



Rocky Mountain Elk Foundation Conservation Easement Monitoring Report

Name of the Easement: Wilson Mesa & Addition

State: Colorado

County: San Miguel

Easement Transaction Summary (i.e. acres, phases, amendments, sales):

Billorado Properties donated a conservation easement (CE) on 1,995 acres to the Rocky Mountain Elk Foundation (RMEF) in 1996. The deed was amended in 2000 to add an additional 389 acres. In 2007, the property was purchased by Louis Bacon. In 2016, a ministerial amendment was completed to redefine an interior division line between the northern and southern portions of the ranch. Mr. Bacon also owns the RMEF-held South Valley CE, which he purchased in 2012.

Name of Original Easement(s) Grantor(s):

Wilson Mesa – Billorado Properties, deed signed by William W. Carstens as Trustee
Wilson Mesa Addition – Deborado, LLC and Gunslinger Investment Corporation, deed signed by attorneys of William W. Carstens.

Date of Easement(s): December 23, 1996

August 8, 2000 (Amendment/Addition)

November 9, 2016 (Amendment)

Current Easement Owner(s) Contact Information:

Louis Bacon
c/o Peter Talty
1251 Avenue of the Americas
17th floor
NYC, NY 10020
(212) 782-7078
Peter.Talty@bllc.com

Ranch Manager (if applicable) Contact Information:

Craig Taggart
Trinchera Ranch
24492 Trinchera Ranch Road
Fort Garland, CO 81133
719-379-3263 (Ranch Office)
719-868-2245 (Ranch Office)
719-680-9348 (Cell)

Don Lundburg (on-site manager)
(979) 729-1215

Date Monitored: 08-14-2016

Date Last Monitored: 08-10-2015

Monitored by: Jarren Kuipers – Land Steward Services LLC.

Accompanied by: Hawk Greenway – Pilot. I spoke with Craig Taggart (land manager).

List the Conservation Values protected by this Easement:

The Property provides relatively natural wildlife habitat within the Wilson Mesa and San Miguel River Valley watershed and ecosystem and the ecosystem's natural, scenic, open-space, wildlife habitat and forested conditions including flora, fauna and soils. The property provides significant habitat for elk and provides habitat for deer, bear, mountain lion, and other regional Colorado wildlife and the maintenance of such natural habitat helps support wildlife populations in the Wilson Mesa and San Miguel River Valley ecosystem. In particular, the property contains aspen stands, high meadows and grass.

ATTENTION EASEMENT OWNER(S):

RMEF strongly encourages you to review your Deed(s) of Conservation Easement (CE) periodically, especially the Permitted and Prohibited Uses and Practices. Some activities may require Prior Notice and Approval from RMEF, such as new building or road construction, forest management activities, farming/cultivation, riparian activities, sale of property, etc. If you need a copy of your Deed, please contact the RMEF staff/contractor who monitors your easement or call RMEF at 800-CALL-ELK and ask for the Lands Department.

Since the last monitoring visit, please identify any activities on the property, any activities planned for the future, and whether any reserved rights were exercised.

New buildings or other construction:

None observed or mentioned.

Aspen restoration fencing is permitted under the RMEF-approved 2013 Forest (Aspen) Management Plan.

New road construction:

None observed or mentioned.

Mineral extraction or excavation:

None observed or mentioned.

Forest management activities:

They would like continue additional aspen regeneration work as funding allows. However, they have no immediate plans at this time.

Noxious weed infestation:

Canada thistle, musk thistle and hound's tongue are the primary species and they are treated annually.

Cropland management:

They actively irrigate, but do not cut hay.

Livestock use and management:

They do not graze with any livestock.

Water developments and water rights:

None observed or mentioned.

Describe significant wildlife management practices, habitat improvements, wildlife population trends, wildlife observations or other activities and details relating to the stewardship of the land:

There were no other new habitat projects this last year. It was reported that the elk and deer populations continue to do well. This year they did have Colorado Natural Heritage do a broad biological survey on the property.

General property conditions and observations:

Forage production was good this year with above average precipitation. From the air, the big game fenced aspen regeneration project was producing noticeably more and taller aspen sprouts than the unfenced areas.

Owner or representative comments on any unusual or adverse influences impacting the property (i.e. trespass by neighbor's livestock, poaching, plant or animal disease, increased human activity or habitat conversion in area):

Nothing to report.

Does landowner permit public hunting on CE? Is the landowner enrolled in a state agency hunter access program (i.e. block management)? If yes, is it an annual agreement or a long-term agreement?

Hunting is typically very minimal and reserved for the friends and family of the owner. They harvested one bull last year.

Method of monitoring (foot, horseback, vehicle, aerial):

Aerial.

Time spent monitoring:

10 min.

Weather conditions at the time of monitoring:

Warm and partly cloudy.

Provide description of the area that was observed during the inspection (such as the entire property, eastern boundaries of the south road, etc.) and provide routes of travel:

The entire property was viewed. For more detail see Appendix A.

Photos taken?

Yes. See Appendix B.

Concerns/Violations:

None observed or mentioned.

By signing this report below, I attest that I monitored the property on the Date Monitored above, and that all photos included in the Appendix were taken by me during the site visit, on the Date Monitored, and that the photograph is an accurate depiction of the subject photographed.

Monitor's Signature:



Date: 11-01-2016

Monitor's Printed Name and Title: Jarren Kuipers – Land Steward Services LLC.

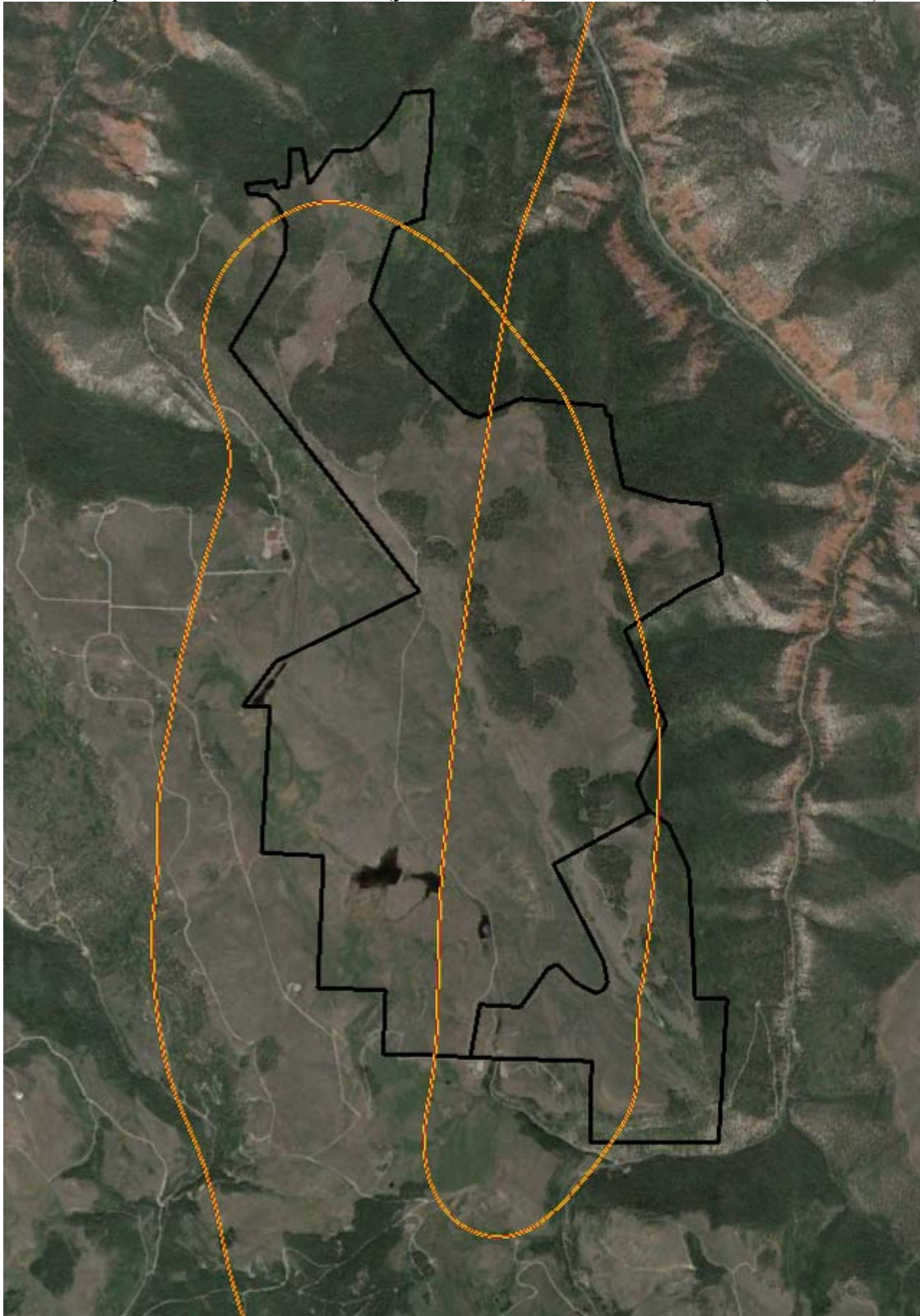
Monitor's Mailing Address: 1505 21st St., Cody, WY 82414

(Note: Mailing Address only required for non-RMEF staff members.)

RMEF Headquarters | 5705 Grant Creek Rd | Missoula, MT 59808-8249 | (800) CALL ELK | WWW.RMEF.ORG

Appendix A - Monitoring Map

Aerial photo with the GPS track (yellow lines) and easement border (black line).



Appendix B – Photographs

Distant view looking northeast from the southwest corner.



Looking southeast from the west border.



Looking northeast from the southwest corner.



Distant view looking southeast from the west border.



Looking southeast at the small unfenced aspen clearing.



Looking southwest at the southwest corner of the fence clearing.



Looking north at the north end of the fenced tree clearing.



Looking southwest at the northeast corner of the fenced tree clearing.



Looking northwest at the north region and tree clearing projects.



Looking southwest across the center of the property.



Looking west at the border between the two easements.



Looking north from the southcentral region.



Looking north from the south border.

