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Southern Wisconsin Bird Alliance, Inc.
Conservation Easement Baseline Documentation Report

DOCUMENT OBJECTIVE

This report seeks to document the current condition of the [Click here to enter text.](#) property designated as [Click here to enter text.](#) as a baseline inventory used to monitor changes in the Property over time. As holder of a conservation easement on this tract, Southern Wisconsin Bird Alliance, Inc. intends to assure that the Property will be retained forever in a substantially undisturbed or restored natural condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property.

BDR prepared [Click here to enter a date.](#) by [Click here to enter name.](#) [Click here to enter qualifications.](#)

SANCTUARY NAME (IF APPLICABLE): [Click here to enter text.](#)

EASEMENT NAME: [Click here to enter text.](#)
 Granted by Donor: [Click here to enter a date.](#)
 Accepted by Donee: [Click here to enter a date.](#)
 Recorded: [Click here to enter a date.](#)
 Document Number [Click here to enter text.](#)

LOCATION: [Click here to enter text.](#)
 Town: [Click here to enter text.](#)
 County: [Click here to enter text.](#)
 State: Wisconsin

DIRECTIONS: [Click here to enter text.](#)

LANDOWNERS: [Click here to enter text.](#)
 (GRANTORS) Address: [Click here to enter text.](#)
[Click here to enter text.](#)
 Phone: [Click here to enter text.](#)

EASEMENT HOLDER: Southern Wisconsin Bird Alliance, Inc.
 (GRANTEE) Address: 204 S. Paterson St.
 Suite 340
 Madison, WI 53703
 Phone: (608) 255-2473

ACREAGE: [Click here to enter text.](#)

TAX ID NUMBERS: [Click here to enter text.](#)

SUMMARY OF THE EASEMENT

Conservation Values and Public Benefit

Click here to enter text.

Geographic Context (i.e., ecology, geology, important historical information of the area)

Click here to enter text.

Maps Referenced (Each shows property boundaries, scale, date map was created)

1. Plat Map of Click here to enter text., with property boundaries marked.
2. Aerial Map with topographic overlay and photopoints.
3. Aerial Map including location of features relevant to enforcement of the easement (e.g., existing improvements, roads, buildings, fences, gravel pits, vegetation and rare species, land use history, distinct property features, and special use areas. Also recorded in grayscale as an exhibit to the conservation easement.

Documents Referenced

1. Click here to enter text.

Photos Attached:

File name: Click to enter name., photos taken Click to enter date., by Click to enter name.

Adjacent Properties and Land Uses

See plat map of Click here to enter text.

At the time of granting this easement, this project was adjacent to or bordered by the following parcels and land uses:

To the North: Click here to enter text.; Click here to enter text.

To the East: Click here to enter text.; Click here to enter text.

To the South: Click here to enter text.; Click here to enter text.

To the West: Click here to enter text.; Click here to enter text.

Photopoint Survey Locations

(See map for reference points)

Photopoint A: Click here to enter text.

Photopoint B: Click here to enter text.

Photopoint C: Click here to enter text.

Photopoint D: Click here to enter text.

Photopoint E: Click here to enter text.

Photopoint F: Click here to enter text.

Purposes of the Easement

COPY SECTION FROM EASEMENT

Restrictions, Prohibited Uses and Certain Reserved Rights of the Landowner

1. **COPY FROM THE EASEMENT.**
2. **Important! Be sure to describe the BASELINE CONDITION for each easement restriction.**
3. **Delete this highlighted section**

Easement Restriction

Baseline Condition:

FREQUENCY OF MONITORING EASEMENT

Monitoring will occur at least annually after the signing of this baseline document, or as conditions warrant, such as the execution of any significant reserved right.

ACKNOWLEDGEMENT OF PROPERTY CONDITION

Click here to enter text., Grantor and a representative, and Click here to enter text., a representative of Southern Wisconsin Bird Alliance, Inc., Grantee in the Conservation Easement covering the tract of land referred to above, acknowledge and agree that this report, along with referenced maps, documents and photographs is an accurate representation of the existing natural features and conditions on the property covered by that Conservation Easement from Grantor to the Southern Wisconsin Bird Alliance, Inc. as of Click here to enter a date., the date of the conveyance of the Easement to the Southern Wisconsin Bird Alliance, Inc.

In compliance with Section 1.170A-14(g)(5) of the federal tax regulations, the undersigned accept and acknowledge that this Baseline Documentation Report is an accurate representation of the property at the time of the conservation easement donation and that this Baseline Documentation Report may be used as an objective, though nonexclusive, information baseline for determining compliance with said Grant.

LANDOWNERS (Grantors):

Click here to enter text.

Signature: _____

Date: _____

Signature: _____

Date: _____

EASEMENT HOLDER (Grantee):

Southern Wisconsin Bird Alliance, Inc.

Signature: _____

Date: _____

Click here to enter text., board president

Signature: _____

Date: _____

Click here to enter text., executive director

State of Wisconsin County of _____

This instrument was signed or acknowledged before me this _____ day of _____, 20____.

Notary Public
My Commission expires on _____

(Seal)

Baseline Documentation Form Approved by the Board of Directors August 14, 2017.