



Rocky Mountain Elk Foundation Conservation Easement Monitoring Report

Name of the Easement: Wilson Mesa – Parcels BR & CR
State: Colorado

County: San Miguel

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

Billorado Properties donated a Conservation Easement (CE) on 1,950.07 acres to the Rocky Mountain Elk Foundation (RMEF) in 1996. The deed was amended in 2000 to add an additional 435 acres under CE. 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. This amendment, with accompanying survey, defined three Parcels on the Ranch (AR – 435 acres; BR – 709.24 acres; CR – 1,240.83). In early 2017, Parcel AR was subdivided and sold to new owners as permitted by the Deed. This monitoring report documents Parcels BR & CR, owned by Mr. Bacon. Parcel AR is documented under a separate report, as it is under separate ownership.

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 Fl.
New York City, NY 10020
(212) 782-7078
Peter.Talty@bllc.com

Ranch Manager (if applicable) Contact Information:

Aaron Swallow
Trinchera Ranch
24492 Trinchera Ranch Road
Fort Garland, CO 81133
(719) 379-3263 (Ranch Office)
(719) 868-2245 (Ranch Office)
(719) 640-0481 (Cell)
Aaron.Swallow@tercioranch.com

Additional contact: Don Lundburg (on-site manager) (979) 729-1215 (Cell) (970) 728-3461 (Home)	
Date Monitored: June 13, 2019	Date Last Monitored: June 22, 2018
Monitored by: Jarren Kuipers – Land Steward Services LLC Accompanied by: Solo. I spoke with Aaron Swallow, Ranch Manager, and Don Lundburg, On-site Manager, prior to the visit.	
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, bears, mountain lions, and other regional Colorado wildlife. 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(s), 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. No new fencing has been installed this last year. New road construction: None observed or mentioned. Mineral extraction or excavation: None observed or mentioned. Forest management activities: None observed or mentioned. There are no immediate plans to continue the aspen regeneration cuttings.	

Noxious weed infestation:

Canada thistle, musk thistle and houndstongue are the primary species, and they are treated annually. Noxious weeds did not appear to be abundant other than for occasional musk thistle along the road.

Cropland management:

Landowners actively irrigate, but do not cut hay.

Livestock use and management:

Landowners do not graze any livestock.

Water developments and water rights:

None observed or changes 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 new habitat projects this last year. The area always has an abundance of elk and deer, but this year it was incredible. There were literally hundreds of cows and calves bedding down out in the open. I did not see any deer or bear this year, which is unusual.

It was reported that big game populations continue to do well.

General property conditions and observations:

Forage production was very good this year due to high amounts of snowfall and spring rain. It could have even been better if not for the cool spring temperatures, which were slowing down plant growth. The landowners do not graze cattle, so everything is reserved for elk and deer and they get very little human disturbance. Aspen regeneration continues to be a problem outside of the big game fencing area. There are far too many elk for natural aspen regeneration and that has been the case for several years running.

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 friends and family of the owner. They usually take a couple animals.

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

Vehicle.

Time spent monitoring:

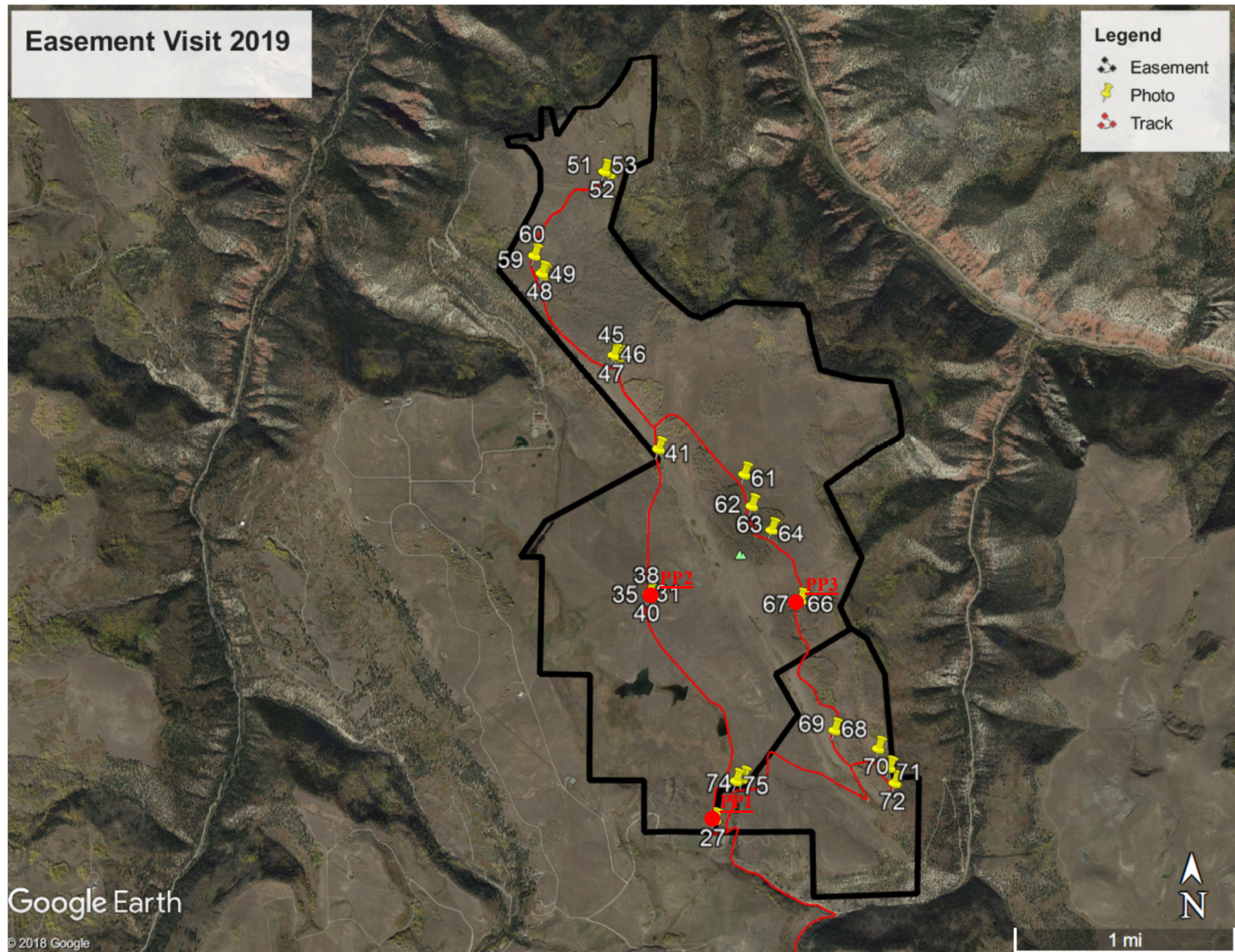
Two hours.

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.
<p><i>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 photographs are an accurate depiction of the subject photographed.</i></p> <p> Monitor's Signature:  Date: October 2, 2019 </p> <p> Monitor's Printed Name and Title: Jarren Kuipers – Land Steward Services LLC </p> <p> Monitor's Mailing Address: 1505 21st St., Cody, WY 82414 <i>(Note: Mailing Address only required for non-RMEF staff members.)</i> </p>

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 (red lines) and easement border (black line).



Appendix B – Photographs

PP1: Looking north from the main gate on the south border.



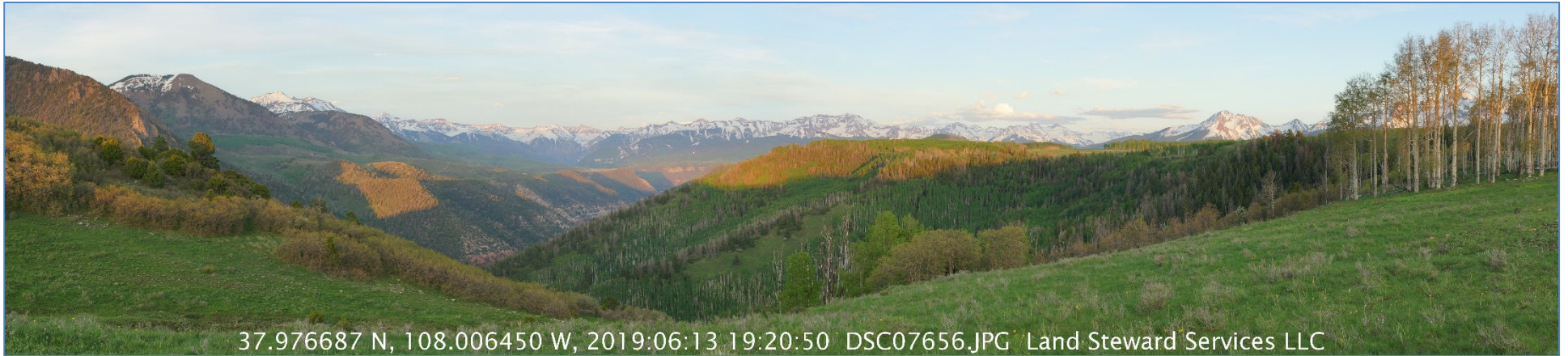
PP2: Looking south from the south-central.



Extra: Looking north into the far northern extent.



Extra: Looking southeast from the far northern extent.



Extra: Looking southwest in the aspen clearing/fenced area.



Extra: Looking northeast in the aspen clearing/fenced area.

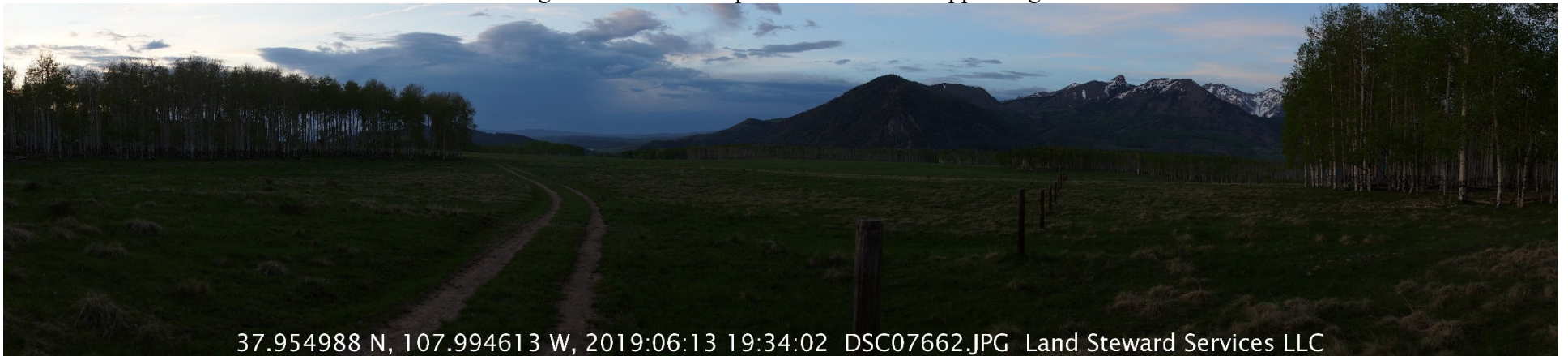


Extra: Smaller of the two elk herds observed. The cow-calf herd was possibly ten times larger.



37.957015 N, 107.995226 W, 2019:06:13 19:33:02 DSC07661.JPG Land Steward Services LLC

PP3: Looking north from the aspen stands into the upper large meadow.

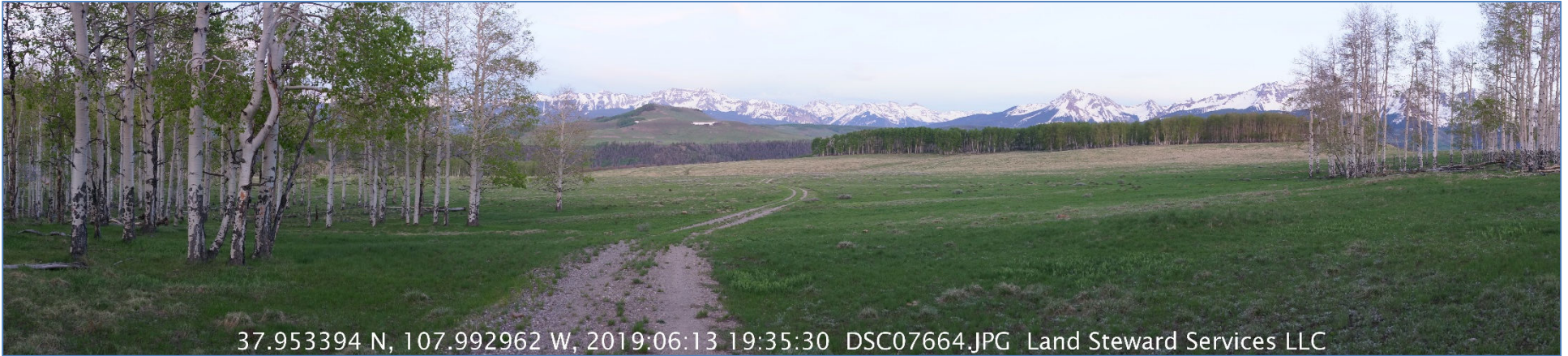


37.954988 N, 107.994613 W, 2019:06:13 19:34:02 DSC07662.JPG Land Steward Services LLC



37.954951 N, 107.994616 W, 2019:06:13 19:34:14 DSC07663.JPG Land Steward Services LLC

Extra: Looking north into the large upper meadows from the center.



Extra: Looking south into the large aspen stands from the center.



PP3: Near the southeast border, looking through aspen to the large meadow.



Extra: A portion of the large elk herd.



37.949045 N, 108.003104 W, 2019:06:13 18:59:48 DSC07640.JPG Land Steward Services LLC