



TWO NORTHERN LIGHTS LLC EASEMENT

BASELINE PRESENT CONDITIONS REPORT

December 2014

Box 327
Lopez Island, WA 98261
(360) 468 3202

I. Vital Statistics

Document Date: December 17, 2014

Auditor's File Number: to be filled in after closing

SJPT Transaction #: to be filled in after closing

Easement Grant Date: to be filled in after closing

Location: East of Fishery Point, Waldron Island

Site Addresses: none

Name and Address of Grantors: Two Northern Lights LLC
c/o J Killara Burn
59 Mt Warner Rd
Hadley, MA 01035-9674

Tax Parcel: 37114003

Total Acreage: 23.7

Shoreline: 536'

Brief Description of Easement Restrictions:

This easement allows two .5-acre Residential Sites – one encompasses the existing cabin and the second will be more than 200' from the shoreline.

Easement Conservation Values (Section 1.3):

The Property's natural shoreline, wetlands, and forest (ecological) and open-space (including scenic) values (hereinafter, the "Conservation Values") are of major importance to Grantor, Grantee, and the people of Waldron Island, San Juan County, and the State of Washington. The Property sustains the dynamic nearshore processes necessary to maintain natural shoreforms; is part of the accretion beach system of northern Waldron Island which has Point Hammond as its feeder bluff; enhances the quiet, solitude, rural character and wildlife habitat of Waldron Island; and includes an active Bald Eagle nest site in the northwestern portion of the Property. The Property can be viewed by the public from the waters of Boundary Pass.

II. Property Description

An excellent description of the property, its land-use and habitat features are all included in the attached Killara Burn Forest Management Plan by Rain Shadow Consulting, dated February 2011. Those findings are still accurate.

Geographic Context:

This easement is one of a series along Fishery Point on Waldron Island that will enhance long term shoreline protection.

Improvements:

The single improvement is the existing cabin whose location is shown on the aerial below.

Conservation Values:

The conservation values of this property are the natural shoreline, a healthy regrowth forest and a small wetland in the NW corner. See Section VII Wildlife Habitat and Important Ecological Features of the Forest Management Plan for further details. Of note from the Forest Management Plan is a large number of nesting snags.

III. Reserved Areas

The reserved areas are the two .5-acre Residential Sites.

IV. Property Boundaries

The common corners with the CT Burn property to the west are marked, otherwise no other markers were noted.

Attachments:

- **2013 Aerial**
- **2013 Aerial Closeup of Structures Area #1**
- **USGS Topographic Map**
- **1894 T-sheet survey map**
- **On Site Photographs**
- **Directions to Site**
- **Killara Burn Forest Management Plan (Rainshadow Consulting, 2011)**

Author:

Dean Dougherty

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M.S. University of Washington College of Forestry, 2003

Baseline Report Trained by the Land Trust Alliance

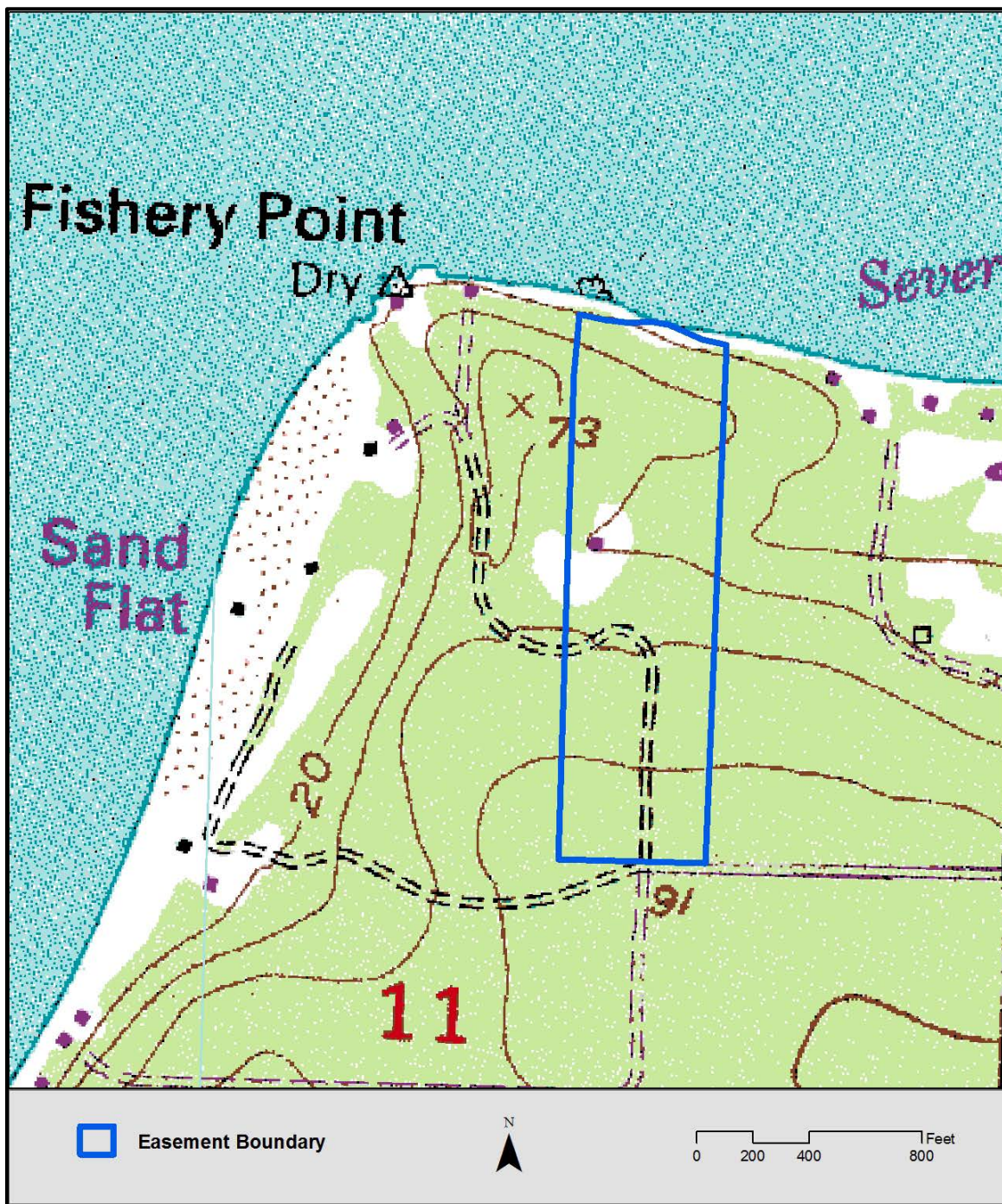
Two Northern Lights 2013 Aerial



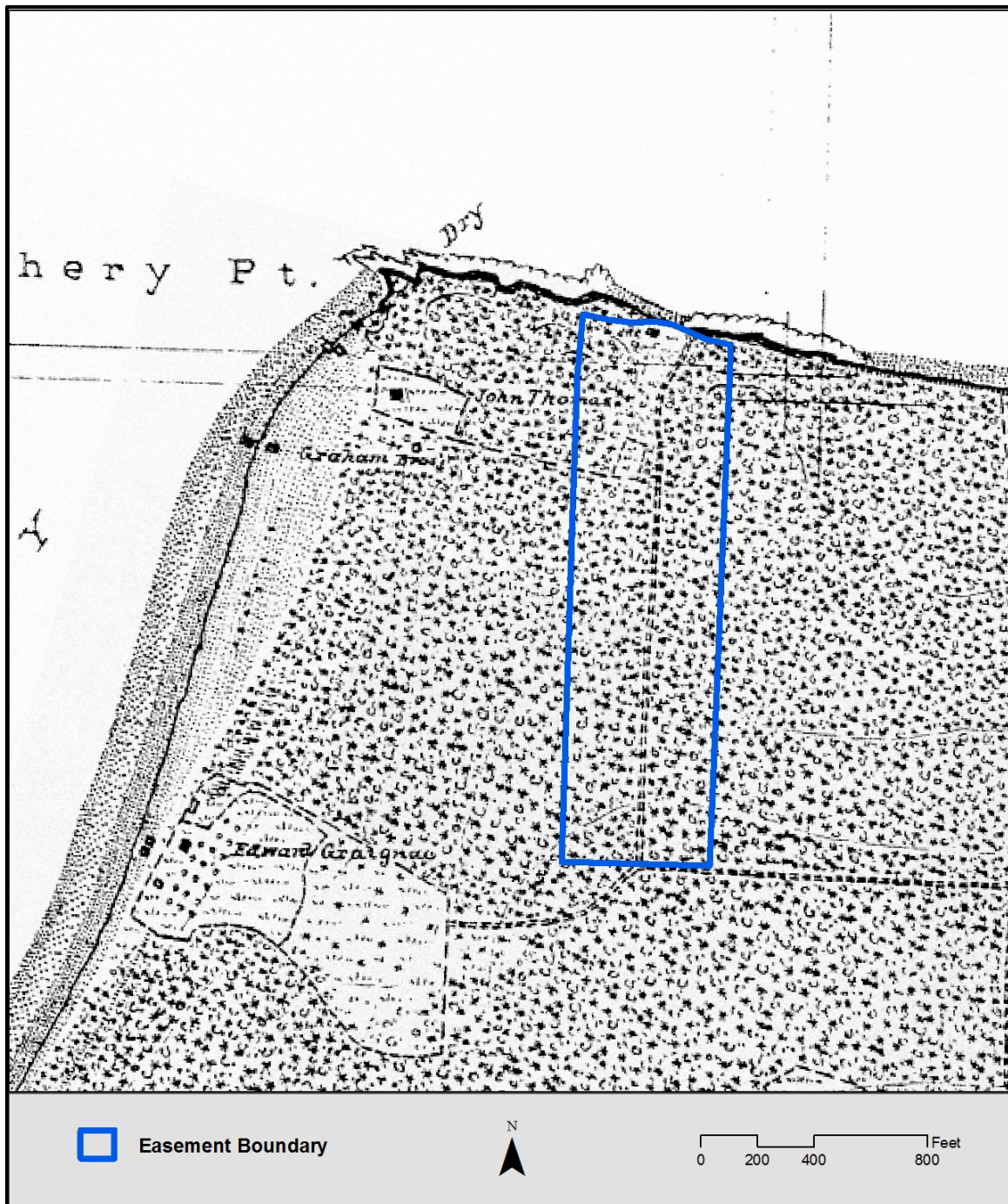
Two Northern Lights Structures Area #1 Closeup



USGS Topographic Map



TSheet
1894 US Coast and Geodetic Survey
Section XI, Sheet No. 5 Orcas and Waldron Islands
JJ Gilbert, Surveyor



On-Site Photographs from 5/16/2014



Cabin in Structures Area #1.



Old-growth Douglas-fir near center of property.

Directions to Site:

The property is off of Center Road. The coordinates for the beginning of the driveway are 123° 2' 8" W, 48° 42' 43" N (Degrees Minutes Seconds).

