

Copies:

- ☐ Cloud Storage
☐ MAS Office
☐ Sanctuary

Madison Audubon Society, Inc.
Conservation Easement Baseline Documentation Report

DOCUMENT OBJECTIVE

This report seeks to document the current condition of the 36T property designated as 36T as a baseline inventory used to monitor changes in the Property over time. As holder of a conservation easement on this tract, Madison Audubon Society, 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 36T by 36T. 36T

SANCTUARY NAME (IF APPLICABLE): 36T

EASEMENT NAME: 36T
Granted by Donor: 36T
Accepted by Donee: 36T
Recorded: 36T
Document Number 36T

LOCATION: 36T
Town: 36T
County: 36T
State: Wisconsin

DIRECTIONS: 36T

LANDOWNERS: 36T
(GRANTORS) Address: 36T
36T
Phone: 36T

EASEMENT HOLDER: Madison Audubon Society, Inc.
(GRANTEE) Address: 1400 E. Washington Ave.
Suite 170
Madison, WI 53703
Phone: (608) 255-2473

ACREAGE: 36T

TAX ID NUMBERS: 36T

SUMMARY OF THE EASEMENT

Conservation Values and Public Benefit

36T

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

36T

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

1. Plat Map of 36T, 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. 36T

Photos Attached:

File name: [Click to enter name.](#), photos taken 36T, by 36T

Adjacent Properties and Land Uses

See plat map of 36T

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

To the North: 36T; 36T

To the East: 36T; 36T

To the South: 36T; 36T

To the West: 36T; 36T

Photopoint Survey Locations

(See map for reference points)

Photopoint A: 36T

Photopoint B: 36T

Photopoint C: 36T

Photopoint D: 36T

Photopoint E: 36T

Photopoint F: 36T

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

36T, Grantor and a representative, and 36T, a representative of Madison Audubon Society, 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 Madison Audubon Society, Inc. as of 36T, the date of the conveyance of the Easement to the Madison Audubon Society, 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):

36T

Signature: _____

Date: _____

Signature: _____

Date: _____

EASEMENT HOLDER (Grantee):

Madison Audubon Society, Inc.

Signature: _____

Date: _____

36T, board president

Signature: _____

Date: _____

36T, 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)

Approved by the MAS Board of Directors August 14, 2017.