust rects needed is sets needed in sets	secontatare las facres protect  cotion > 80%  50+ acres = n  10,000  per acre  75  from below	clow.  (A) =Your 7  (B) = 3 per (D) = Your 7  (D) = Your 7  (D) = Your 7  (E) = Total (F) = Total S	font l Environ  font l Environ  font l Environ  cor you was admin fee a  Conservation V  acres you as could it	mental Bene in to be poid to 0 (B) year to a Value Ratings when Ratings per protecting	for the eases tal price his 8 = (A) + (B- with an ease opted. (F)=(	HC) mere. B x E)	
11,765 10,000 10,000 10,000 \$2,000 \$9 5.00 Conservation 75 \$150,000	= sub-total of En: =(.35+ %)x above 100%  10,806 \$1,806 \$1,006 \$2 \$1,006 \$2 \$1,006 \$2 \$2 \$3 \$3 \$4 \$5 \$75,000	ENVIRONMENT.  Deductions (if are 94% 50% 75  Final Calculation 10,000 3500 20.0  Environmental Bench 75  \$37,500	5 /ncre Admin AL BENEFITS  2) for Not Extin Percent of Inal Percent of Inal Percent of Inal Acres of protect  and Example  and Example  TOTAL EN  \$ per sort you Extra \$\frac{1}{2}\$ call  "YOUR CON  Total \$5 you  he appraised y	arate legal cases for for makiple PODNTS  againshing all Be in the ossement to extend lead per house to be seen to be see	ment does essented with the compared to the co	Botments sets ss. (\$15,0 Botments ss. (\$15,0 Botments do to the re developed developed seement, or see	seed to seed to seed to seed to seed to seed to see thinks be >6.55 to cluster.  NITS for thinks for the seed to see the see the seed to see the see the seed to see the see t	be created? (Multiple to Additional legal easement at Yall 40° or government of for full credit.)  Must exceed 75 acres  your land.  2 3 bids.)  casements.  is better!  oc)	oidders or cust rection of sets recolod.  Sons)  Fined calculates  Albany	reonTuture las facres protect  facres protect  cotion > 80%  sort scres = m  10,000  per scre  50  from below  Avon	elow.  (A) = Your T  (B) = \$ per (D) C  (C) Add this  (D) = Your  (D) = Total \$	fions.)  Total Environment of admin fee to Conservation V acres you as you could not be a could be acres you as you could not be acres you are	nmental Peneral Peneral Peneral Peneral Peneral Peneral Peneral No be poid to (B) year to a Valor Pating Peneral Pener	for the eases tal price /tic ig = (A) + (B- with an ease opted. (F)=( St. Weadel	HC) mere. B x E) Wakefield	
11,765 10,000 10,000 10,000 \$2,000 \$9 5.00 Conservation 75 \$150,000 taximum Bids	= sub-total of En  =(.35+ %)x above 100%  10,000 \$1,000 \$1,000 \$0 10.00  value Ratings = 25 \$75,000  must not exceed	ENVIRONMENT.  Deductions (if are 94% 50% 75  Final Calculation 10,000 3500 20.0  Environmental Benz 75  \$37,500  the lesser of 1) the lesser of 1) the lesser of 10 the lesser o	5 /ncre Admin Al. BENEFITS  2) for Not Extin Percent of Inal Port of Inal	parate legal cases for for for multiple POINTS  Reputating all But is the caseman allowers to extend land per house to be a second land per house to be a second land per house legal land per house legal land land land land land land land la	ment does essented with the compared to the co	Botments sets ss. (\$15,0 Botments ss. (\$15,0 Botments do to the re developed developed seement, or see	seed to seed to seed to seed to seed to seed to see thinks be >6.55 to cluster.  NITS for thinks for the seed to see the see the seed to see the see the seed to see the see t	be created? (Multiple to Additional legal easement at Yall 40° or government of for full credit.)  Must exceed 75 acres  your land.  2 3 bids.)  casements.  is better!  oc)	bidders or cust rects needed is sets needed in sets	reonTuture las facres protect  facres protect  cotion > 80%  sort scres = m  10,000  per scre  50  from below  Avon	clow.  (A) =Your 7  (B) = 3 per (D) = Your 7  (D) = Your 7  (D) = Your 7  (E) = Total (F) = Total S	fions.)  Total Environment of admin fee to Conservation V acres you as you could not be a could be acres you as you could not be acres you are	mental Bene in to be poid to 0 (B) year to a Value Ratings when Ratings per protecting	for the eases tal price his 8 = (A) + (B- with an ease opted. (F)=(	HC) mere. B x E)	
11,765 10,000 10,000 10,000 10,000 52,000 52,000 55,00 Conservation 75 \$150,000 taximum Bids	= sub-total of En: =(.35+ %)x show 100%  10,806 \$1,800 \$1,000 \$1,000 \$75,000  whate Ratings = 1 75 \$75,000  must not exceed: Assessor Townshovironnental Berefit	Final Calculation  Store  Final Calculation  10,000  Store	5 /ncre Admin AL BENEFITS.  1) For Not Extin Percent of land Percent of land Percent of total Actes of protect  and Example TOTALEN Sper acm you Entre Sive and YOUR CON felse Poiss / (Ye Total Ses you Total actes you Total actes you Total actes you Note to the protect Protect  Note to the protect Protect  Note to the protect Protect  Note to the protect  Note to t	parate legal cases for for multiple POINTS  POINTS  spainting all Be in the osemen allowers to extend land per house to be paid in the per house to be paid in fee for being an interest for the fee fee fee fee fee fee fee fee fee f	cisement does ci	Botments sets  (S15, (S1, (S1, (S1, (S1, (S1, (S1, (S1, (S1	need to need t	be created? (Multiple to Additional legal easement at Yall 40° or government of for full credit.)  Must exceed 75 acres  your land.  2 3 bids.)  casements.  is better!  oc)	oidders or cust rection of sets recolod.  Sons)  Fined calculates  Albany	secoffatare las facres protect  cotion > 80%  60+ acres = n  10,000  per acre  75  from below  \$3,671	elow.  (A) = Your T  (B) = \$ per (D) C  (C) Add this  (D) = Your  (D) = Total \$	fions.)  Total Environment of admin fee to Conservation V acres you as you could not be a could be acres you as you could not be acres you are	nmental Peneral Peneral Peneral Peneral Peneral Peneral Peneral No be poid to (B) year to a Valor Pating Peneral Pener	for the eases tal price /tic ig = (A) + (B- with an ease opted. (F)=( St. Weadel	HC) mere. B x E) Wakefield	
11,765 10,000 10,000 10,000 10,000 52,000 50 Conservation 75 \$150,000 Laximum Bids 2013 500 Total En	= sub-total of En  =(.35+ %)x above 100%  10,000 \$1,000 \$1,000 \$0 10.00  value Ratings = 25 \$75,000  must not exceed	ENVIRONMENT.  Deductions (if any 94% 50% 75	5 /ncre Admin AL BENEFITS  2) for Net Extin Percent of land Percent of total Acres of protes  and Example TOTAL PS  5 per acre you Extra Site adm Total Syou Total Syou  Total Syou  Value (ATAMV In to participate 20% of ATAMV In the ATA	parate legal cases for for multiple PODNTS  spainting all Be in the osceneral in the osceneral in the osceneral in the osceneral interest per the oscietal hand per house the oscietal hand per house the paid in fee for bids a VIRICASMENT/ want to be paid in fee for bids a VIRICASMENT will receive if it is a vicinity of the result of the	cisement does cisement does cisement does cisement does cisement c	Rotments sets as (\$15).  Rotments sets as (\$15).  Rotments sets as (\$15).  Rotments sets as (\$15).  Rotments	seed to see	be created? (Multiple to Additional legal easement at Yall 40° or government of for full credit.)  Must exceed 75 acres  your land.  2 3 bids.)  casements.  is better!  oc)	sets needed is sets needed in sets n	seconfutare las facres protect  action > 80%  50+ acres = n  10,000  per acre  50  75  from below  Avon  \$3,671	clow.  (A) =Your 1 (B) = S per.  (C) Add this (D) = Total (F) = Total 5  Collegeville \$4,536	rotal Environment of the first experience of the first	sement.)  smertal Bene if to be poid to Byour to be poid to Value Ratings a protecting coceive if accept \$4,026	for the eases sal price /see /see /see /see /see /see /see /s	ee +C) -mers. B x E) Wakefield \$4,466	
11,785 10,000 10,000 10,000 10,000 52,000 53,000 50,00 Conservation 75 \$150,000 Auximum Bids 1,000 Environm 1,000 Environm 3,000 Environm	= sub-total of Em  = (.35+ %)x above  100%  10,000  \$1	ENVIRONMENT.  Deductions (if any 94% 50% 75	5 /scre Admin AL BENEFITS  2) for Not Extinct Percent of land Percent of land Percent of load Actes of protect  - TOTAL Ext Sper acre you Extra Size adm - YOUR COR  for Points / You - Total SS you  Land - Total SS you  Value (ATAM) In operating the part of t	arate legal cases for for multiple PODNTS  spainting all Ba is the ossement in the case of	cisement document doc	Bottments sets as (\$15,0). Bottments sets as (\$15,0). Bottments and to the set of the developed	seed to seed t	be created? (Multiple to Additional legal easement at Yall 40° or government of for full credit.)  Must exceed 75 acres  your land.  2 3 bids.)  casements.  is better!  oc)	oidders or cust rects needed is sets needed in sets	10,000   1	closs.  (A) = Your 7 (B) = 3 per (C) Add this (F) = Total \$  Collegeville \$4,536 \$907	rotal Environment of the first expension of t	neertal Beneral Beneral Beneral Beneral Beneral Beneral to be paid to (B) year to a (S) and a (S	for the eases sal price here \$\mathbb{E}\$ = (A) + (B- with an ease opted. (F)=( \$3,769 \$754	Wakefield \$4,466	
11,765 10,000 10	= sub-total of Em  =(.35+ %)x above 100%  10,606 \$1,606 \$30 10,00 a Value Ratings = 1 \$75 \$75,000  must not exceed  Assessom Townsh remail Benefit Point mental Benefit Point	Final Calculation  Final Calculation  50%  50%  75  Final Calculation  500  20.0  Eavironmental Bern  75  \$37,500  the lesser of 1) the lesser of 1) the lesser of 1 and 10 and 1	5 /ncre Admin AL BENEFITS  2) for Not Extin Percent of Intel Sper sorry you Extra Size aim PYOUR CON Effer Points / (Ye) Total SES you  Pyour ATAMY  10 percent parts  10 percent	anate legal cases for for multiple POINTS  POINTS  Repulsibling all But is the consensus all distincts to exact land per house to be added	allding A L BENE for the case ment does not consume the case of th	Botments sets as (\$15,0 kg) and the set of t	(100% (100% (100%) (100	be created? (Multiple to Additional legal easement at Yall 40° or government of for full credit.)  Must exceed 75 acres  your land.  2 3 bids.)  casements.  is better!  oc)	sets needed.  Sons)  Fland calcula  S of ATAMV  Albany  \$3,699	10,000   1	clow.  (A) = Your 1 (B) = 3 per (C) Add this (D) = Total 5 (C) eldegeville \$4,536	Total Environment  Total Environ	sement.)  sinertal Beneral Beneral beneral beneral beneral to be poid to (B) year to value Ratingale Ratingale Ratingale Ratingale Protecting eccive if acce	for the eases sal price here  = (A) + (B- with an ease opted. (F)=( \$3,769 \$1,131	Wakefield \$4,466	
11,765 10,000 10	= sub-total of En  = (.35+ %)x above  100%  10,000  \$1	Final Calculation  Final Calculation  10,000  500  20,0  Environmental Beneral	5 /ncre Admin AL BENEFITS.  2) for Not Extin Percent of Isad P	arate legal cases for for for multiple PODPTS for for multiple PODPTS in the osceneral spatishing all Be in the osceneral submission of the policy of the po	ment does a casemen and a casemen a casemen	Bottments sets as (\$15,0). Bottments sets (\$15,0). Bottments as (\$15,0). Bottments as (\$15,0). Bottment (\$15,0). Bottmen	(100% (100%	be created? (Multiple to Additional legal easement as a final 40° or government is for full credit.)  Must exceed 75 sores  your land.  your land.  easements.  is better!  be)	sound of the set of th	10   10   10   10   10   10   10   10	clow.  (A) = Your 7 (B) = S per (C) Add this (F) = Total S  Collegeville \$4,536 \$907 \$1,361 \$2,268 \$2,722	rotal Environment of the first expension of t	sement.)  amental Bene is to be poid to (B) year to a Value Rating and a Value Rating at the Cook is a Cook in the	for the easen tal price his ta	Wakefield \$4,466 \$893 \$1,340 \$2,2630	
11,785 10,000 10	= sub-total of Em =(.35+ %)x show 100%  10,806 \$1,800 \$1,000 \$1,800 \$5,500  a Value Rutings = 1 25 \$75,000  must not exceed: Assessor Townsh reviouserstal Benefit Point mental Benefit Point	ENVIRONMENT.  Deductions (if any 94% 50% 75% 75% 75% 75% 75% 75% 75% 75% 75% 75	5 /ncre Admin AL BENEFITS  2) for Not Extin Percent of Inal Pe	parate legal cases for for multiple PODNTS  spainhing all Bs in the ossement is the ossement in the parate for the parate for the parate for both as VIRCONSENT/, want to be paid in fee for both a SERVATION SERVATION with the parate for both as VIRCONSENT/, want to be paid in fee for both as SERVATION was to be paid in fee for both as SERVATION was protectife will receive if you are not provided in the parate in the par	ment does casement and a casement does casement does casement and a compared and a compared and a casement and	Bottments sets as (\$15,0]. Bottments set as	seed to 0000 per a control of the co	be created? (Multiple to Additional legal easement as a final 40° or government is for full credit.)  Must exceed 75 sores  your land.  your land.  easements.  is better!  be)	sets needed.  Sonati Fined calculate  Sample of ATAMV  Albany  \$3,699  \$1,480  \$1,850	10   10   10   10   10   10   10   10	clow.  (A) =Your 1  (B) = Your 1  (C) Add this  (F) = Total 5  4, 536  \$1,361  \$1,361  \$2,268	rotal Environment  for the first or  for the fir	mertal Bene at to be paid to to B) your to to Value Rating to protecting cocke if acco	for the easen to a price his better the casen to be seen to be see	**************************************	

### Environment and Natural Resources Trust Fund M.L. 2016 Project Budget

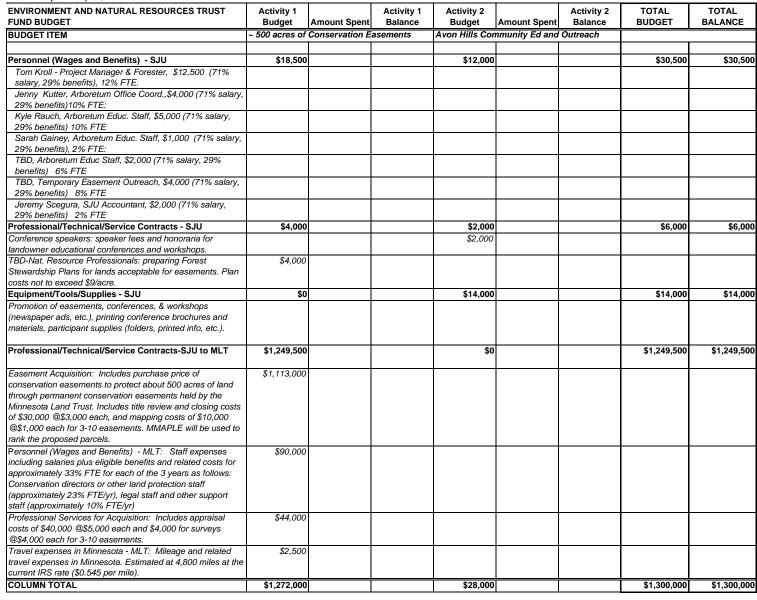
**Project Title:** Conservation Easements in Avon Hills – Phase III

Legal Citation: M.L. 2016, Chp. 186, Sec. 2, Subd. 09c

Project Manager: Thomas Kroll
Organization: Saint John's University
M.L. 2016 ENRTF Appropriation: \$ 1,300,000

Project Length and Completion Date: 3 Years, June 30, 2019

Date of Report: May 29, 2016





## **Environment and Natural Resources Trust Fund M.L. 2016 Parcel List**

Project Title: Conservation Easements in Avon Hills – Phase III

Legal Citation: M.L. 2016, Chp. 186, Sec. 2, Subd. 09c

Project Manager: Thomas Kroll

**Organization:** Saint John's Outdoor U, Saint John's University

**M.L. 2016 ENRTF Appropriation:** \$ 1,300,000

Project Length and Completion Date: 3 Years, June 30, 2019

Date of Report: May 29, 2016

#	Acquisition or Restoration Parcel Name	Format: [D	Coordinates eg.]° [Min.]' [Hemis.] Longitude	Estimated	Estimated Annual PILT Liabilities	County	Site Significance	Activity Description	# of Acres	# of Shoreline Miles	 Proposed Fee Title or Easement Holder (if applicable)	Status
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												

NOTES: Because of the inherent bidding nature of the MMAPLE process, it is not possible to list thepotential sites until they have been bid. Once they are bid, this form will be updated and submitted to LCCMR before easements are implementable.

Page 14 of 14 Subd. 09c