Emails Between TLC Representatives and Sara Howard

Marked as Deposition Exhibit 9 during the September 3, 2026 Deposition of Sandy Sweitzer

Electronically Filed Date: 10/1/2026 4:25 PM Orange Superior Court County Clerk of Superior Court

From: Sara Howard
To: Robert Howes
Cc: Hannah Royal; Matt Rutledge; Sandy Sweitzer
Subject: Re: Union Grove Farm
Date: Friday, April 12, 2024 6:11:34 AM
Attachments: image001.png
TLCmeeting.docx

Some people who received this message don't often get email from sarabeth.howard@gmail.com. Learn why this is important

Hi,

We are all looking forward to the meeting on Saturday. There will be approximately 25 people attending.

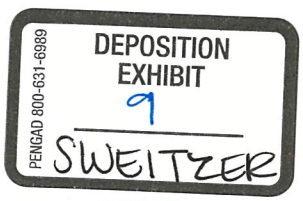
I'm asking everyone to please park on the side of Wood Duck Lane and walk down the driveway, we'll be set up outside on the backside of the house.

I'm attaching a document with questions we would like you to address at the beginning of the meeting,

Best,
Sara

On Thu, Apr 11, 2024 at 5:25 PM Robert Howes <rhowes@triangleland.org> wrote:

> Hi Sara,
>
> We look forward to visiting with you and your neighbors on Saturday. From TLC there will be four staff members and two board members. We would like to bring a few maps to hand out to the group, how many people do you expect to join us?
>
> We hope this will be an opportunity for us to have an open and frank, though off the record, conversation about the conservation easement and the work at Union Grove Farm. We also hope that you all will be able to share your concerns with us as we work to address the issues with the farm.
>
> Again, we look forward to meeting with you on Saturday.
>
> Best,



Bo Howes (he/him/his)

Director of Land Protection & Stewardship West
P.O. Box 1848, Durham, NC 27702
919-908-0052 Office
rhowes@triangleland.org
www.triangleland.org

Celebrating 40 years of land protection. Enjoy 8 nature preserves offering 55 miles of trails and outdoor spaces. Planning a visit to Brumley or Williamson Preserves? Check www.triangleland.org or visit Triangle MTB for weather-related trail closure updates.

From: Sara Howard <sarabeth.howard@gmail.com>
Sent: Wednesday, March 27, 2024 1:20 PM
To: Robert Howes <rhowes@triangleland.org>
Cc: Hannah Royal <hroyal@triangleland.org>; Matt Rutledge <mrutledge@triangleland.org>; Sandy Sweitzer <ssweitzer@triangleland.org>
Subject: Re: Union Grove Farm

April 13 at 10am is great, thank you.

We will meet at 3220 Wood Duck Ln, Hillsborough, NC 27278.

See you then,

Sara

On Wed, Mar 27, 2024 at 9:24 AM Robert Howes <rhowes@triangleland.org> wrote:

> Hi Sara,
>
> TLC staff is available on Saturday, April 13 at 10 AM if that works for you. We are happy for you to host the meeting if you are still willing. There will be four of us from TLC.
>
> Thanks,

Bo

Bo Howes (he/him/his)

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rhowes@triangleland.org
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From: Sara Howard <sarabeth.howard@gmail.com>

Sent: Tuesday, March 26, 2024 9:12 AM
To: Sandy Sweitzer <ssweitzer@triangleland.org>
Cc: Robert Howes <rhowes@triangleland.org>
Subject: Re: Union Grove Farm

Some people who received this message don't often get email from sarabeth.howard@gmail.com. Learn why this is important

Hi,

Just reaching out again about setting a meeting.

Thanks,

Sara

On Tue, Mar 19, 2024 at 1:23 PM Sara Howard <sarabeth.howard@gmail.com> wrote:

> Hi Sandy,
>
> Please let me know when TLC is available to come out for a meeting. Would any weekends in April work? I'd like to get a firm date from TLC to let all the neighbors

have plenty of notice. I'm happy to host the meeting here as my property directly borders Union Grove Farm.

Thank you,

Sara

On Sat, Mar 2, 2024 at 12:50 PM Sandy Sweitzer <ssweitzer@triangleland.org> wrote:

> Sara and the Maple View Homeowners Association,
>
> TLC is well aware of the terms of the easement and violations. We served the owners of Union Grove Farm with a notice of violation in December. They agreed to stop work on the road until we worked things out. Since then, we have met with them several times to discuss how we can improve the conservation values of the property while allowing them to meet some of the goals for the farm. You are probably aware that TLC is not the entity to determine what is and is not a farm-related enterprise – that is state law.
>
> On Feb. 15th we met with them on site and talked about some specific next steps and are now having them reviewed by our legal counsel and TLC's board of directors.
>
> When we have a more solid agreement with them, we would like to meet with you and the other neighbors to explain how we are protecting the conservation values of the land and to answer other questions.
>
> Sandy

Sandy Sweitzer, *Executive Director*

Pronouns: She, Her, Hers
Post Office Box 1848, Durham, NC 27702
919-908-0051
ssweitzer@triangleland.org
www.triangleland.org

Connect with us on social media: Facebook | LinkedIn | Instagram | Explore TLC

From: Sara Howard <sarabeth.howard@gmail.com>
Sent: Thursday, February 22, 2024 7:14 PM
To: Robert Howes <rhowes@triangleland.org>; Sandy Sweitzer <ssweitzer@triangleland.org>
Subject: Union Grove Farm

Some people who received this message don't often get email from sarabeth.howard@gmail.com.
Learn why this is important

February 22, 2024

Triangle Land Conservancy

Dear Ms. Sweitzer:

We represent the homeowners on Green Rise Road, Pasture Road, and Meadowview Road/Wood Duck Lane on the west, north, and east side of the former Maple View Farm, now Union Grove Farm. Mapleview Farm was acquired in 2021 and 2022 by various LLCs under Union Grove Joint Venture Partners, a venture capital firm. Greg Bohlen is co-founder and Managing General Partner of Union Grove Joint Venture Partners. Since acquisition, the new owner has clearcut forested areas, removed vegetated buffers from waterways and ponds, constructed new access roads, hauled in tons of fill dirt and rocks, and commenced construction of commercial uses of the property including a microbrewery, "beer garden", and outdoor amphitheater. Land disturbance has resulted in extensive siltation and sedimentation of the headwater tributary to Morgan Creek (within the University Lake protected watershed) and the pond at the corner of Dairyland and Meadowview Roads. These activities have degraded the conservation values of the property and violated limitations and prohibitions in the conservation easement.

The purposes of the Conservation Easement are "to protect in perpetuity the open space character, agricultural productivity, watershed protection and scenic qualities of the property (collectively the "Conservation Values"), and to assure the availability of the Property in perpetuity for agricultural use." To ensure these purposes are achieved, the easement includes very specific prohibited acts

that the Grantor promises it will not perform or allow others to perform:

1. The construction or reconstruction of any building or structure, except those existing on the date of the Conservation Easement is prohibited, except for "new buildings and other structures and improvements to be used solely for agricultural purposes." These may only be "built on that portion of the Property designated as the Farm Operations Envelope on exhibit B."

The new owner has commenced construction on new buildings for a microbrewery and "beer garden" and a new structure for an amphitheater on the property. The microbrewery and "beer garden" are not for agricultural purposes and will not be used "solely for agricultural purposes" as required by the Conservation Easement. The amphitheater will not be used "solely for agricultural purposes" as required by the Conservation Easement; moreover, it is also outside the Farm Operations Envelope and no new building or structure can be constructed outside the Farm Operations Envelope.

2. "No new roads may be built except within that portion of the Property designated as the Farm Operations Envelope or except for access roads as shown on Exhibit B." Exhibit B identifies and depicts only one access road from Dairyland Road to the Farm Operations Envelope.

Although the easement explicitly prohibits any new access roads other than the sole preexisting access road from Dairyland Road, the new owner has constructed or has under construction three new access roads. The first exits west from Meadowview Road to the vicinity of the Farm Operations Envelope. It is along the route of a former tractor trail through an active pasture used by the former owners to haul manure. The new owner has used this access road to haul in tons of fill dirt and rocks. The second is a large newly cut access road from Meadowview Road in the northeast corner of the property to the vicinity of the Farm Operations Envelope. A significant number of mature hardwood trees were cut for this road. The third is west of the Farm Operations Envelope to connect with the Agricultural Center and Dairyland Road.

3. The Conservation Easement requires compliance with an approved Natural Resources Conservation Service (NRCS) conservation plan that addresses soil and water conservation, pest management, floodplain protection, viewshed protection, nutrient management and habitat

protection. "This plan shall be updated periodically, and in any event at the time the basic type of agricultural operation on the property changes or at any time ownership of the property changes." Trees may be cut only "if done in accordance with the written conservation plan."

Upon information and belief, the new owner failed to obtain a new NRCS plan before commencing tree cutting and other activities. NRCS also does not approve conservation plans for commercial activities and this is primarily a commercial activity with the vineyard an incidental use.

4. The Grantor (TLC) in its sole discretion may give approval for activities subject to limitations in the Conservation Easement. But this permission may be granted only if such activities "(1) do not violate the purpose of this Conservation Easement and (2) either enhance or do not impair any significant conservation interests associated with the Property."
"Such requests for permission, and permission for activities requiring the Grantee's consent shall be in writing and shall describe the proposed activity in sufficient detail to allow the Grantee to judge the consistency of the proposed activity with the purpose of the Conservation Easement."

Upon information and belief, Union Grove Farm did not seek permission in writing for the actions described above, and in some instances did not provide TLC any notification it intended to commence such activities.

Most of the residents in this area purchased their homes aware of the Conservation Easement on the former dairy conveyed by Bob and Carol Nutter to the Triangle Land Conservancy in 1995 and with the legitimate expectations the Grantor and any subsequent owner would comply with its terms and the TLC would ensure the terms of the easement would be enforced.

A conservation easement reduces the assessed value of the property which in turn can have substantial property, corporate, estate, and other tax benefits to the grantor. It can also substantially reduce the value of the property that is conveyed to a future buyer, who acquires the property subject to the limitations and prohibitions in the conservation easement. A conservation easement also provides public benefit in protecting the conservation values of property, but only if the grantee ensures that the bargained limitations and restrictions in the easement are monitored and fully enforced. National Land Trust Alliance accreditation requires written procedures for responding to violations and prompt investigation and

documentation of all actions taken.

We appreciate and support the work of the Triangle Land Conservancy and the opportunity to present our concerns outlined above. People in this area hold TLC in high regard. When we donate to TLC, we want to know that our money is going to protect land in the area. If people like Greg can violate the terms of a conservancy without consequence, then that sets a dangerous precedent, and people aren't going to want to donate to and otherwise support TLC if their conservancies are not enforced. We request that you share this letter with TLC's board. If you have any questions or want any additional information, please let us know.

Sincerely yours,

Maple View I Homeowners Association

Sara Howard

3220 Wood Duck Lane Hillsborough, NC 27278

sarabeth.howard@gmail.com

Maple View II Homeowners Association, Inc.

Scott Oglesby, President

6518 Green Rise Road Hillsborough, NC 27278

soglesby@bellsouth.net

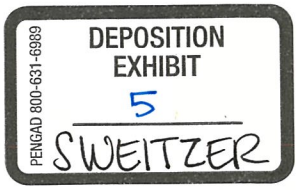
An Email from a TLC Representative Stating that TLC's Board of Directors had Agreed to Expand the Farm Operations Envelope

Marked as Deposition Exhibit 5 during the September 3, 2026 Deposition of Sandy Sweitzer

---------- Forwarded message ---------
From: **Greg Bohlen** <g@ugvp.com>
Date: Wed, Apr 10, 2024 at 11:13 AM
Subject: Re: Conservation Easement Check-in
To: Robert Howes <rhowes@triangleland.org>
CC: Hannah Royal <hroyal@triangleland.org>, 1meresay@gmail.com <1meresay@gmail.com>, Matt Rutledge <mrutledge@triangleland.org>, Sandy Sweitzer <ssweitzer@triangleland.org>

Thanks. Hoping to get survey work done this next week to get us moving forward. Yes We are working on the parking lot as discussed. Not sure why all the neighbors are wrapped around the axle but as usual neighbors are neighbors. Place is starting to come together. Lots of progress this past month.
Sent from my iPhone

> On Apr 10, 2024, at 11:02 AM, Robert Howes <rhowes@triangleland.org> wrote:
>
> Hi Greg,
>
> We are getting reports from your neighbors about fill dirt being added where the new road will cross to the agricultural envelope. We are still waiting on the county to provide an up-to-date conservation plan. Thank you and your staff for requesting that plan. I hope the work you are doing complies with that plan.



TLC Discovery 0055

I understand that Hannah and the surveyor are working together to do the field work for the revised agricultural envelope.

I am going to check in with our attorney regarding the revised easement and documents. I think they will recommend a memorandum of agreement so that you all can proceed with your work while we finalize the other documents.

Best,

Bo

Bo Howes (he/him/his)

Director of Land Protection & Stewardship West
P.O. Box 1848, Durham, NC 27702
919-908-0052 Office
rhowes@triangleland.org

<image002.png>
www.triangleland.org

Celebrating 40 years of land protection. Enjoy 8 nature preserves offering 55 miles of trails and outdoor spaces. Planning a visit to Brumley or Williamson Preserves? Check www.triangleland.org or visit Triangle MTB for weather-related trail closure updates.

From: Hannah Royal <hroyal@triangleland.org>
Sent: Monday, March 25, 2024 9:26 AM
To: Greg Bohlen <g@ugvp.com>; 1meresay@gmail.com
Cc: Robert Howes <rhowes@triangleland.org>; Matt Rutledge <mrutledge@triangleland.org>; Sandy Sweitzer <ssweitzer@triangleland.org>
Subject: RE: Conservation Easement Check-in

Greg,

Thank you for the response. Please let us know when Doug plans to do the survey so that someone from TLC can be present on site.

TLC Discovery 0056

Also, **could you confirm that all of the terms I outlined in the previous email (from last week) are acceptable?**

Thanks,

Hannah

<image003.png>

Enjoy TLC's nature preserves offering 53 miles of trails but remember, if you're visiting Brumley or Williamson Preserves, please check www.triangleland.org for any weather-related trail closures or visit Triangle MTB here. Connect with us on social media: Facebook | LinkedIn | Instagram | Explore TLC

From: Greg Bohlen <g@ugvp.com>
Sent: Monday, March 25, 2024 8:52 AM
To: Hannah Royal <hroyal@triangleland.org>; 1meresay@gmail.com
Cc: Robert Howes <rhowes@triangleland.org>; Matt Rutledge <mrutledge@triangleland.org>; Sandy Sweitzer <ssweitzer@triangleland.org>
Subject: Re: Conservation Easement Check-in

I sent in a request to Doug Yarborough to do the survey work. He told me it would be on his high priority list....

From: Hannah Royal <hroyal@triangleland.org>
Sent: Monday, March 25, 2024 8:50 AM
To: Greg Bohlen <g@ugvp.com>; 1meresay@gmail.com <1meresay@gmail.com>
Cc: Robert Howes <rhowes@triangleland.org>; Matt Rutledge <mrutledge@triangleland.org>; Sandy Sweitzer <ssweitzer@triangleland.org>
Subject: Conservation Easement Check-in

Hello, Greg and Meredith

TLC Discovery 0057

I am checking in to see if you received my email last week about the conservation easement updates. We would like to get the survey work started sometime soon.

Please let us know if you have any questions.

Regards,

Hannah Royal

<image003.png>

Enjoy TLC's nature preserves offering 53 miles of trails but remember, if you're visiting Brumley or Williamson Preserves, please check www.triangleland.org for any weather-related trail closures or visit Triangle MTB here. Connect with us on social media: Facebook | LinkedIn | Instagram | Explore TLC

TLC Discovery 0058

TLC's September 6, 2022 Conservation Easement Monitoring Report

Marked as Deposition Exhibit 14 during the September 3, 2026 Deposition of TLC's 30(b)(6) Designee

Triangle Land Conservancy
Conservation Easement Monitoring Report

Easement Name: Maple View Farm
Easement County: Orange, Orange County
Date of Inspection: 9/6/2022
Easement Address: 3111 Dairyland Road, Hillsborough, NC 27278

Landowner(s)

Weather Group

Method of Inspection:

Some of the visit was done by vehicle and some was done on foot. Farm area was done by vehicle and forested parcel was combo.

Was landowner contacted prior to monitoring inspection?

✔ YES
NO

Contacted by:

Hannah Royal

Date of landowner contact:

Contacted via email in August to plan for visit. Owner's son, Ben, wanted to join.

Method of Inspection:

No Response

Describe the weather conditions

Sunny, very humid, mid-80s

1. Describe any conversation with the landowner(s)

Talked with son, Ben, some about plans for the property. Currently, there isn't any grape production on the farm parcel but there is some processing in one of the buildings. There are plans for the entire farm parcel to be in grape production. He has not made his plans for a disc golf course yet.

2. Describe the current land use(s) of the property

Farm parcel will be in grape production in the future. The MV2 property is entirely forested and perhaps a disc golf cours[illegible]

Is there a FOREST MANAGEMENT PLAN on file for this property?

PENGAD 800-631-6989
DEPOSITION EXHIBIT
14
HOWES

✔ Yes

No

Explanation...

2019 for Forested Parcel (MV2)

Is there a CONSERVATION PLAN on file for this property?

Yes

✔ No

Explanation...

No Response

3. Was there any evidence of non-allowed uses or possible violations of the easement?

Near photopoints 6&8 there was some tree clearing for grape production. The easement requires a NRCS conservation plan to do this so this may be a technical violation. Further review of easement required.

4. List all man-made alterations observed

New Structure/Construction

Timber Harvest/Vegetative Cutting

Subdivision

Motorized Vehicle Damage

Encroachment from Adjacent Property

Dumping or Storing

Excavation (Dredging, Filling, Grading, Mining)

Industrial, Residential or Commercial Use

Trespass/Vandalism

Activity on Abutting Land

New Trails or Roads

Alteration to Drainage Patterns/Water Quality

✔ Land Clearing

Agricultural Use

Other Activities/Changes (Describe)

No Changes

Describe the activity or alteration, noting the extent, location, purpose and individual responsible, if known.

Capture in photopoints 6&8. Some trees cleared just NE of ag structures to prepare for grape production. The area I noticed was about 0.5-1 acre in size.

5. List natural alterations observed.

Storm damage

Insect Infestation(s)

Animal Activity

Flooding

Ice Damage

Earth Movement

TLC Discovery 0085

Fire

Invasive Exotic Vegetation

Other Changes (describe)

✔ No Change

Describe the location and nature of the changes.

No Response

6. Describe any signs of wildlife observed.

None

7. List any other observations or comments, management needs, information requests, etc.

Request landowner obtain an NRCS conservation plan for the grape production on site. Son, Ben, needs to complete a plan for MV2 disc golf course.

8. Describe any boundaries or corners that are not clear on the survey map or on the land itself.

None, well marked

To the best of your knowledge and observation, is the land owner complying with the conservation easement?

Yes, but needs a conservation plan for farming operations.

People present at inspection:

Name	Hours
Hannah Royal	1.59

TLC Discovery 0086

Inspection Map



- Record Boundary
- Adjusted Envelope
- Site Visit Lines
- Site Visit Points

Photos

TLC Discovery 0087

Photopoint 01

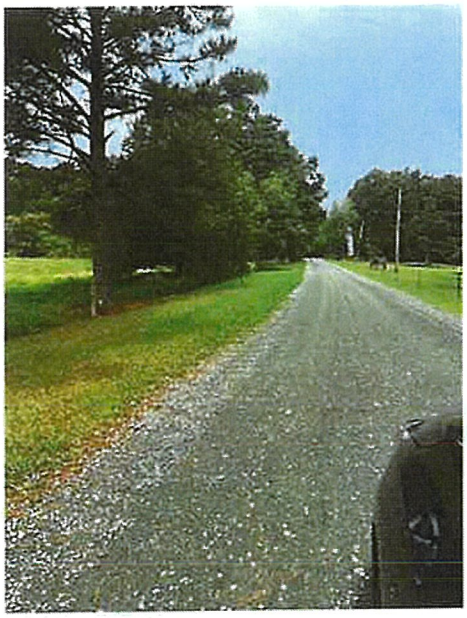


Facing N. Taken 9/6/2022 by Hannah Royal.

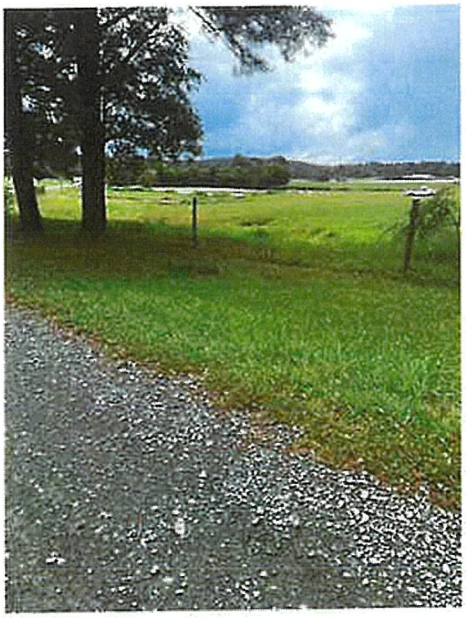


Facing E. Taken 9/6/2022 by Hannah Royal.

Photopoint 02

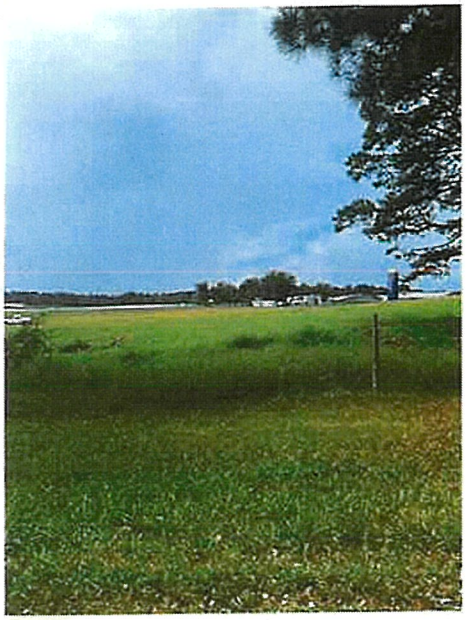


Facing N. Taken 9/6/2022 by Hannah Royal.



Facing SW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0088



Facing W. Taken 9/6/2022 by Hannah Royal.

Photopoint 03



Facing WNW. Taken 9/6/2022 by Hannah Royal.



Facing SSW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0089

Photopoint 04



Facing SW. Taken 9/6/2022 by Hannah Royal.



Facing WNW. Taken 9/6/2022 by Hannah Royal.

Photopoint 05



Facing SSE. Taken 9/6/2022 by Hannah Royal.



Facing SW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0090



Facing WNW. Taken 9/6/2022 by Hannah Royal.



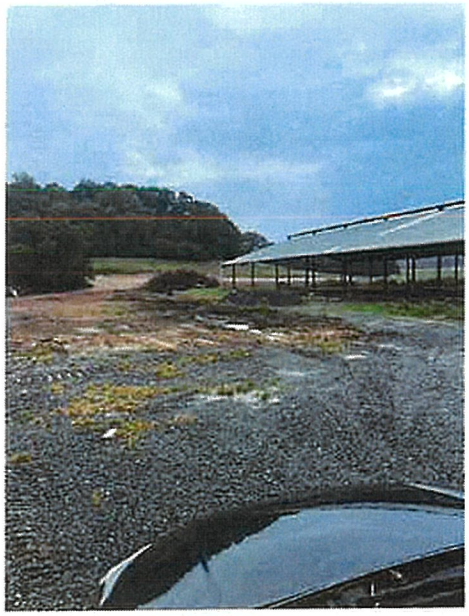
Facing NNE. Taken 9/6/2022 by Hannah Royal.



Facing ESE. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0091

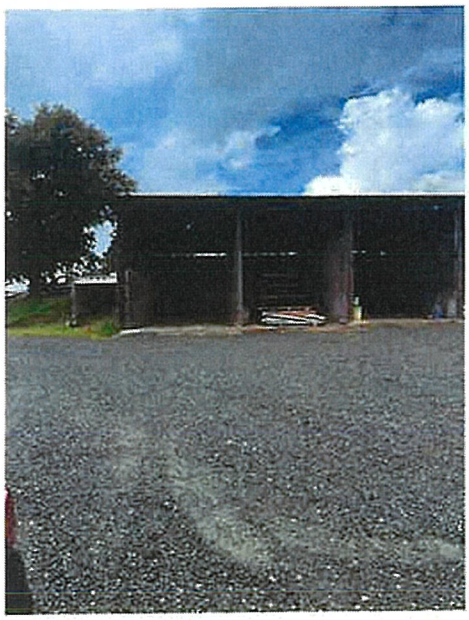
Photopoint 06



Facing E. Taken 9/6/2022 by Hannah Royal.



Area being cleared for grape production Facing E. Taken 9/6/2022 by Hannah Royal.



Facing W. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0092

Photopoint 07



Facing N. Taken 9/6/2022 by Hannah Royal.



Facing SW. Taken 9/6/2022 by Hannah Royal.



Facing E. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0093

Photopoint 08



Facing E. Taken 9/6/2022 by Hannah Royal.



Facing NNE. Taken 9/6/2022 by Hannah Royal.



Facing WNW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0094

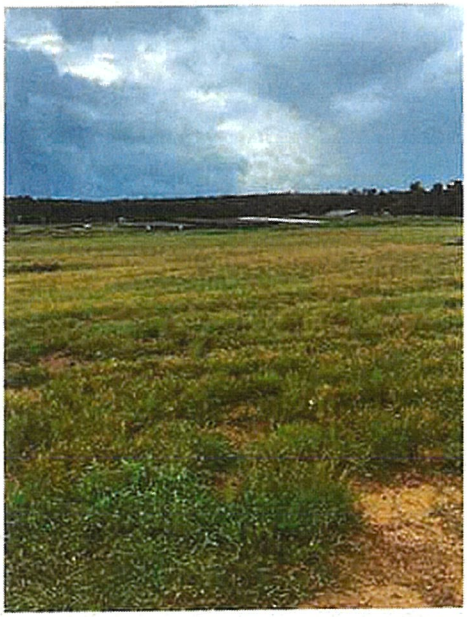
Photopoint 09



Facing W. Taken 9/6/2022 by Hannah Royal.



Facing E. Taken 9/6/2022 by Hannah Royal.



Facing SSW. Taken 9/6/2022 by Hannah Royal.



Facing WSW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0095

Photopoint 10



Facing E. Taken 9/6/2022 by Hannah Royal.



Facing SSW. Taken 9/6/2022 by Hannah Royal.



Facing WNW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0096

Photopoint 11



Facing SSW. Taken 9/6/2022 by Hannah Royal.



Facing NE. Taken 9/6/2022 by Hannah Royal.

Photopoint 12



Facing SSE. Taken 9/6/2022 by Hannah Royal.



Facing WSW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0097

Photopoint 13



Facing N. Taken 9/6/2022 by Hannah Royal.



Facing WSW. Taken 9/6/2022 by Hannah Royal.



Facing ENE. Taken 9/6/2022 by Hannah Royal.



Facing SSW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0098

Photopoint 14



Facing NNE. Taken 9/6/2022 by Hannah Royal.

Photopoint 15



Facing ENE. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0099

Photopoint 16



Facing N. Taken 9/6/2022 by Hannah Royal.



Facing SE. Taken 9/6/2022 by Hannah Royal.

Photopoint 17



Facing S. Taken 9/6/2022 by Hannah Royal.



Facing SE. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0100

Photopoint 18



Facing S. Taken 9/6/2022 by Hannah Royal.

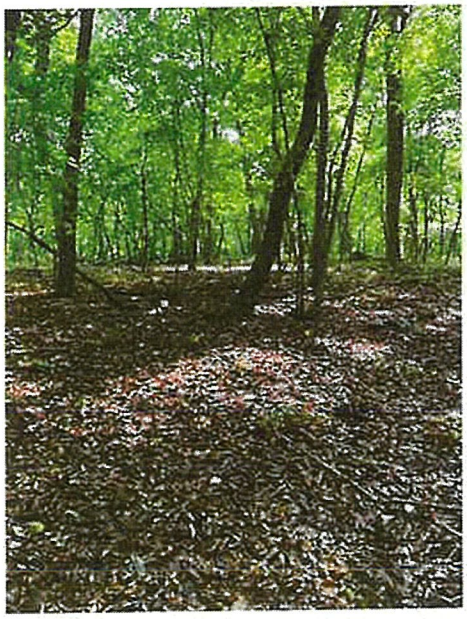


Facing N. Taken 9/6/2022 by Hannah Royal.

Photopoint 19



Facing N. Taken 9/6/2022 by Hannah Royal.



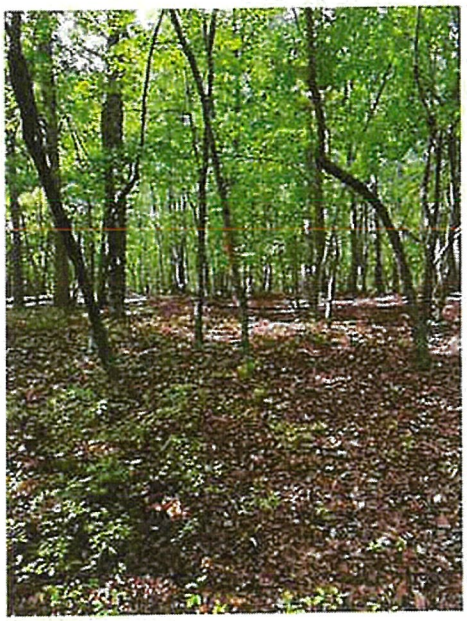
Facing SSE. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0101

Photopoint 20

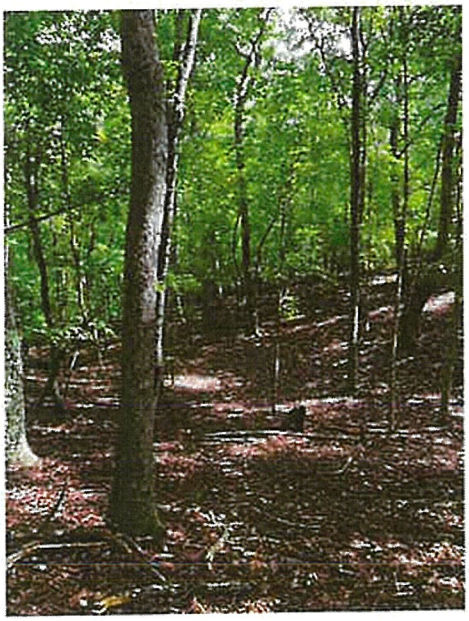


Facing NNE. Taken 9/6/2022 by Hannah Royal.



Facing WNW. Taken 9/6/2022 by Hannah Royal.

Photopoint 21



Facing ESE. Taken 9/6/2022 by Hannah Royal.



Facing SW. Taken 9/6/2022 by Hannah Royal.

TLC Discovery 0102

Photopoint 22



Facing N. Taken 9/6/2022 by Hannah Royal.



Facing W. Taken 9/6/2022 by Hannah Royal.

Signed:

Hannah Royal

By: Hannah Royal
Date: May 1st, 2024 at 8:26:05 AM GMT-4

TLC Discovery 0103

TLC's October 6, 2023 Conservation Easement Monitoring Report

Marked as Deposition Exhibit 15 during the September 3, 2026 Deposition of TLC's 30(b)(6) Designee

Triangle Land Conservancy
Conservation Easement Monitoring Report

Easement Name: Maple View Farm
Easement County: Orange, Orange County
Date of Inspection: 10/6/2023
Easement Address: 3111 Dairyland Road, Hillsborough, NC 27278

Landowner(s)

Weather Group

Method of Inspection:

Cool and overcast

Was landowner contacted prior to monitoring inspection?

✔ YES
NO

Contacted by:

Matt Rutledge

Date of landowner contact:

Contacted landowner by email and set up a time for monitoring.

Method of Inspection:

Walked boundaries

Describe the weather conditions

Cool and overcast

1. Describe any conversation with the landowner(s)

Met with the landowner in the morning. He is moving earth to put in an amphitheater on the Maple View 1 easement, though he hasn't built a structure yet, just a rock wall. It would be outside the current building envelope, but the landowner is trying to expand the envelope in exchange for more land under easement.

2. Describe the current land use(s) of the property

Agriculture

Is there a FOREST MANAGEMENT PLAN on file for this property?

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DEPOSITION EXHIBIT
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HOWES

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- [ ] Yes
- [x] No

Explanation...

None needed if forestry is not planned.

Is there a CONSERVATION PLAN on file for this property?

- [ ] Yes
- [x] No

Explanation...

Landowner may need one - he is growing grapes

3. Was there any evidence of non-allowed uses or possible violations of the easement?

None

4. List all man-made alterations observed

- [ ] New Structure/Construction
- [ ] Timber Harvest/Vegetative Cutting
- [ ] Subdivision
- [ ] Motorized Vehicle Damage
- [ ] Encroachment from Adjacent Property
- [ ] Dumping or Storing
- [x] Excavation (Dredging, Filling, Grading, Mining)
- [ ] Industrial, Residential or Commercial Use
- [ ] Trespass/Vandalism
- [ ] Activity on Abutting Land
- [ ] New Trails or Roads
- [ ] Alteration to Drainage Patterns/Water Quality
- [ ] Land Clearing
- [x] Agricultural Use
- [ ] Other Activities/Changes (Describe)
- [ ] No Changes

Describe the activity or alteration, noting the extent, location, purpose and individual responsible, if known.

There has been grading and earth moving around location of the desired future amphitheater, but that isn't prohibited by the easement. He is planting grapes as part of a vineyard.

5. List natural alterations observed.

- [ ] Storm damage
- [ ] Insect Infestation(s)
- [ ] Animal Activity
- [ ] Flooding
- [ ] Ice Damage
- [ ] Earth Movement
- [ ] Fire

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- [ ] Invasive Exotic Vegetation
- [ ] Other Changes (describe)
- [x] No Change

Describe the location and nature of the changes.

No Response

6. Describe any signs of wildlife observed.

Deer

7. List any other observations or comments, management needs, information requests, etc.

Will need to pay special attention to area where landowner wants to build an amphitheater. He has not violated the terms of the easement at this point, but it is an active place and that could change in the future.

8. Describe any boundaries or corners that are not clear on the survey map or on the land itself.

Land was recently surveyed so boundaries are clear.

To the best of your knowledge and observation, is the land owner complying with the conservation easement?

Yes

People present at inspection:

Name	Hours
Matt Rutledge	3.77

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Inspection Map



- Record Boundary
- Adjusted Envelope
- Site Visit Lines
- Site Visit Points

Photos

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Photopoint 01



Facing W. Taken 10/6/2023 by Matt Rutledge.



Facing NE. Taken 10/6/2023 by Matt Rutledge.

Photopoint 02



Facing SSW. Taken 10/6/2023 by Matt Rutledge.



Facing WNW. Taken 10/6/2023 by Matt Rutledge.

Photopoint 03



Facing SE. Taken 10/6/2023 by Matt Rutledge.



Facing SSW. Taken 10/6/2023 by Matt Rutledge.

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Photopoint 04



Facing SE. Taken 10/6/2023 by Matt Rutledge.



Facing SE. Taken 10/6/2023 by Matt Rutledge.

Photopoint 05



Facing ENE. Taken 10/6/2023 by Matt Rutledge.



Facing SSE. Taken 10/6/2023 by Matt Rutledge.

Photopoint 06



Facing N. Taken 10/6/2023 by Matt Rutledge.



Facing E. Taken 10/6/2023 by Matt Rutledge.

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Photopoint 07



Facing S. Taken 10/6/2023 by Matt Rutledge.



Facing E. Taken 10/6/2023 by Matt Rutledge.

Photopoint 08



Facing SSW. Taken 10/6/2023 by Matt Rutledge.

Photopoint 09



Facing ESE. Taken 10/6/2023 by Matt Rutledge.



Facing W. Taken 10/6/2023 by Matt Rutledge.

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Photopoint 10



Facing WNW. Taken 10/6/2023 by Matt Rutledge.



Facing ESE. Taken 10/6/2023 by Matt Rutledge.

Photopoint 11



Facing E. Taken 10/6/2023 by Matt Rutledge.

Photopoint 12



Facing NW. Taken 10/6/2023 by Matt Rutledge.



Facing SSW. Taken 10/6/2023 by Matt Rutledge.

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Photopoint 13



Facing NE. Taken 10/6/2023 by Matt Rutledge.



Facing NNW. Taken 10/6/2023 by Matt Rutledge.

Photopoint 14



Facing NNE. Taken 10/6/2023 by Matt Rutledge.



Facing E. Taken 10/6/2023 by Matt Rutledge.



Facing ESE. Taken 10/6/2023 by Matt Rutledge.

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Photopoint 15



Facing E. Taken 10/6/2023 by Matt Rutledge.



Facing S. Taken 10/6/2023 by Matt Rutledge.

Photopoint 16



Facing SSE. Taken 10/6/2023 by Matt Rutledge.



Facing E. Taken 10/6/2023 by Matt Rutledge.

Photopoint 17



Facing N. Taken 10/6/2023 by Matt Rutledge.

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Photopoint 18



Facing WNW. Taken 10/6/2023 by Matt Rutledge.

Photopoint 19



Facing NE. Taken 10/6/2023 by Matt Rutledge.

Signed:

Hannah Royal

By: Hannah Royal
Date: May 1st, 2024 at 8:24:50 AM GMT-4

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