When Recorded Return to:
Salt Lake County Real
Estate
2001 South State Street, S3-
110 Salt Lake City, UT 84190

Traverse Range Open Space
AMENDMENT TO
DEED OF CONSERVATION EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Draper City ("Grantor") having an address of 1020 East Pioneer Road, Draper, UT 84020, and Salt Lake County, a body corporate and politic of the State of Utah ("Grantee") having an address of 2001 State Street S4-700, Salt Lake City, Utah 84190, hereby agree to amend and modify that certain Deed of Conservation Easement ("Easement") dated August 28, 2018, and recorded in the office of the Salt Lake County Recorder on October 12, 2018, as Entry No. 12866677, according to the terms set forth in this Amendment to Deed of Conservation Easement ("Amendment"). This Amendment shall be effective on and after the last dated signature on the signature pages below ("Effective Date"). Collectively Grantor and Grantee are referred to as the "Parties".

1. Expansion of Easement Area. In order to add an additional 255.539 acres of land owned by Grantee ("Traverse Range Addition") into the Traverse Range Open Space, the Parties agree that the legal descriptions contained in Exhibit A to the Easement shall be supplemented to include the legal description contained in Exhibit A-1 attached to this Amendment and incorporated herein by this reference. In addition, the map contained in Exhibit B to the Easement shall be supplemented by the map of the Traverse Range Addition contained in Exhibit B-1 attached to this Amendment and incorporated herein by this reference.

2. Baseline Documentation. In the third "WHEREAS" clause of the Easement, reference is made to the Baseline Documentation dated November 28, 2017 ("Original Baseline Documentation"). The Parties agree that the Original Baseline Documentation shall be supplemented by the Baseline Documentation dated April ___, 2024, related to the Traverse Range Addition ("2024 Baseline Documentation"), attached hereto as Exhibit C and incorporated herein by this reference. The 2024 Baseline Documentation is intended only to apply to the Traverse Range Addition. The Original Baseline Documentation shall remain effective for the original Traverse Range Open Space identified in Exhibit A to the Easement.

3. Scope of Amendment. Except as expressly modified by this Amendment, all terms and conditions of the Easement shall remain in full force and effect. In the event of any conflict between the provisions of the Easement and the provisions of this Amendment, this Amendment will control.

[Signatures on following pages]

IN WITNESS WHEREOF, the Parties have executed this Amendment to Deed of Conservation Easement on the dates set out below.

GRANTOR:
DRAPER CITY

By _____
MAYOR

Date 5/17/2024

STATE OF UTAH)
: ss.
County of Salt Lake)

On this 17 day of May, 2024, Troy Walker, who is known to me to be the Mayor of Draper City Corporation, and the person whose name is subscribed to the instrument set forth above, personally appeared before me, Ashley Johnson, a Notary Public for the State of Utah, and acknowledged that he executed the same on behalf of Draper City Corporation.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notary seal on the date above written.

ASHLEY JOHNSON
Notary Public - State of Utah
Comm. No. 728364
My Commission Expires on
Dec 15, 2026

[SEAL]

_____
Notary Public for the State of Utah
Residing at Draper City

My commission expires 12/15/2026

ATTEST:

By: _____
City Recorder

CITY OF DRAPER
CORPORATE
Seal
1978
State of Utah

GRANTEE:
SALT LAKE COUNTY

By:_____
MAYOR or Designee

Date: _____

STATE OF UTAH)
:ss
COUNTY OFSALT LAKE)

On this___day of_____, 2024, personally appeared before me_____
_____, who being duly sworn, did say that (s)he is the_____of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

_____

NOTARY PUBLIC
Residing in Salt Lake County, Utah

Reviewed as to form and legality
for Salt Lake County:

By:_____
Deputy District Attorney

Exhibit A-1
Traverse Range Conservation
Easement Property Description

ADDITIONAL CONSERVATION EASEMENT

A conservation easement being a part of that entire tract of land known as Parcel 1, conveyed to Draper City per that Special Warranty Deed recorded November 9, 2012, as Entry No. 99032:2012, in the Office of the Utah County Recorder; Special Warranty Deed recorded May 19, 1998, as Entry No. 50237, in Book 4640, at Page 776 in the Office of the Salt Lake County Recorder; & Special Warranty Deed recorded July 20, 2001, as Entry No. 7954429, in Book 8481, at Page 2244 in the Office of said Salt Lake County Recorder, located in both Salt Lake & Utah Counties, being portions of Sections 16 & 17, Township 4 South, Range 1 East, Salt Lake Base & Meridian. The boundary of said easement is described as follows:

Commencing at the Southeast Corner of said Section 17; thence North 89°46'12" West 354.46 feet along the section line to the POINT OF BEGINNING;

thence continuing North 89°46'12" West 1205.51 feet along the section line to the North Quarter Corner of Section 20, T4S, R1E, SLB & M;

thence North 89°46'24" West 197.73 feet along the section line to the Easterly boundary line of Parcel G (Open Space 6) per that Special Warranty Deed Recorded November 9, 2012, as Entry No. 99032:2012 in the Office of said Utah County Recorder and That Special Warranty Deed recorded February 7, 2003, as Entry No. 8523796, in Book 8735, at Page 4556 in the Office of the Salt Lake County Recorder;

thence along the boundary of said Parcel G through the following seven (7)

parcels, to-wit: 1- North 12°10'43" West 618.17 feet;
2- thence North 58°48'23" West 131.91 feet;
3- thence North 07°16'22" West 343.87 feet;
4- thence North 28°53'28" East 343.08 feet;
5- thence North 45°23'16" West 145.81 feet;
6- thence North 03°47'41" West 183.99 feet;
7- thence North 88°48'59" West 580.27 feet;

thence North 01°11'01" East 98.59 feet to a point on the Salt Lake County and Utah County Boundary line per Record of Survey S2007-07-0613, as filed in the Office of the Salt Lake County Surveyor;

thence North 15°02'24" West 1351.58 feet to the Southwesterly corner of the Revised Open Space Parcel 5, per that Special Warranty Deed recorded February 7, 2003, as Entry No. 8523796, in Book 8735, at Page 4556 in the Office of said Salt Lake County Recorder;

thence along the boundary of said Revised Open Space Parcel 5 through the following nine

(9) calls, to-wit: 1- South 74°42'15" East 1537.64 feet;
2- thence North 00°35'11" East 335.07 feet;
3- thence North 15°40'06" East 362.50 feet;
4- thence North 57°23'22" East 246.10 feet;
5- thence North 03°10'13" East 368.83 feet;

6- thence North 74°53'30" East 427.01 feet;
7- thence North 44°21'22" East 171.39 feet;
8- thence North 03°00'06" East 374.98 feet;
9- thence North 19°53'46" West 318.81 feet to the northwesterly corner of said Revised Open Space Parcel 5;

thence North 76°30'01" East 585.33 feet to a point in the boundary of Deer Ridge No. 2 at SunCrest Subdivision recorded May 5th, 2002, as Entry No. 8242797, in Book 2002P, at Page 120 in the Office of said Salt Lake County Recorder;

thence along the boundary of said Deer Ridge No. 2 at SunCrest Subdivision through the following twelve (12) calls: to-wit:

1- South 27°57'54" East 190.07 feet;
2- thence South 45°20'01" East 157.26 feet;
3- thence continuing South 45°20'01" East 64.45 feet;
4- thence South 29°48'54" East 52.66 feet to the Southwest corner of Lot 21, said subdivision; 5- thence North 81°54'53" East 140.39 feet to the Southeast corner of Lot 21, said subdivision;
6- thence South 08°05'07" East 17.55 feet to a curve to the right having a radius of 687.00 feet, a central angle of 05°45'32" and a chord that bears South 05°12'21" East 69.02 feet;
7- thence southerly along said curve, an arc distance of 69.05 feet;
8- thence North 87°40'25" East 36.00 feet to the Southwest corner of Lot 70, said subdivision; 9- thence North 81°21'26" East 146.71 feet to the Southwest corner of Lot 76, said subdivision; 10- thence North 89°20'49" East 131.24 feet to the Northwest corner of Lot 81, said subdivision;
11- thence South 06°52'06" West 159.66 feet to the Northwest corner of Lot 82, said subdivision; 12- thence South 19°44'27" East 150.74 feet to the Southwest corner of Lot 82, said subdivision;

thence South 23°35'39" East 150.31 feet;

thence South 61°43'58" East 53.39 feet;

thence South 12°18'48" East 333.21 feet;

thence South 13°18'33" West 76.64 feet;

thence South 37°02'47" East 98.31 feet;

thence South 61°57'45" East 239.52 feet to a point on a non-tangent curve to the left having a radius of 275.00 feet, a central angle of 31°16'56" and a chord that bears North 07°52'27" East 148.29 feet;

thence northerly along said curve, an arc distance of

150.14 feet; thence North 37°53'13" West 67.88 feet;

thence North 12°33'30" West 136.39 feet to a point on the Southerly right of way line of Deer Ridge Drive per that right of way dedication plat recorded March 5, 2001, as Entry No. 20269:2001, map file #8964 in the Office of said Utah County Recorder and on a non-tangent curve to the right having a radius of 175.00 feet, a central angle of 59°37'03" and a chord that bears North 44°54'39" East 173.99 feet; thence along said Southerly right of way through the following five (5) calls, to-wit:

1- northeasterly along said curve, an arc distance of 182.09 feet;
2- thence South 15°16'49" East 1.00 foot to a point on a non-tangent curve to the right having a radius of
174.00 feet, a central angle of 11°44'35" and a chord that bears North 80°35'26" East 35.60 feet; 3- thence easterly along said curve, an arc distance of 35.66 feet;
4- thence North 86°27'41" East 240.77 feet to a curve to the left having a radius of 306.00 feet, a central angle of 40°35'30" and a chord that bears North 66°09'56" East 212.28 feet;
5- thence northeasterly along said curve, an arc distance of

216.79 feet; thence South 30°11'42" East 760.92 feet;

thence South 55°33'55" West 925.65 feet to the westerly boundary line of that parcel of land described in that Special Warranty Deed recorded September 2, 2004, as Entry No. 101313:2004 in the Office of said Utah County Recorder;

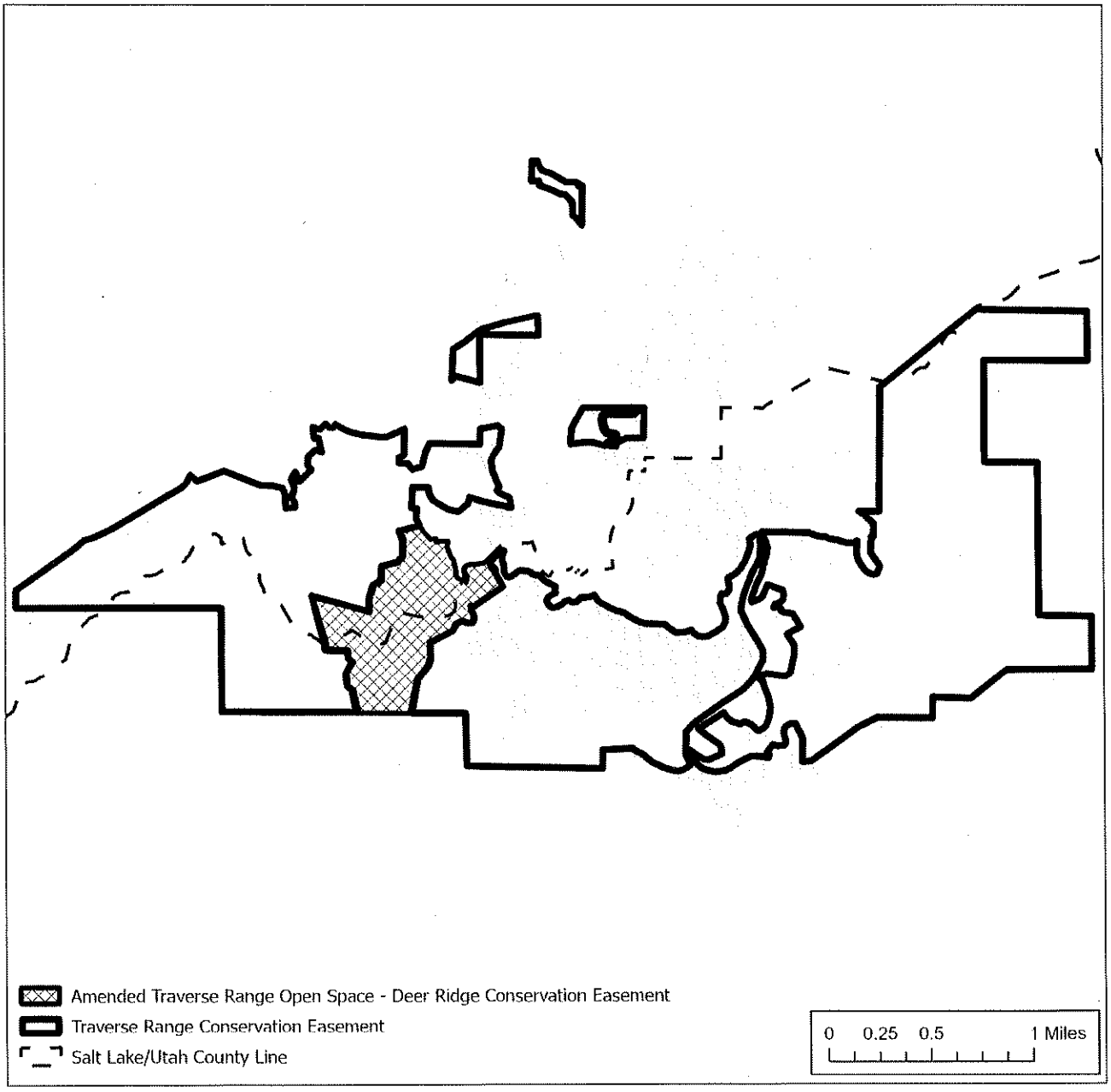
thence along said Westerly boundary through the following thirteen (13)

calls, to-wit: 1- South 15°17'27" West 17.66 feet:
2- thence North 71°32'27" West 69.50 feet;
3- thence South 17°42'13" East 281.00 feet;
4- thence South 04°19'18" West 114.90 feet;
5- thence South 55°40'20" West 133.37 feet;
6- thence North 70°35'58" West 201.26 feet;
7- thence South 70°11'42" West 156.60 feet;
8- thence South 19°30'42" West 208.38 feet;
9- thence South 62°18'50" West 682.34 feet;
10- thence South 02°27'54" East 356.31 feet;
11- thence South 16°07'55" West 223.98 feet;
12- thence South 38°04'09" West 452.66 feet;
13- thence South 11°00'37" West 898.27 feet to the POINT OF

BEGINNING. Contains 11,131,278 square feet or 255.539 acre

Exhibit B-1

Amended Traverse Range Open Space - Deer Ridge Conservation Easement



The Amended Traverse Range Open Space – Deer Ridge Addition includes all or portions of the following parcels:

Salt Lake County Parcels : 34-16-104-017 and 34-17-200-012
Utah County Parcels: 11:011:0013, 11:010:0055, and 11:010:0049

Legal Description found in Exhibit A-1 to the Traverse Range Open Space Amendment to Deed of Conservation Easement

Exhibit C
Traverse Range Conservation Easement New Baseline Documentation

Amended Traverse Range Open Space – Deer Ridge

Conservation Easement Baseline Documentation Report

Completed on Month Day, 2024

UTAH OPEN LANDS CONSERVATION ASSOCIATION

1488 S MAIN ST, SALT LAKE CITY, UT 84115
(801) 463-6156

Table of Contents

Property Narrative

The Amended Traverse Range Open Space – Deer Ridge (the "Property) is currently a relatively natural mix of shrubs, trees, and grasses and provides natural habitat featuring Gamble oak and mountain sagebrush at the base of the Wasatch, in the Traverse Mountains, overlooking Draper City and Lehi. The Traverse Mountains are the boundary between Salt Lake County and Utah County; the Property rests in both counties.

Culture and History of the Land

The Property, lying in the Traverse Mountains, is near what locals call "Point of the Mountain". This point was once a sandbar in Lake Bonneville, but when the waters receded it left the point that separates Salt Lake and Utah Counties. The point has been seen as a physical and cultural divide between the two counties. The Point of the Mountain has been known to be a spot for hang gliding, a nearby prison site, a gravel pit, and a stop on the Pony Express. The Property, lying within the low mountains, has been an area of recreation for locals in recent history. The property was originally slated for development in the early 2000s, when developers made geo cuts and temporary roads. The Property was historically used for sheep grazing, and the remains of an early communication line can still be seen today.

Property Summary

Conservation Easement Name: Amended Traverse Range Open Space – Deer Ridge

Acreage: ~256

Location: The Property sits in the middle of the Traverse Range Open Space in the Traverse Mountains.

Municipality: Draper City

County: Salt Lake County and Utah County

Easement Grantor: Draper City

Easement Grantee: **Salt Lake County**

2001 South State Street, Room N4700

Salt Lake City, Utah 84114

Current Owner: Draper City

Directions: From Salt Lake City, take I-15 south for 18.9 miles. Take exit 288 onto 14600 S from I-15. Continue for one mile, then turn right onto Traverse Ridge Rd. After 3.8 miles, turn right onto Deer Ridge Drive. The Property is at the end of Deer Ridge Drive, but you can also take the last right onto Elk Glen Drive for parking currently available at the Maple Hollow Trailhead. (Not to be confused with the Brookside Trailhead).

LEGAL DESCRIPTION

ADDITIONAL CONSERVATION EASEMENT

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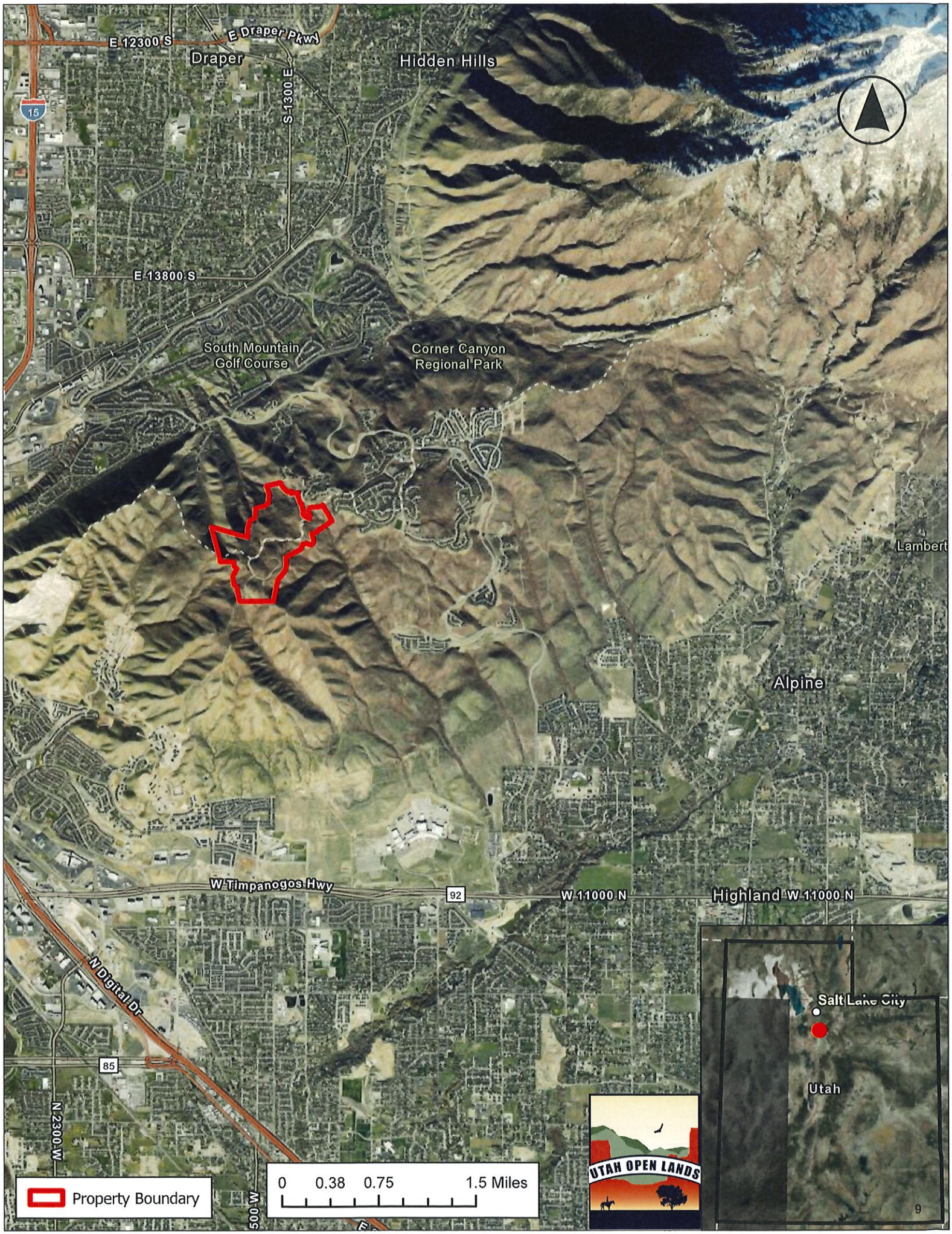
Contains 11,131,278 square feet or 255.539 acres, more or less.


E 12300 S
E Draper Pkwy
Draper
Hidden Hills
S 1300 E
15
E 13800 S
South Mountain
Golf Course
Corner Canyon
Regional Park
Lambert
Alpine
W Timpanogos Hwy
92
W 11000 N
Highland W 11000 N
N Digital Dr
85
N 2300 W
500 W
Salt Lake City
Utah
UTAH OPEN LANDS
Property Boundary
0 0.38 0.75 1.5 Miles

I CONSERVATION VALUES

CONSERVATION VALUES SUMMARY

The Property represents a relatively natural wildlife habitat, scenic open space, recreational, and clearly delineated governmental conservation policy conservation values.

The Property connects thousands of acres of natural habitat stretching across the Wasatch and the Traverse Ranges. The Property is located in mountains which are a natural outcropping breaking up Salt Lake County and Utah County, and is visible and accessible from both. The Property is surrounded by the existing conservation easement Traverse Range Open Space on the east and west and will be added to this protected open space.

The Property consists of rolling hills and valleys at the top of the mountains. The Property slopes upward from the northern end to the southern end. Several ridgelines lead up to the peak just south of the Property. The geography and topography of the Property allow for habitat, recreation, and scenic relief for the surrounding populations.

NEARBY CONSERVED/ADJACENT LANDUSE

The Property is adjacent to the almost 3,000-acre Traverse Range Open Space area (and private open land and residential homes). The Property is in close proximity to several other protected lands, including a vast U.S. Forests Service National Wilderness Area. In addition to these protected areas of open space, several conservation easements are nearby, including 2 held by Utah Open Lands.

Adjacent Conservation Easement:

Traverse Range Open Space
Acreage: 2913
Conserved: 2018
Description: The existing Traverse Range Conservation Easement sits between the Point of the Mountain and Corner Canyon. The conservation easement preserves nearly 3000 acres that provide scenic relief to an area that has been highly developed around it. The easement provides a buffer between development in Lehi and Draper. The protected land also allows for recreation for the surrounding population as the easement can never be developed.

Northwest:

Gene and Deane Wheadon Farmland Preserve
Acreage: 64
Conserved: 1997

Description: The Preserve has prime agricultural soil, scenic vistas, and wildlife habitat protected for future generations. The farm includes a community garden, orchard trees, and a passive recreational trail. The value of this open space was dramatic when it was protected, today this public open space is priceless.

Galena-Soo'nkahni Preserve
Acreage: 252
Conserved: 2009
Description: Adjacent to the Jordan River, owned by the Utah Department of Forestry, Fire, and State Lands, a conservation easement is held by Utah Open Lands. The Galena – Soónkahni Preserve includes an archaeological site of tremendous importance historically: dwellings and artifacts ranking among the oldest known in Utah are valued very highly by many people, including Native American people whose ancestral lands included this area.

Northeast:

Corner Canyon
Acreage ~ 1020
Acquired: 2005
Description: The Corner Canyon Regional Park is at the junction of the Wasatch Mountain Range with the Traverse Ridge at Corner Canyon and is more than a scenic backdrop to Draper City. Generations of citizens of southern Salt Lake County have depended on its bordering wild lands for watershed value, livestock grazing, mining, and timber. While the village of Draper was growing in recent decades to become a large suburban city, Corner Canyon was its backyard and its playground.

United States Forest Service Land
Description: Much of the land near the Property is owned by the United States Forest Service and a portion is classified as a National Wilderness Area. The Wilderness Act of 1964 defines a wilderness area as "an area where the earth and its community of life are untrammeled by man, where man himself is a visitor who does not remain." The National Wilderness Area includes Lone Peak.

Little Valley Conservation Easement
Acreage: 142
Acquired: 2009
Description: The Little Valley Conservation Easement was an addition to the thousands of acres that Draper has already conserved around Traverse Ridge. The addition of Little Valley put Draper at 4500 acres of land conserved. The easement consists of trails for recreation on land that was originally slated for development.

West:

Salt Lake County Flight Park
Description: The Salt Lake County Flight Park is a hang-gliding park located near the Point of the Mountain that is world-renowned for its hang gliding. The park is owned by

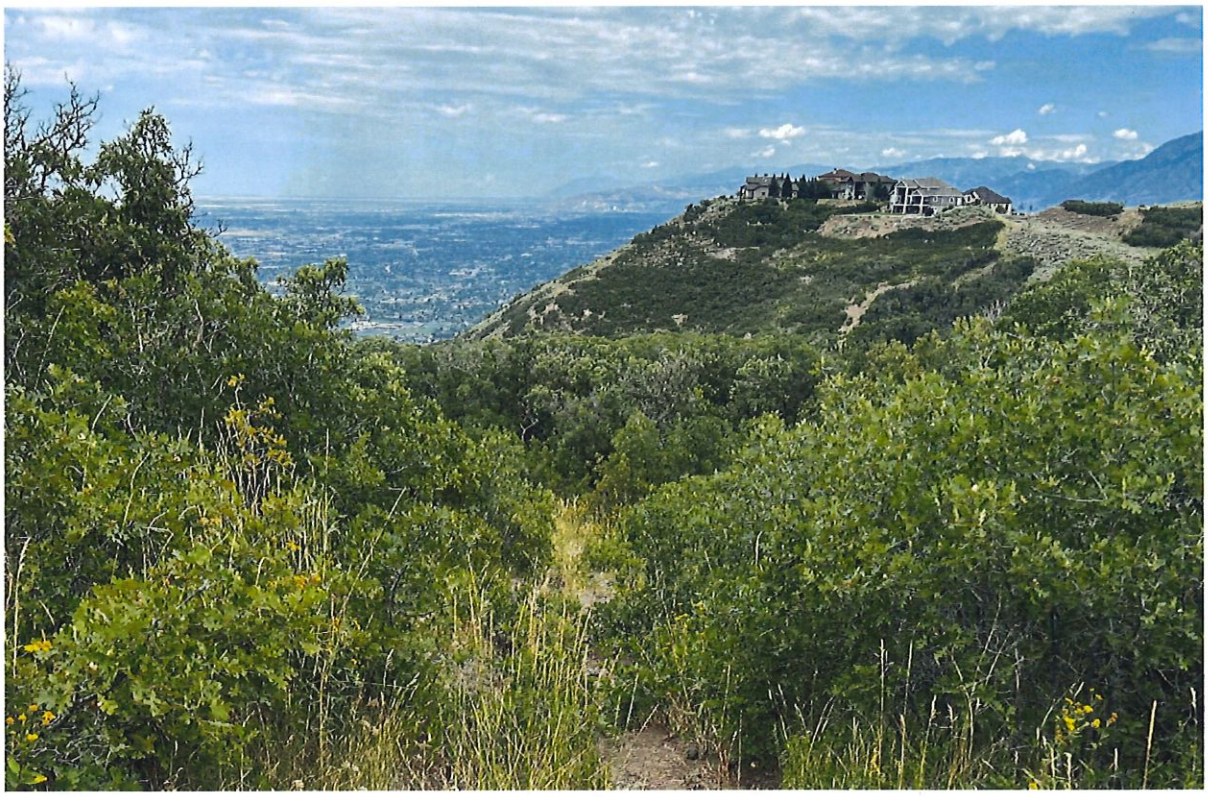
Salt Lake County and has two launch areas for hang gliders and paragliders. The park is an extension of open space adjacent to the existing conservation easement.

*Reference "Adjacent Lands" map on page 20.

CONSERVATION VALUE: HABITAT

SUMMARY OF SIGNIFICANT RESOURCES

A Utah Species of Greatest Conservation Need (SGCN), the band-tailed pigeon (*Patagioenas fasciata*), has been confirmed by field biologists to be on or near the Property. The Property boasts 4 key habitats vital for supporting SGCN and other wildlife - Mountain Shrub, Riparian, Gambel Oak, and Mountain Sagebrush.



ECOREGION

An Ecoregion is defined as denoting "areas of general similarity in ecosystems and in the type, quality, and quantity of environmental resources." According to the U.S. Environmental Protection Agency (EPA), the Property represents the following natural communities: the Semiarid Foothills (Ecoregion 19f) within the more general Ecoregion 19, Wasatch, and Uinta Mountains. Ecoregion 19 is composed of high, glaciated mountains, dissected plateaus, foothills, and intervening valleys. The Semiarid Foothills

ecoregion is located between 5000 and 8000 feet in elevation. This region is denoted by widely spaced juniper and pinyon usually intermixed with sagebrush, mountain mahogany, Gambel oak, and grama grass.

*Reference "Ecoregion" map on page 21.

LAND COVER

According to the Southwest Regional GAP Analysis Project Land Cover datasets, the Property is mostly covered by Rocky Mountain Gamble Oak-Mixed Mountain Shrubland intermixed with Rocky Mountain Bigtooth Maple Ravine Woodland, Southern Rocky Mountain Montane-Subalpine Grassland, Inter-Mountain Basins Montane Sagebrush Steppe, Rocky Mountain Aspen Forest and Woodland, Colorado Plateau Pinyon-Juniper Woodland, Rocky Mountain Lower Montane Riparian Woodland and Shrubland. These land classes are described as follows:

Rocky Mountain Gamble Oak-Mixed Mountain Shrubland: This ecological system occurs in the mountains, plateaus and foothills in the southern Rocky Mountains and Colorado Plateau including the Uinta and Wasatch ranges and the Mogollon Rim. These shrublands are most commonly found along dry foothills, lower mountain slopes, and at the edge of the western Great Plains from approximately 2000 to 2900 m in elevation, and are often situated above pinyon-juniper woodlands. The vegetation is typically dominated by Gambel oak (Quercus gambelii) alone or codominant with Saskatoon serviceberry (Amelanchier alnifolia), Utah serviceberry (Amelanchier utahensis), big sagebrush (Artemisia tridentata), alderleaf mountain mahogany (Cercocarpus montanus), bitter-berry (Prunus virginiana), Stansbury cliffrose (Purshia stansburiana), antelope bitterbrush (Purshia tridentata), New Mexico locust (Robinia neomexicana), mountain snowberry (Symphoricarpos oreophilus), or Southwest Colorado wildflower (Symphoricarpos rotundifolius). There may be inclusions of other mesic montane shrublands with Gambel oak absent or as a relatively minor component. This ecological system intergrades with the lower montane-foothills shrubland system and shares many of the same site characteristics. Density and cover of Gambel oak often increase after a fire.

Rocky Mountain Bigtooth Maple Ravine Woodland: This ecological system occurs in cool ravines, on toeslopes and slump benches associated with riparian areas in the northern and central Wasatch Range and Tavaputs Plateau extending into southern Idaho, as well as in scattered localities in southwestern Utah, central Arizona and New Mexico and the Trans-Pecos of Texas. Substrates are typically rocky colluvial or alluvial soils with favorable soil moisture. These woodlands are dominated by bigtooth maple (Acer) but may include mixed stands codominated by Gambel oak or with scattered conifers. Some stands may include Boxelder maple (Acer negundo) or quaking aspen (Populus tremuloides) as minor components. It also occurs on steeper, north-facing slopes at higher elevations, often adjacent to Rocky Mountain Gambel Oak-Mixed Montane Shrubland or Rocky Mountain Aspen Forest and Woodland.

Southern Rocky Mountain Montane-Subalpine Grassland: This Rocky Mountain ecological system typically occurs between 2200 and 3000 m on flat to rolling plains and parks or on lower sideslopes that are dry, but it may extend up to 3350 m on warm aspects. Soils resemble prairie soils in that the A-horizon is dark brown, relatively high in organic matter, slightly acid, and usually well-drained. An occurrence usually consists of a mosaic of two or three plant associations with one of the following dominant bunch grasses: timber oatgrass (Danthonia intermedia), Parry's oatgrass (Danthonia parryi), Idaho fescue (Festuca idahoensis), Arizona fescue (Festuca arizonica), Thurber's fescue (Festuca thurberi), slim-stem muhly (Muhlenbergia filiculmis), or bluebunch wheatgrass (Pseudoroegneria spicata). The subdominants include mountain muhly (Muhlenbergia montana), blue grama (Bouteloua gracilis), and one-sided blue grass (Poa secunda). These large-patch grasslands are intermixed with matrix stands of spruce-fir, lodgepole, ponderosa pine, and aspen forests.

Inter-Mountain Basins Montane Sagebrush Steppe: This ecological system includes sagebrush communities occurring at montane and subalpine elevations across the western U.S. from 1000 m in eastern Oregon and Washington to over 3000 m in the southern Rockies. In British Columbia, it occurs between 450 and 1650 m in the southern Fraser Plateau and the Thompson and Okanagan basins. The climate is cool, semi-arid to subhumid. This system primarily occurs on deep-soiled to stony flats, ridges, nearly flat ridgetops, and mountain slopes. In general, this system shows an affinity for mild topography, fine soils, and some source of subsurface moisture. It is composed primarily of big sagebrush (Artemisia tridentata ssp. vaseyana). Antelope bitterbrush (Purshia tridentata) may codominate or even dominate some stands. Other common shrubs include snowberry (Symphoricarpos), shadbush (Amelanchier), rubber rabbitbrush (Ericameria nauseosa), wild crab apple (Peraphyllum ramosissimum), wax currant (Ribes cereum), and Southwest Colorado wildflowers (Chrysothamnus viscidiflorus). Most stands have an abundant perennial herbaceous layer (over 25% cover), but this system also includes big sagebrush.

Rocky Mountain Aspen Forest and Woodland: This widespread ecological system is more common in the southern and central Rocky Mountains, but occurs throughout much of the western U.S. and north into Canada, in the montane and subalpine zones. Elevations generally range from 1525 to 3050 m (5000-10,000 feet), but occurrences can be found at lower elevations in some regions. Distribution of this ecological system is primarily limited by adequate soil moisture required to meet its high evapotranspiration demand and secondarily is limited by the length of the growing season or low temperatures. These are upland forests and woodlands dominated by quaking aspen (Populus tremuloides) without a significant conifer component. The understory structure may be complex with multiple shrub and herbaceous layers, or simple with just an herbaceous layer. The herbaceous layer may be dense or sparse, dominated by graminoids or forbs. Associated shrub species include snowberry (Symphoricarpos), thimbleberry (Rubus parviflorus), Saskatoon serviceberry (Amelanchier alnifolia), and bearberry (Arctostaphylos uva-ursi). Occurrences of this system originate and are maintained by stand-replacing disturbances such as avalanches, crown fire, insect outbreak, disease and windthrow, or clearcutting by man or beaver, within the matrix of conifer forests.

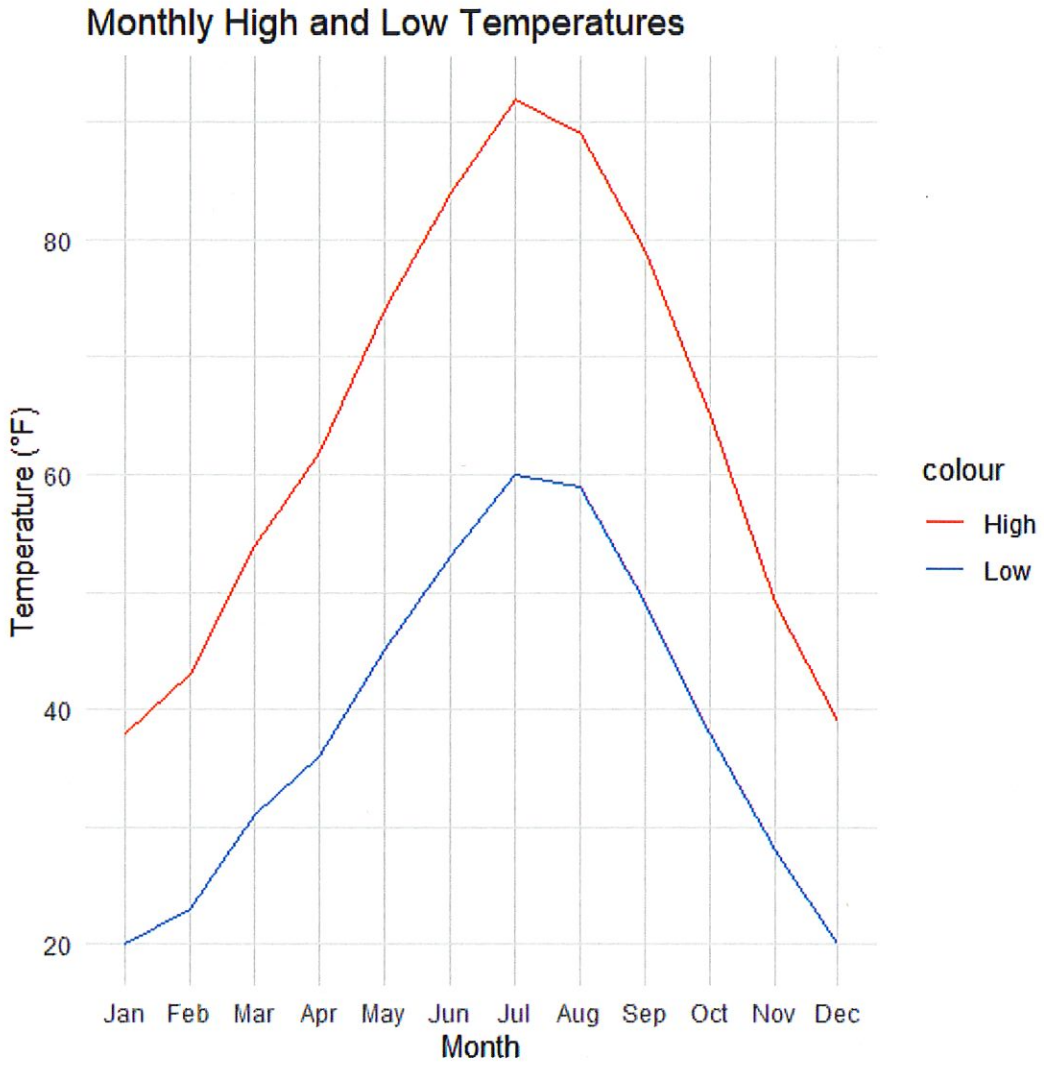
Colorado Plateau Pinyon-Juniper Woodland: This ecological system occurs in dry mountains and foothills of the Colorado Plateau region including the Western Slope of Colorado to the Wasatch Range, south to the Mogollon Rim, and east into the northwestern corner of New Mexico. It is typically found at lower elevations ranging from 1500-2440 m. These woodlands occur on warm, dry sites on mountain slopes, mesas, plateaus, and ridges. Severe climatic events occurring during the growing season, such as frosts and drought, are thought to limit the distribution of pinyon-juniper woodlands to relatively narrow altitudinal belts on mountainsides. Soils supporting this system vary in texture ranging from stony, cobbly, gravelly sandy loams to clay loam or clay. Colorado pinyon (Pinus edulis) and/or Utah juniper (Juniperus osteosperma) dominate the tree canopy. In the southern portion of the Colorado Plateau in northern Arizona and northwestern New Mexico, oneseed juniper (Juniperus monosperma) and hybrids may dominate or codominate the tree canopy. Rocky Mountain juniper (Juniperus scopulorum) may codominate or replace Utah juniper at higher elevations. Understory layers are variable and may be dominated by shrubs, graminoids, or be absent. Associated species include greenleaf manzanita (Arctostaphylos patula), big sagebrush (Artemisia tridentata), littleleaf mountain mahogany (Cercocarpus intricatus), alderleaf mountain mahogany (Cercocarpus montanus), blackbrush (Coleogyne ramosissima), Stansbury cliffrose (Purshia stansburiana), antelope bitterbrush (Purshia tridentata), Gambel oak (Quercus gambelii), blue grama (Bouteloua gracilis), James' Galleta (Pleuraphis jamesii), or muttongrass (Poa fendleriana).

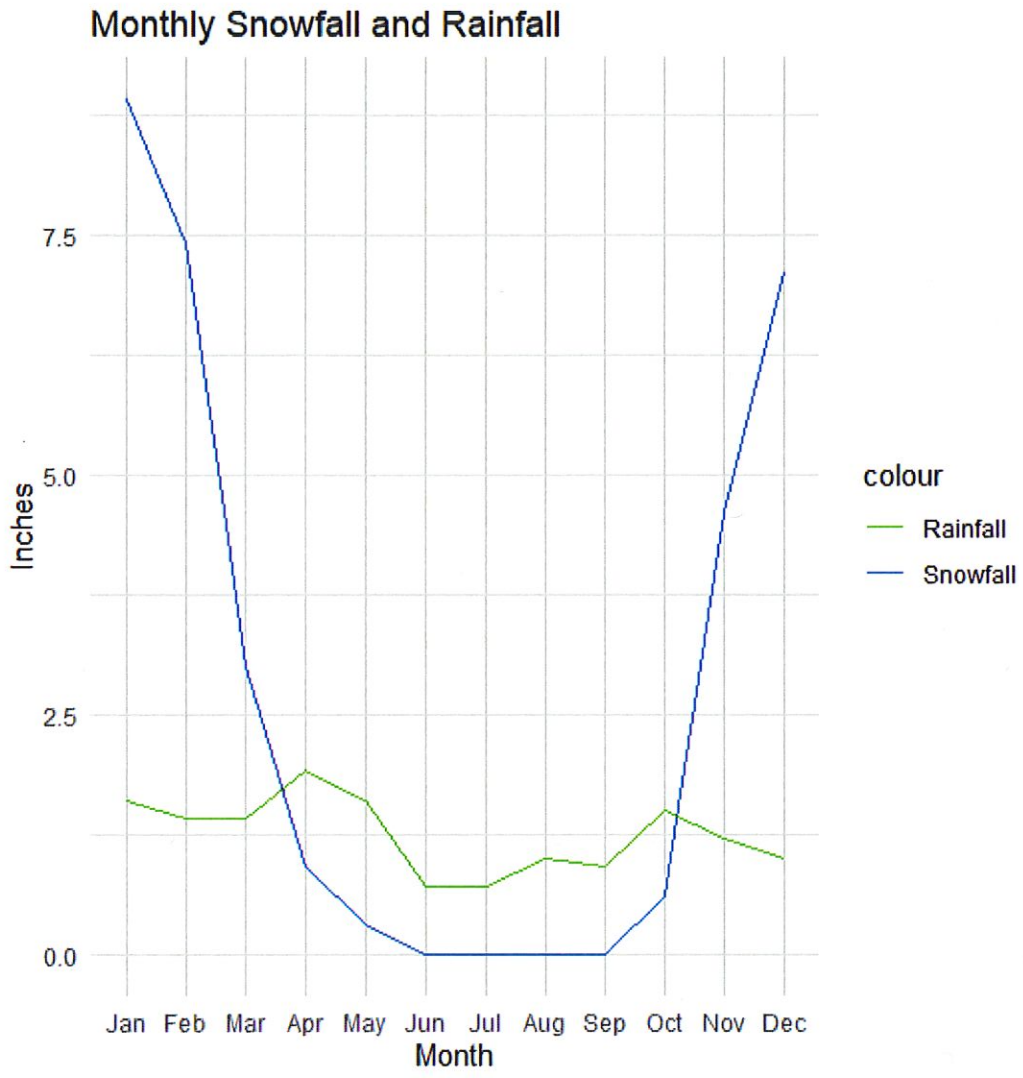
Rocky Mountain Lower Montane Riparian Woodland and Shrubland: This system is found throughout the Rocky Mountain and Colorado Plateau regions within a broad elevation range from approximately 900 to 2800 m. This system often occurs as a mosaic of multiple communities that are tree-dominated with a diverse shrub component. This system is dependent on a natural hydrologic regime, especially annual to episodic flooding. Occurrences are found within the flood zone of rivers, on islands, sand or cobble bars, and immediate streambanks. They can form large, wide occurrences on mid-channel islands in larger rivers or narrow bands on small, rocky canyon tributaries and well-drained benches. It is also typically found in backwater channels and other perennially wet but less scoured sites, such as floodplains swales and irrigation ditches. Dominant trees may include Boxelder maple (Acer negundo), narrowleaf cottonwood (Populus angustifolia), balsam popular (Populus balsamifera), eastern cottonwood (Populus deltoids), Fremont cottonwood (Populus fremontii), Douglas fir (Pseudotsuga menziesii), blue spruce (Picea pungens), peachleaf willow (Salix amygdaloides), or Rocky Mountain juniper (Juniperus scopulorum). Dominant shrubs include Rocky Mountain maple (Acer glabrum), grey alder (Alnus incana), red birch (Betula occidentalis), red osier dogwood (Cornus sericea), river hawthorn (Crataegus rivularis), desert olive (Forestiera pubescens), bitter-berry (Prunus virginiana), skunkbush (Rhus trilobata), mountain willow (Salix monticola), sandbar willow (Salix drummondiana), dewystem willow (Salix irrorata), shining willow (Salix lucida), silver buffaloberry (Shepherdia argentea). Exotic trees of Russian olive (Elaeagnus angustifolia) are common in some stands. Generally, the upland vegetation surrounding this riparian system is different and ranges from grasslands to forests.

*Reference "Landcover" map on page 22.

CLIMATE

The following graphs are provided by the National Weather Service (NOAA) for temperature, rainfall, and snowfall in the area:




Monthly Snowfall and Rainfall
7.5
5.0
2.5
0.0
Inches
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
Month
colour
Rainfall
Snowfall

TOPOGRAPHY

The topography of the Property is somewhat complex with peaks, valleys, and ridges. The Property has a minimum elevation of around 5708 feet and a maximum elevation of around 6578 feet. The Property lies on the edge of the Traverse Mountain Range making its topography unique as it is the physical boundary between Salt Lake County and Utah County.

*Reference "Topography" map on page 23.

GEOLOGY

According to United States Geological Survey data, the most abundant rock type on the Property is Limestone with a large section of Rhyolite. "Limestone" means any rock formed mostly of calcium carbonate (CaCO3), but to geologists, limestone is only one of several types of "carbonate rocks." These rocks are composed of more than 50% carbonate minerals, generally the minerals calcite (pure CaCO3) or dolomite (calcium-magnesium carbonate, CaMg[CO3]2) or both. Rhyolite is classified as a volcanic rock (or lava) that characteristically is light in color, contains 69 or more percent of silica, and is rich in potassium and sodium. Low-silica rhyolite contains 69 to 74 percent silica. High-silica rhyolite contains 75 to 80 percent silica.

Per Utah Geological Survey data, there is a high potential for landslides on the northern edge of the property, while the majority of the Property is at medium risk or no risk of potential landslides. There is a very low chance of liquefaction on the Property.

*Reference "Geology" and "Landslide Data" maps on pages 24-25.

SOILS

According to USDA soil data the Property consists of Knutsen-Bradshaw Association, Henefer-Harkers Association, Henefer-Mcphie Association, Henefer-Horrocks Association, and Kilburn Very Gravelly Sandy Loam. The USDA description of these soil types is as follows:

Knutsen Series: The Knutsen series consists of very deep, somewhat excessively drained soils that formed in alluvium derived from igneous and sedimentary rocks. These soils are on lake terraces and outwash fans at the base of mountains. Slopes are 1 to 30 percent. The mean annual temperature is about 50 degrees F., and the average precipitation is about 17 inches.

Bradshaw Series: The Bradshaw series is a very deep, well-drained soil formed in mixed colluvium. Bradshaw soils occur on mountains, with slopes of 25 to 80 percent. Typically, the A horizon is dark grayish brown, very or extremely cobbly very fine sandy loam. The B2 horizon is brown, extremely cobbly very fine sandy loam. The C horizon is brown,

extremely cobbly loam. Mean annual precipitation is about 23 inches, and the mean annual temperature is about 43 degrees F.

Henefer Series: The Henefer series consists of very deep, well drained, slowly permeable soils. These soils formed in alluvium and colluvium from quartzite and sandstone on fan remnants, mountain toeslopes and mountain slopes. Slopes range from 1 to 60 percent. The mean annual precipitation is about 20 inches and the mean annual temperature is about 43 degrees F.

Harkers Series: The Harkers series consists of very deep, well drained soils that formed in glaciolacustrine deposits. These soils are on terraces. Slopes are 0 to 6 percent. Mean annual precipitation is about 16 inches, and mean annual temperature is about 43 degrees F.

McPhie Series: The McPhie series consists of very deep well drained soils that formed in colluvium. The McPhie soils are on mountain slopes. Slope ranges from 6 to 60 percent. The mean annual precipitation is about 22 inches and the mean annual temperature is 45 degrees F.

Horrocks series: The Horrocks series consists of deep, well drained soils that formed in glacial deposits, slope alluvium, colluvium and residuum from andesite, dacite, basalt, tuff, sandstone and quartzite. These soils are on mountain slopes and terminal moraines. Slopes range from 5 to 70 percent. Mean annual air temperature is about 40 degrees F. (4.4 degrees C.), and the mean annual precipitation is about 22 inches (559 mm).

Kilburn Series: The Kilburn series consists of very deep, somewhat excessively drained, moderately rapidly permeable soils. These soils formed in alluvium and colluvium derived dominantly from gneiss, schist and quartzite on fan terraces, lake terraces, stream terraces and deltas. Slopes range from 0 to 50 percent. Average annual precipitation is about 17 inches and the mean annual temperature is about 49 degrees F.

*Reference "Soils" map on page 26.

KEY HABITATS

The Property represents 4 of Utah's 2015-2025 Wildlife Action Plan (WAP) Key Habitats: Mountain Shrub, Riparian, Gambel Oak, and Mountain Sagebrush. The riparian habitat is most likely from an ephemeral stream as there are no listed and active streams on the Property. Key habitat types were identified under the WAP in order to support 141 species of greatest conservation need in the state of Utah. Mountain Shrub makes up 2.64% of Utah's land area. Mountain Sagebrush makes up 4.3 percent of Utah's land area. Gambel Oak makes up 3.76% of Utah's land area. Riparian systems, although listed under the WAP Key Habitats, do not have a specified amount of land area identified in the plan.

*Reference "WAP Key Habitat" map on page 27.

The origin of the telegraph or phone line is unknown. The trail was named after the old poles that are in the area, but do not seem to have any historical significance. These poles are pictured below.

EXISTING STRUCTURES

There are no existing structures on the Property.

IV PHOTOPOINTS

PHOTOPOINT MAP

The Photopoint map shows the location and corresponding number of the photo that was taken on the Property.

*Reference "Photopoints" map on page 65.

PHOTOPOINT LOG

This log identifies the photos by their corresponding number and the latitude and longitude they were taken at.

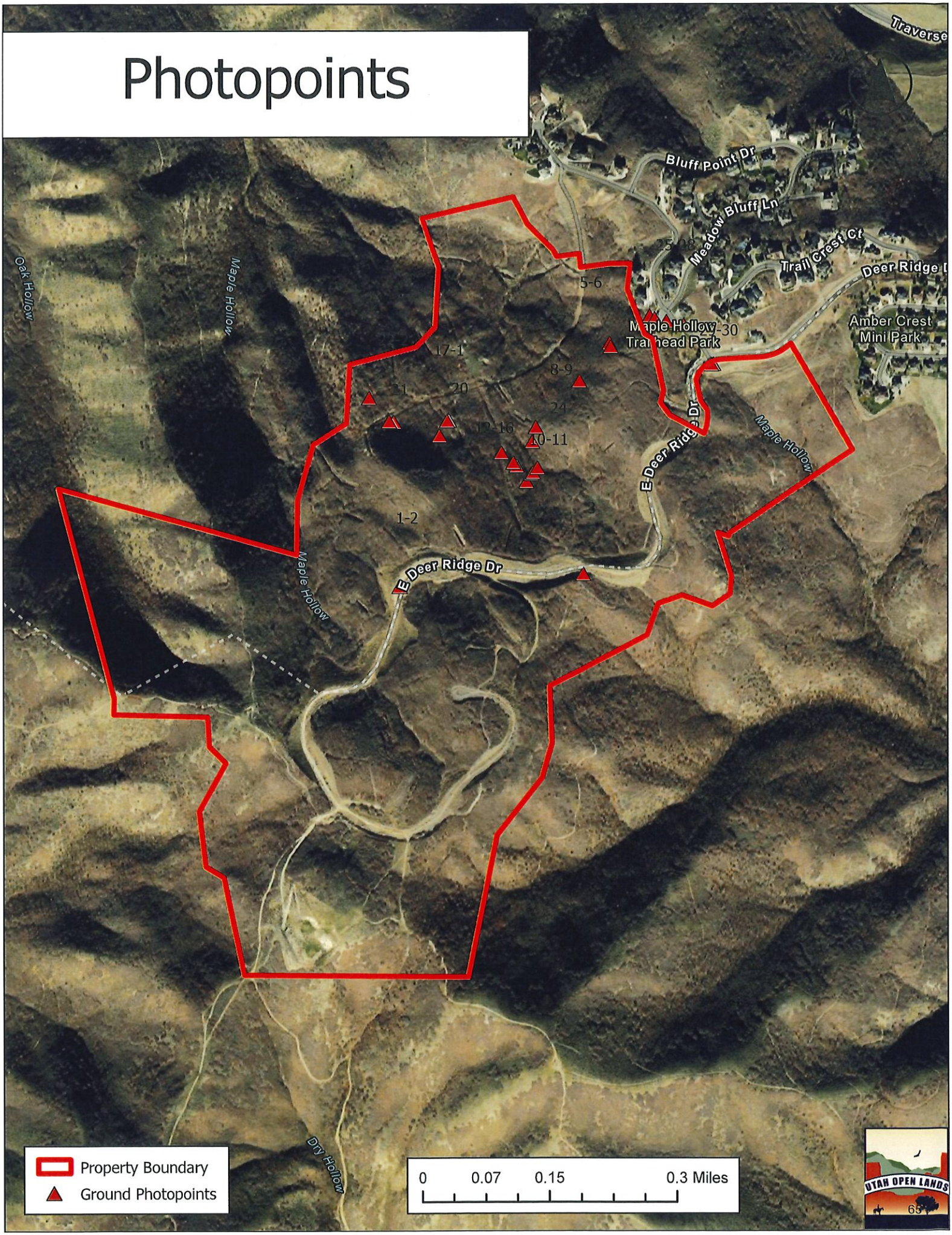
*Reference table on page 66.

PHOTOS

The photos identify on-the-ground conditions during the site visit.

*Reference the photos on pages 67- 74

Photopoints



Photopoint Log

Name	X	Y
1	-111.8566806	40.47117778
2	-111.8566806	40.47117778
3	-111.8525694	40.47142222
4	-111.8503639	40.47567778
5	-111.8520194	40.47536389
6	-111.8519972	40.4753
7	-111.8526917	40.47471111
8	-111.8536528	40.47391944
9	-111.8537306	40.47367222
10	-111.8538528	40.47299167
11	-111.8537444	40.47312222
12	-111.8537056	40.47314722
13	-111.8540722	40.47325556
14	-111.8541472	40.47331111
15	-111.8544389	40.47347778
16	-111.8544167	40.47347778
17	-111.8556056	40.47403611
18	-111.8555972	40.47401944
19	-111.8556361	40.47401111
20	-111.8558056	40.47375833
21	-111.8568361	40.47398056
22	-111.8569417	40.47399167
23	-111.8573972	40.47438889
24	-111.8536056	40.47322778
25	-111.8507528	40.47573889
26	-111.8511278	40.47581389
27	-111.8511278	40.47583056
28	-111.8510139	40.47578611
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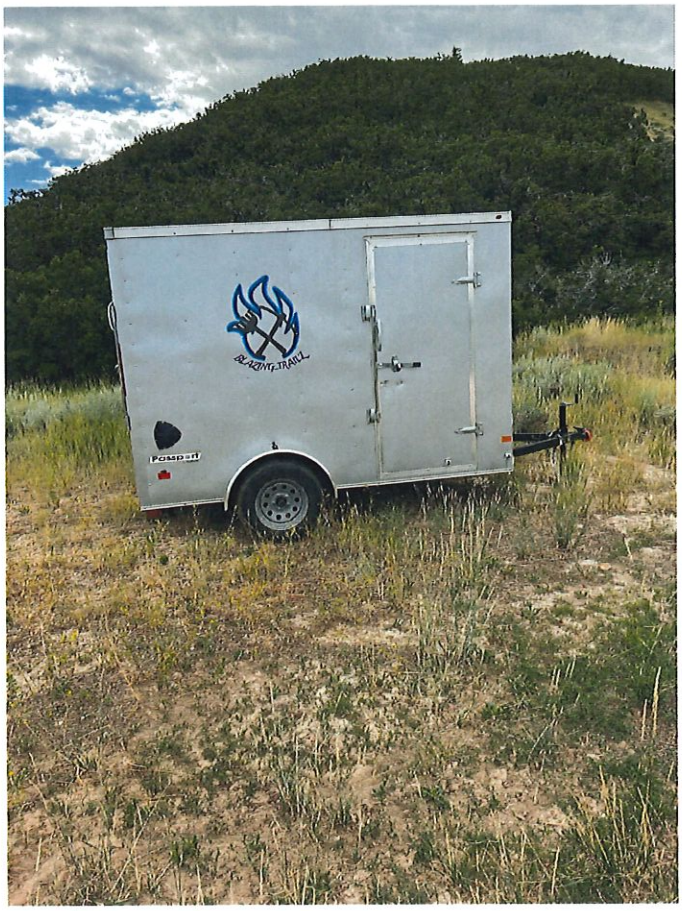
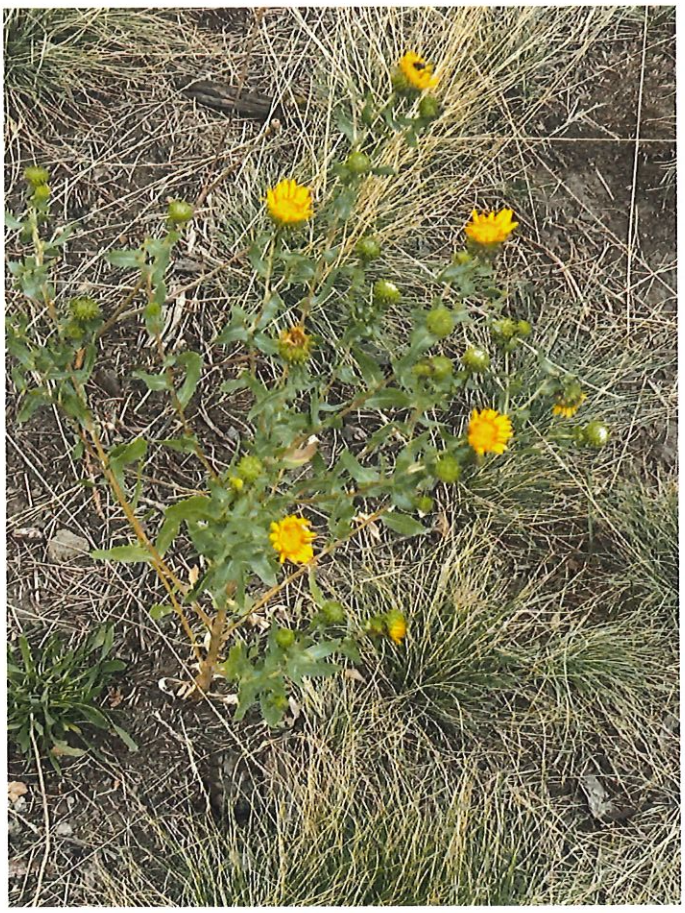

BLAZING TRAILS

1

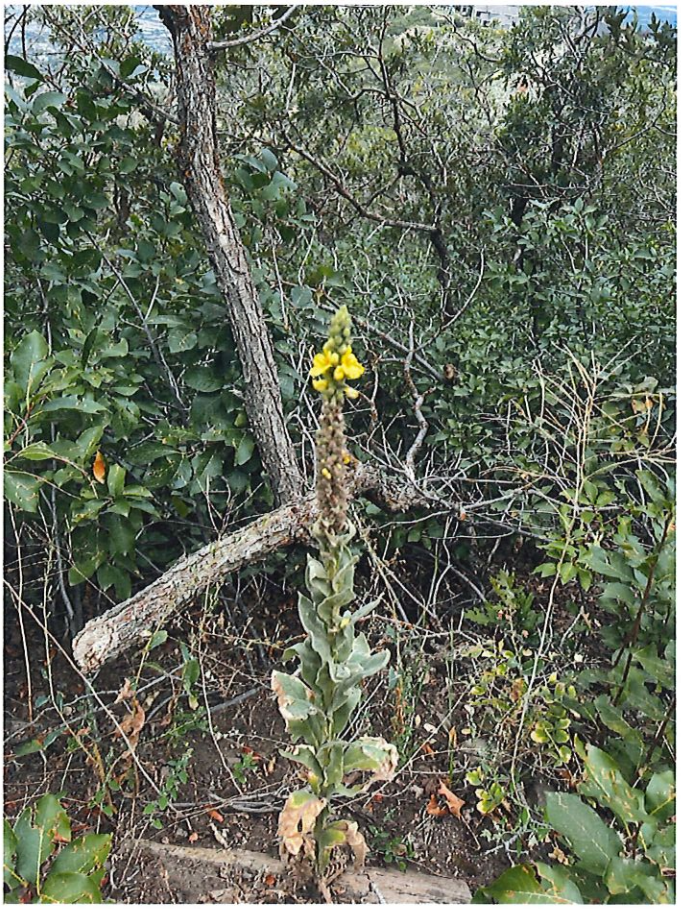
2


FOOT TRAFFIC ONLY
TELEGRAPH
DESIGNATED HIKING LOOP
DOGS MUST BE LEASHED BEYOND THIS POINT

3



4



5

6

7

8

The Maple Hollow Trailhead Park consists of landscaping, paved parking, lighting, utility boxes, small statues, concrete pads, benches, picnic tables, and a small covered map board to help inform recreationists about the trails and wildlife in the area.

On the southwestern edge of the property, there are what look to be water tanks that are buried underground at the top of the hill. There are gates and signs that can be found on the edge of the property that inform recreationists that they are entering Draper City's land with the gates prohibiting motorized vehicles. Trail signage is also present throughout the Property.

Ongoing and future disturbances related to Front and Back Country uses are anticipated and supplemental updates will be made and kept on file for major changes to the land/or and are out of the scope of this baseline documentation report.

There are geocuts present on the Property from the developer that was looking to build on the property. These cuts were made by the developer to get a better understanding of the ground and how it could be developed. All that remains are several two tracks and cleared areas. These areas are pictured below and look like small dirt rectangles.

III BUILT ENVIRONMENT & STEWARDSHIP

EVALUATION OF CONDITIONS & RESTRICTIONS

All management decisions, activities, and actions on the Property must be executed within the scope of the Conservation Easement on this Property. The Conservation Easement guides these decisions and includes allowances and restrictions that are meant to act as guidelines for preservation in perpetuity. The Conservation Easement is the managing document for the preservation of the Property and should be consulted for information pertaining to covenants, permitted uses and practices, restrictions, and observed conditions.

FRONT COUNTRY/BACK COUNTRY

The 2016 Draper City Open Space Master Plan addresses the concept of front country and back country uses of open space on the Property.

Frontcounty Zones are described as more intense and directed recreation, while ensuring the long-term sustainability of the natural resources. Examples of this are Trailhead and intensive sue areas including areas with high trail density, small fragmented properties within or near neighborhoods, including areas adjacent to development.

Backcountry Zones are described as a place to connect with nature with minimal facilities or services where ecological processes dominate and humans typically experience a sense of solitude. These area are more difficult to access and experience lower levels of use.

The map below delineates the frontcountry and backcountry on the Property. This data was acquired from Draper City.

*Reference "Frontcountry & Backcountry" map on page 55.

STEWARDSHIP AND MANAGEMENT

Stewardship of the land is achieved through a combination of daily management and ongoing monitoring of the lands, features, and conservation values that track the trajectory and therefore the health of the conservation values protected by the landowner. Day-to-day management of the property is carried out by the landowner. The Grantee (Salt Lake County) monitors the Property on a regular and necessary schedule to assess the protections of the land and ultimately to ensure enforcement of the terms of the Conservation Easement.

MANMADE DISTURBANCES

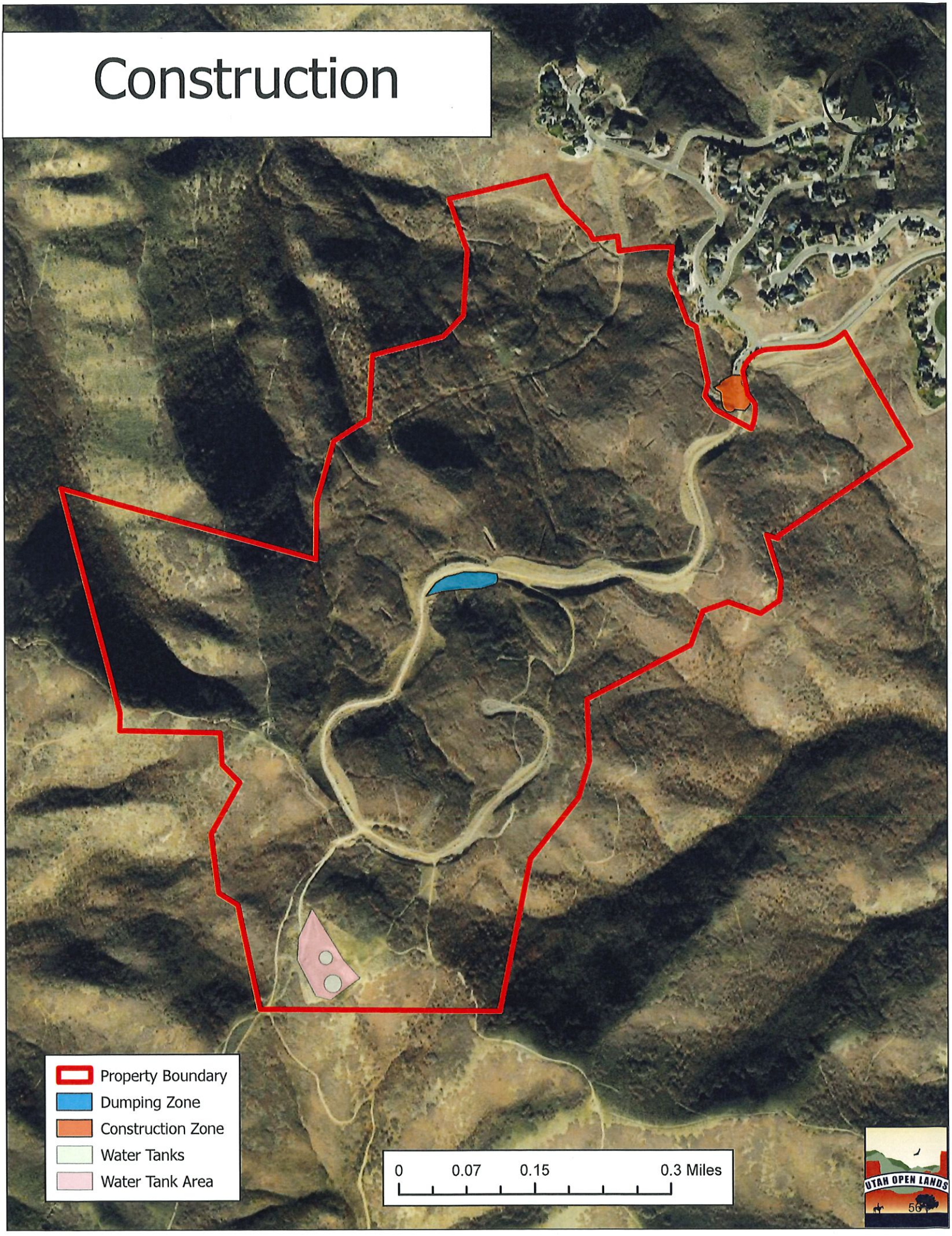
The Property has manmade disturbances present. There is concrete debris, k-rails, and pipe on the Property from the previously planned development. There is currently construction ongoing at the entrance to Deer Ridge Dr. and there is construction equipment moving earth. The excavators and bulldozers are working to remove the dirt to build a new trailhead and parking. There is a large dump truck that travels up and down Deer Ridge Dr. on the Property moving the dirt, compacting the trail, and then finally dumping the excess dirt where it is being graded to infill an area. Soil compaction could take a long time to return to a natural state, but this area is historically disturbed as it was initially a graded previous road (with utilities buried beneath and plans for pavement) created for planned subdivision development. The Property features many sewer manholes, drainage ways, and electrical boxes also pursuant to planned development. There are cement barricades and other construction debris on the Property, almost certainly related to the ongoing trailhead development.

Note that is development is only adjacent to the Property and not on the property, but the movement and dumping of excess dirt was occurring on the Property.

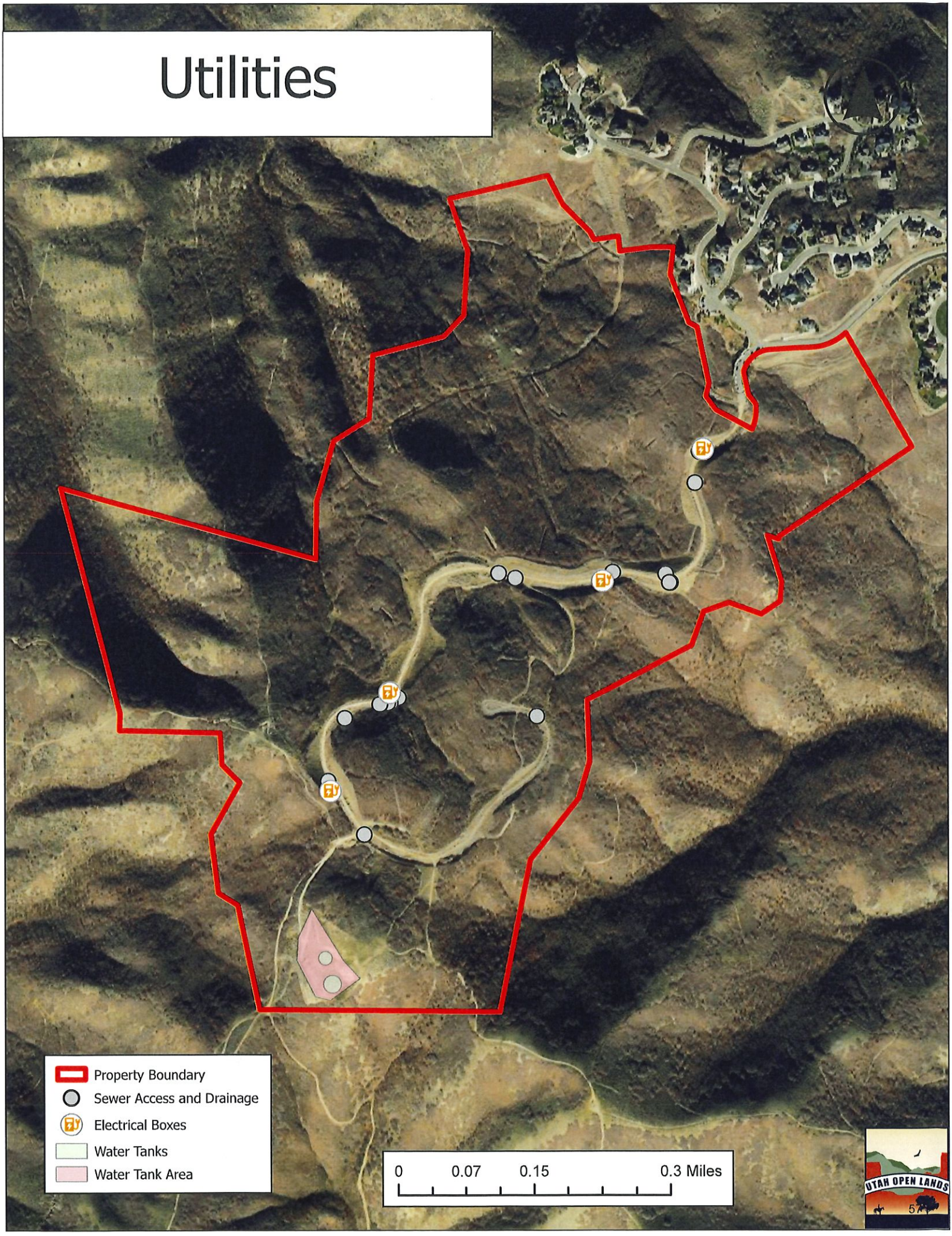
*Reference "Construction" and "Utilities""maps on page 56-57.

Frontcountry & Backcountry

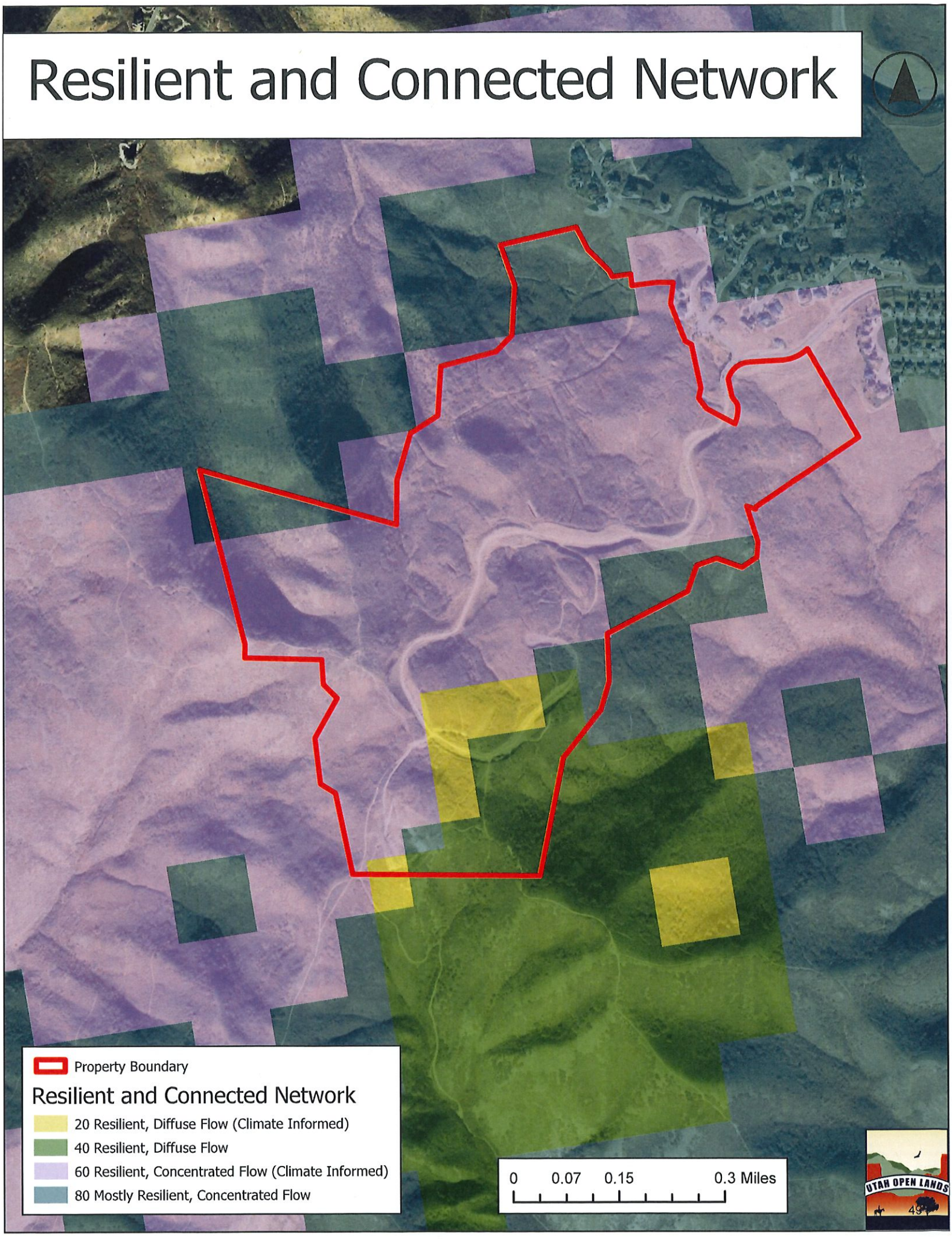
Construction



Utilities

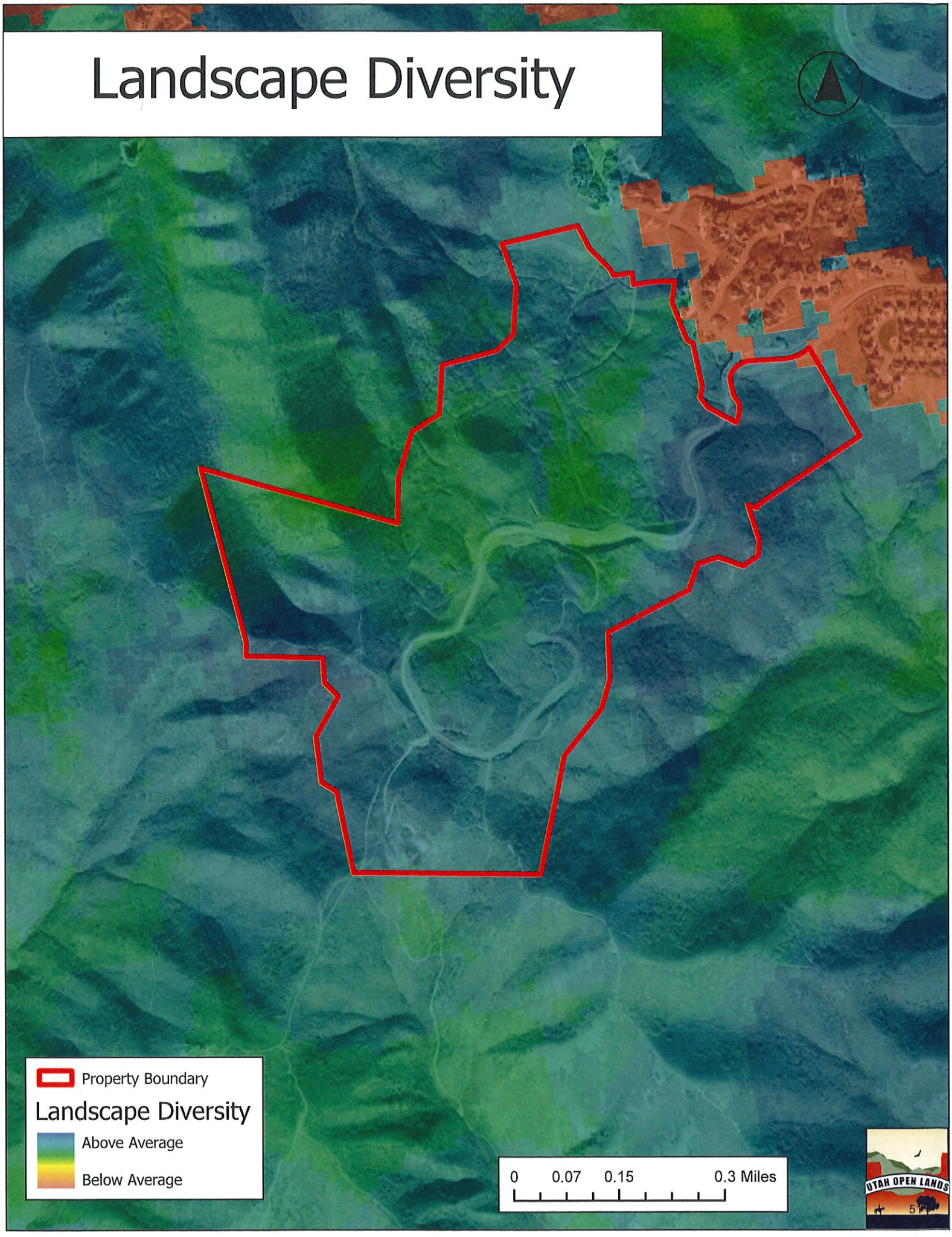

Property Boundary
Sewer Access and Drainage
Electrical Boxes
Water Tanks
Water Tank Area
0
0.07
0.15
0.3 Miles
UTAH OPEN LANDS

Resilient and Connected Network

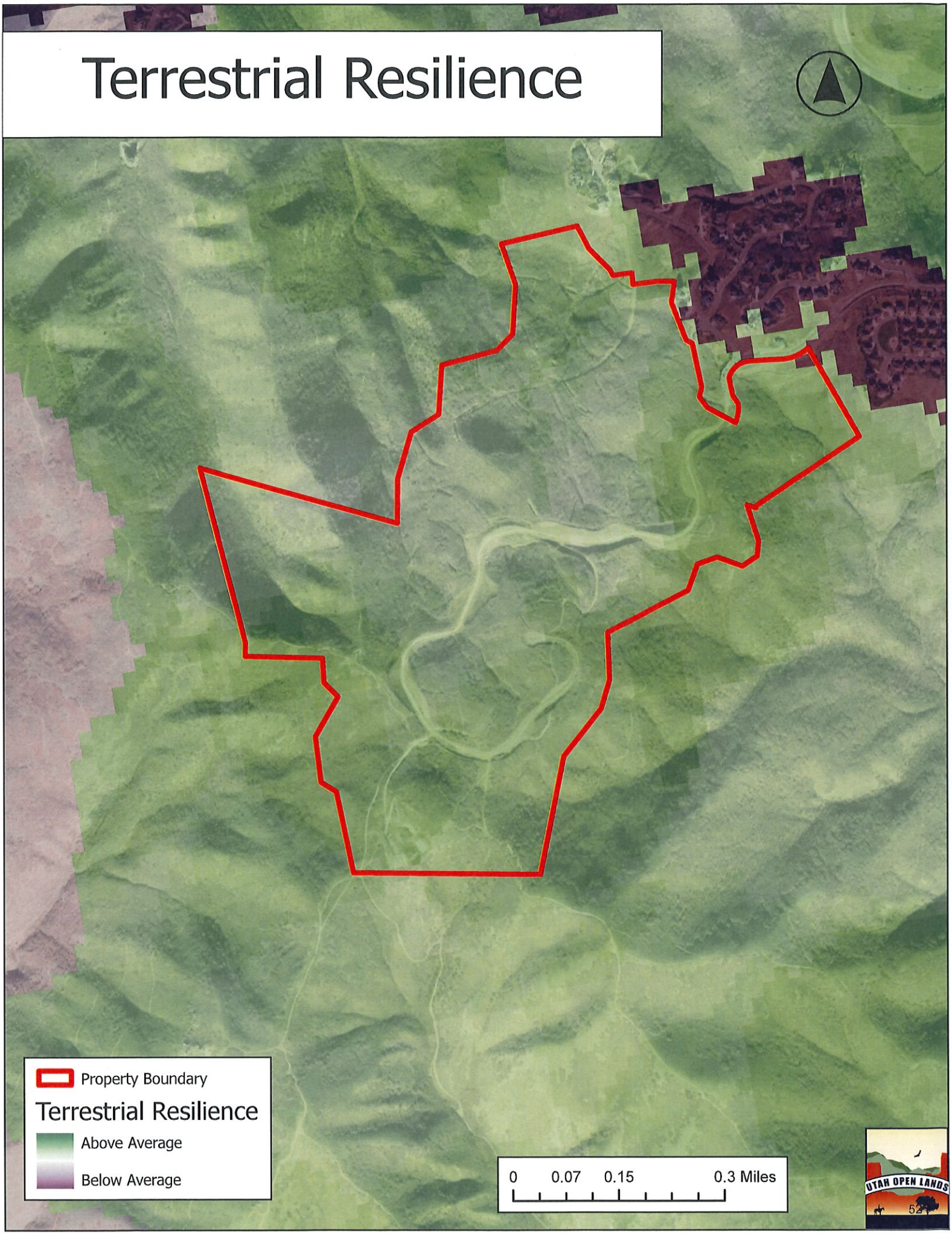


Local Connectedness

Landscape Diversity



Terrestrial Resilience



CONSERVATION VALUE: SCENIC, AESTHETIC OPEN SPACE; CLEARLY DELINEATED GOVERNMENTAL CONSERVATION POLICY

SCENIC, AESTHETIC OPEN SPACE

The Property lies on the edge of the Traverse Mountains sitting above both Draper and Lehi. From I-15, the Property is highly visible as the highway runs through all cities adjacent to the Property to the south, east, and north.

The Property provides scenic views of the Semiarid Foothills Ecoregion of the Wasatch and Uinta and is denoted by widely spaced juniper and pinyon usually intermixed with sagebrush, mountain mahogany, Gambel oak, and grama grass. The Property is near several neighborhoods so the open space would also provide for aesthetic views of the natural landscape for nearby residents. The view will allow residents of Draper, Lehi, and Traverse Ridge to feel more connected to nature as the Property is easily accessible and very visible.

The Property also adds open space scenic (and habitat) value by contributing to a lack of light pollution. There are currently only a few sources of light on the property at the Maple Hollow Trailhead parking lot. Dark skies are important for human and animal health. With increasing development in Salt Lake Valley that will also likely increase light pollution, this Property characteristic is even more vital.

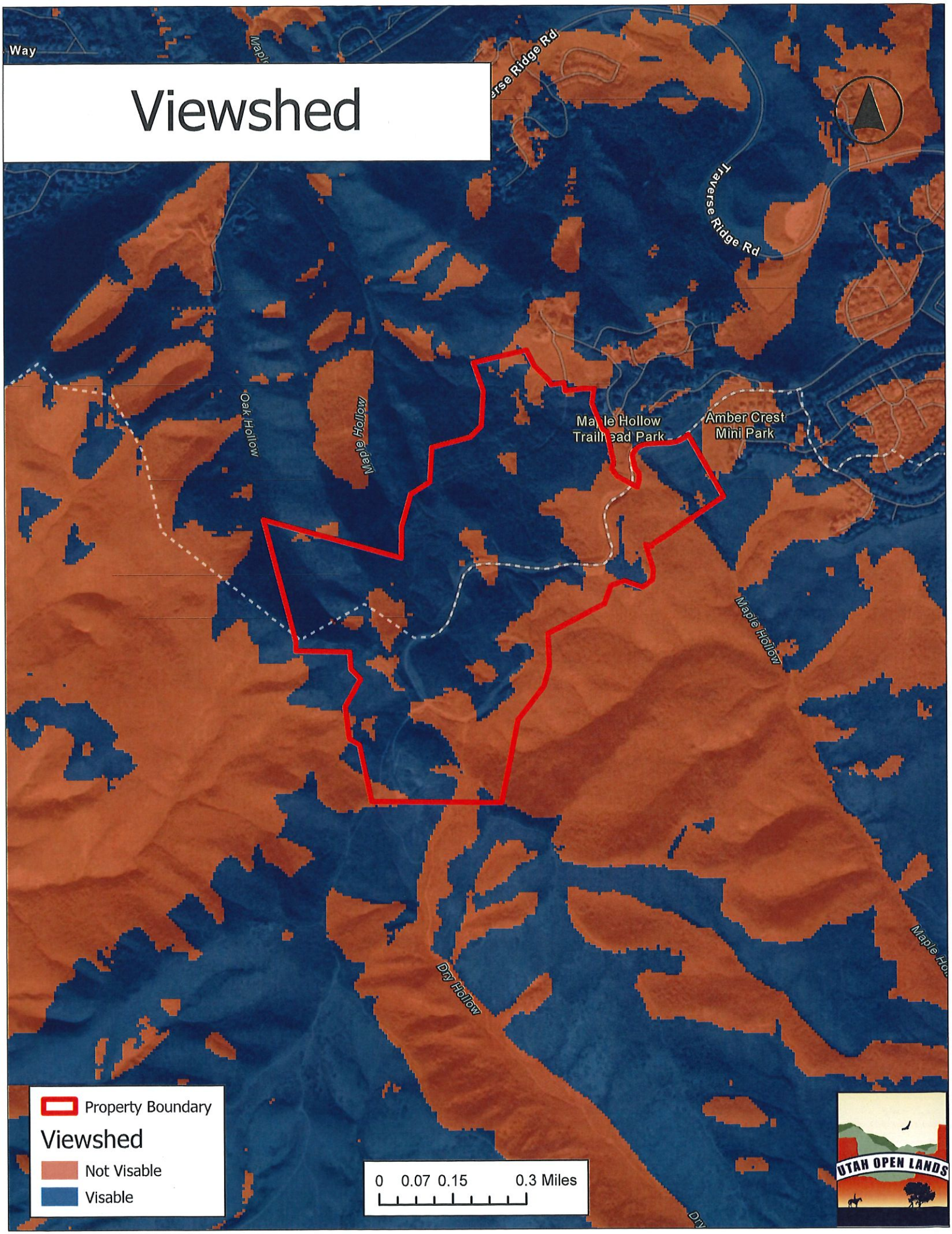
*Reference "Viewshed" map on page 41.

CLEARLY DELINEATED GOVERNMENTAL POLICY

Protection of the Property represents a clearly delineated governmental conservation policy as Draper City owns the Property and Salt Lake County will hold the conservation easement. Conservation of the Property represents a continuation of Draper's land protection efforts and is part of the 2016 Draper City Open Space Master Plan. Draper has conserved major land areas including Little Valley Conservation Easement, Traverse Range Open Space, and Corner Canyon. Draper has conserved over 4500 acres of land for the public, protecting scenic backdrops and creating recreation opportunities. The City has provided over 100 miles of trails for recreation that serve not only Draper residents but also the citizens of Utah, and U.S. and international visitors alike.

Salt Lake County has an Open Land Trust Fund Advisory Committee that defines open space as a "parcel of land in predominantly open and undeveloped condition" suitable for natural areas, wildlife and native plant habitat, important wetlands or watersheds, and little to no land disturbance, according to the official Salt Lake County website. Also according to the website, "Working collaboratively with the Open Space Trust Fund Advisory Committee, Salt Lake County Mayor and Council, funding for open space acquisitions, maintenance, and public use has been a priority since 2007."

Salt Lake County and Draper City have a long record of working with Utah Open Lands to conserve land.


Viewshed
Traverse Ridge Rd
Oak Hollow
Maple Hollow
Amber Crest Mini Park
Maple Hollow
Dry Hollow
Property Boundary
Viewshed
Not Visable
Visable
0 0.07 0.15 0.3 Miles
UTAH OPEN LANDS

CONSERVATION VALUE: RECREATION

The following conservation purpose, in accordance with Treasury Regulations § 1.170A-14(d)(2), is furthered by this Easement, "To preserve land for outdoor recreation by, or education of, the general public." The Property currently consists of many trails and an off-leash dog park which were created and are maintained by Draper City. The trails on the property will allow the public to enjoy the open space and aesthetic views of the landscape while using the trails on site. The current trails on the Property are as follows:

Trail: Deer Ridge Drive
Trail Type: Multi-Use double track
Length: 1.43 miles
Dogs Allowed: Yes, Off Leash
Equestrian Allowed: Yes

Trail: Telegraph Foot Path
Trail Type: Foot Path Single Track
Length: 3.76 miles
Dogs Allowed: Yes, On Leash
Equestrian Allowed: Yes

Trail: Maple Hollow Downhill Trail
Trail Type: Bike Only (Downhill) Single Track
Length: 0.51
Dogs Allowed: No
Equestrian Allowed: No

Trail: Maple Hollow North Trail
Trail Type: Multi-Use Single Track
Length: 1.11miles
Dogs Allowed: Yes, On Leash
Equestrian Allowed: Yes

Trail: Maple Hollow Access Trail
Trail Type: Multi-Use Single Track
Length: 0.12 miles
Dogs Allowed: Yes, On Leash
Equestrian Allowed: Yes

Trail: Maple Hollow South Trail

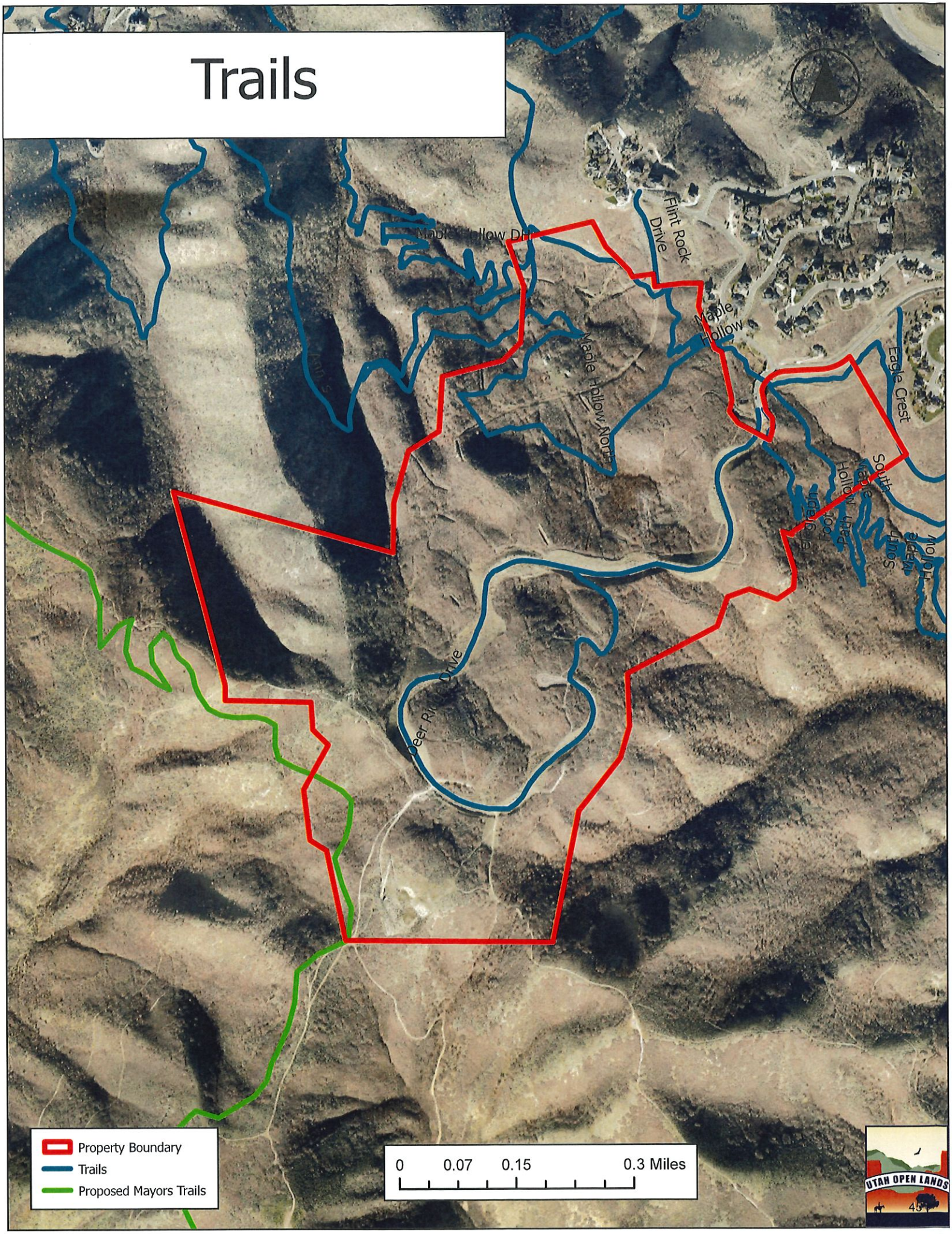
Trail Type: Multi-Use Single Track
Length: 0.46 miles
Dogs Allowed: Yes, On Leash
Equestrian Allowed: Yes

Trail: Eagle Crest Trail
Trail Type: Multi-Use Single Track
Length: 0.40 miles
Dogs Allowed: Yes, On Leash
Equestrian Allowed: Yes

Trail: Mayor's Trail (Proposed)
Trail Type: Unknown
Length: 1.93 miles
Dogs Allowed: Yes, On Leash
Equestrian Allowed: Unknown

The Property supports public recreation with hiking, biking, and equestrian access on the trails. The Property will allow for the continued protection of recreation areas with maintained trails and an off-leash dog park on the easement.

*Reference "Trails" map on page 45.


Trails
Flint Rock Drive
Maple Hollow
Maple Hollow North
Eagle Crest
Property Boundary
Trails
Proposed Mayors Trails
0
0.07
0.15
0.3 Miles
UTAH OPEN LANDS

II CONSERVATION VALUE HEALTH

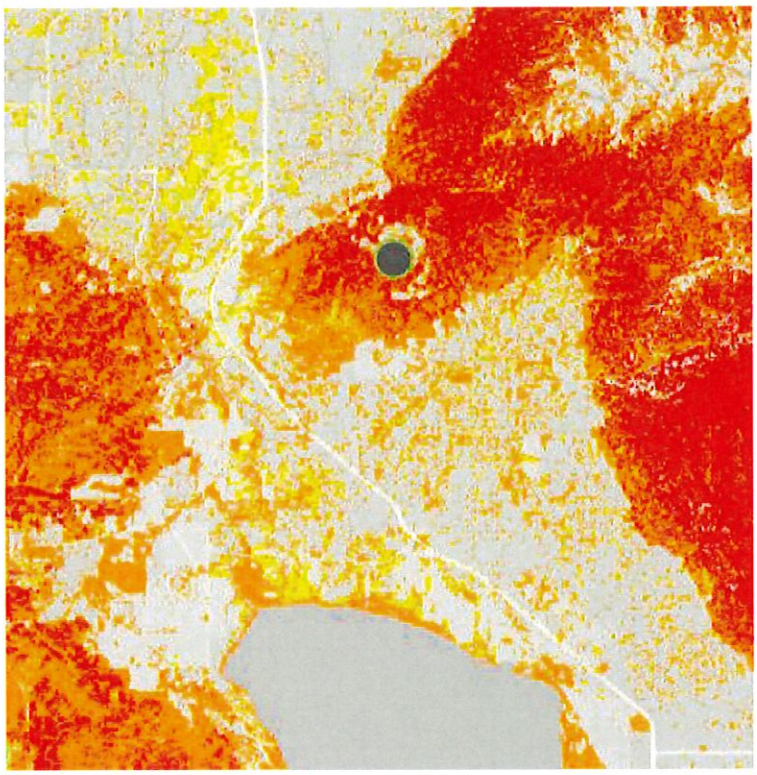
Management of the land is a balance of use and enjoyment that fosters a broader understanding of the natural systems on the Property. It is always anticipated that any human engagement or development on the land will leave traces, but careful management will protect the ecological and conservation values.

CONSERVATION VALUES ASSESSMENT

Utah County and Salt Lake County are growing at immense rates as many U.S. citizens are leaving their home states and moving to the mountain west. Utah County is growing at a rate of 2.5% annually, while Lehi, which is adjacent to the Property is growing at 3.87% annually. Salt Lake County is growing at 1.28% annually while Draper is growing at 2.51%. Increases in population impact recreational resources. Undeniably, the value of future publicly accessible trails on the Property not only aids in outdoor recreational use for the community and the region but the benefits to mental and physical health are continually being documented. Additional trails and open space serve to relieve pressure on other public lands. While public access is a clear public benefit, public recreation and habitat and scenic values can come into conflict and care must be taken to balance the protection and preservation of all of the Property's conservation values. One way to minimize the conflict is to ensure the usage of existing trails while mitigating social trails to help sensitive species, respecting the viewshed, and respecting species use.

FIREWISE MANAGEMENT

The City of Draper has implemented Firewise management programs that help mitigate fire risk. Understanding the vulnerability of fire risk has allowed for wildland fire preparedness and community engagement. Draper uses community outreach to inform those who live in high-risk wildland fire areas through preparedness courses. Using Utah Wildfire Risk Assessment Portal (UWRAP) fire risk can be assessed. The Property falls in a High Risk and Very High-Risk area for wildfires.



The Nature Conservancy Resilient Land Metrics

RESILIENCE

As climate change continues to progress, areas of diverse, connected, and resilient landscapes will become increasingly important for species facing climate-related pressures. In recognition of this, Utah Open Lands utilizes data from the 2016 Resilient and Connected Landscapes Project by The Nature Conservancy to determine how open space ecosystems will respond to change in the future. The following maps describe different variables of interest which culminate in a "terrestrial resilience score," a measure of how well landscapes are able to support species adapting to climate change. The Property is mostly located in a resilient and mostly resilient landscape.

*Reference "Resilient and Connected Network" map on page 49.

LOCAL CONNECTEDNESS

According to The Nature Conservancy, local connectedness refers to the degree of fragmentation and strength of barriers that create resistance to movement within a landscape. A highly connected landscape promotes resilience by allowing species to

move through the landscape and find suitable microclimates where they can persist. Local connectedness is calculated by measuring the amount and configuration of human-created barriers like major roads, development, energy infrastructure, and industrial farming and forestry land.

*Reference "Local Connectedness" map on page 50.

LANDSCAPE DIVERSITY

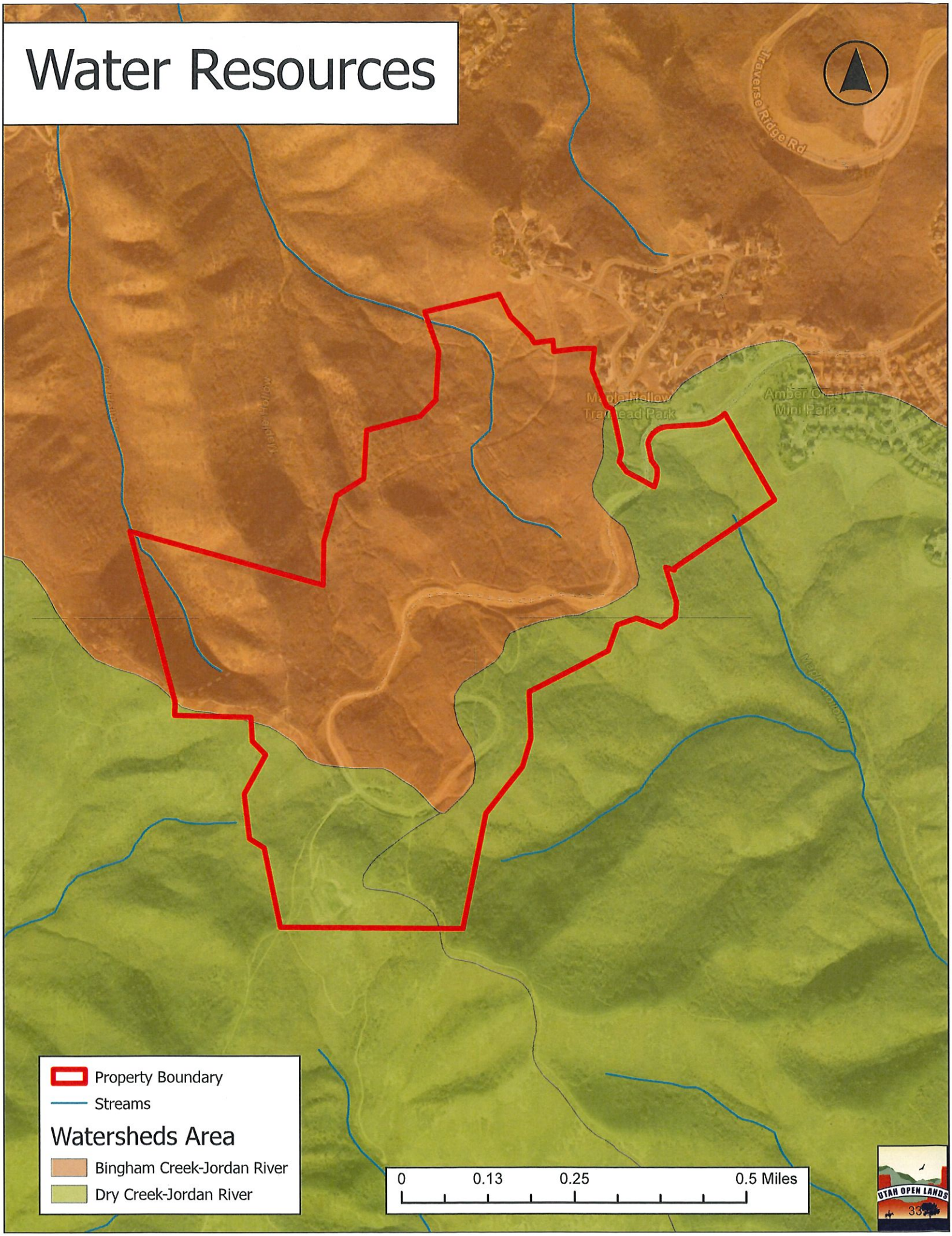
According to The Nature Conservancy, landscape diversity refers to the microhabitats and climatic gradients available in the immediate neighborhood surrounding any 30-meter cell of land. The persistence of species in an area increases in landscapes with a wide variety of microclimates created by the topography (topo-climates), measuring elevation range, and evaluating the density and configuration of wetlands in a 100-acre neighborhood around every point on the landscape.

*Reference "Landscape Diversity" map on page 51.

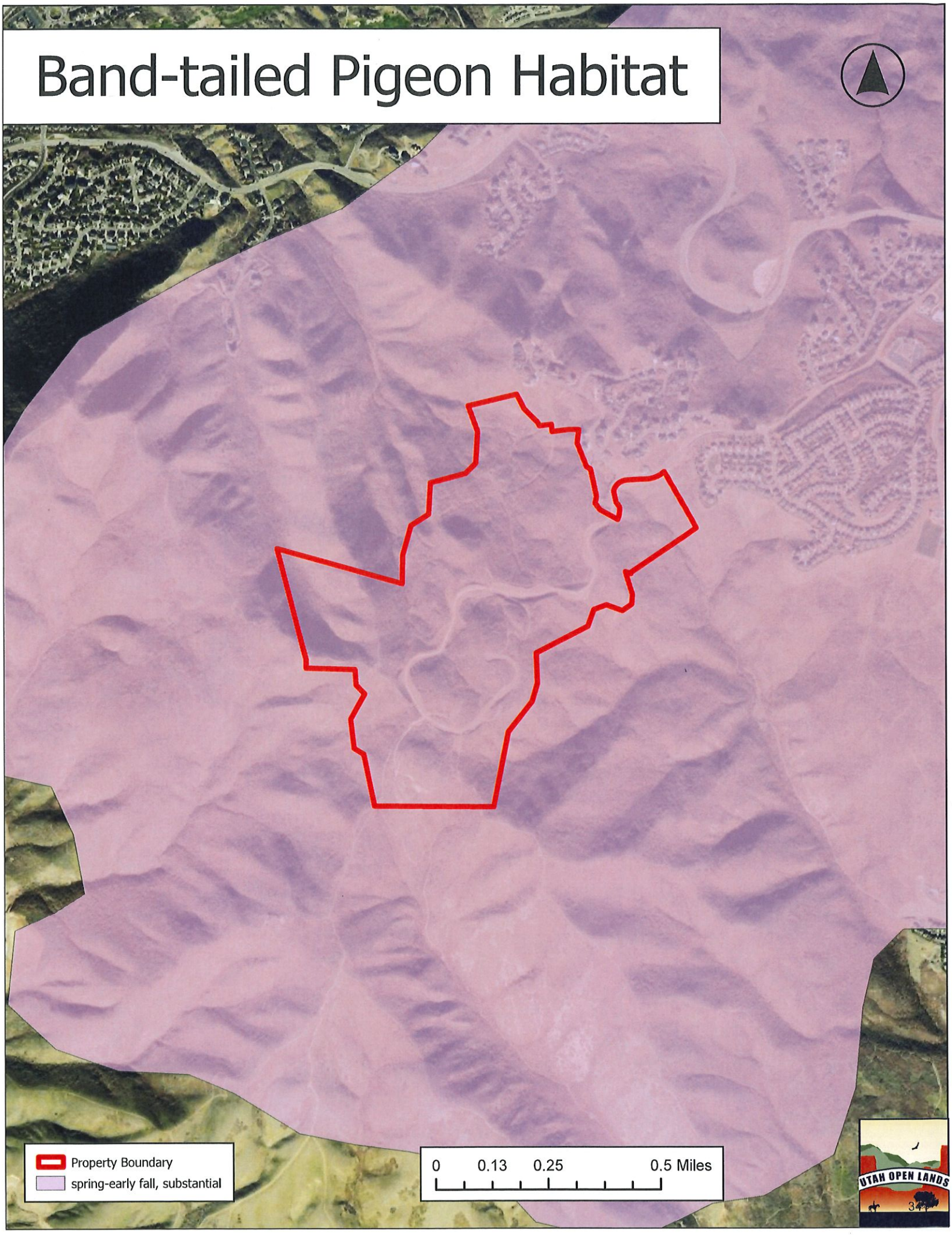
TERRESTRIAL RESILIANCE

According to The Nature Conservancy, an area of and where high microclimate diversity and low levels of human modification provide species with connected, diverse climatic conditions they will need to persist and adapt to changing regional climates. If conservation succeeds, each geophysical setting will continue to support species and communities that thrive in conditions defined by their physical properties, although the species in the future may differ from those currently present.

*Reference "Terrestrial Resilience" map on page 52.


Water Resources
Traverse Ridge Rd
Property Boundary
Streams
Watersheds Area
Bingham Creek-Jordan River
Dry Creek-Jordan River
0
0.13
0.25
0.5 Miles
UTAH OPEN LANDS

Band-tailed Pigeon Habitat



Blue Grouse Habitat

Bobcat & Cougar Habitat

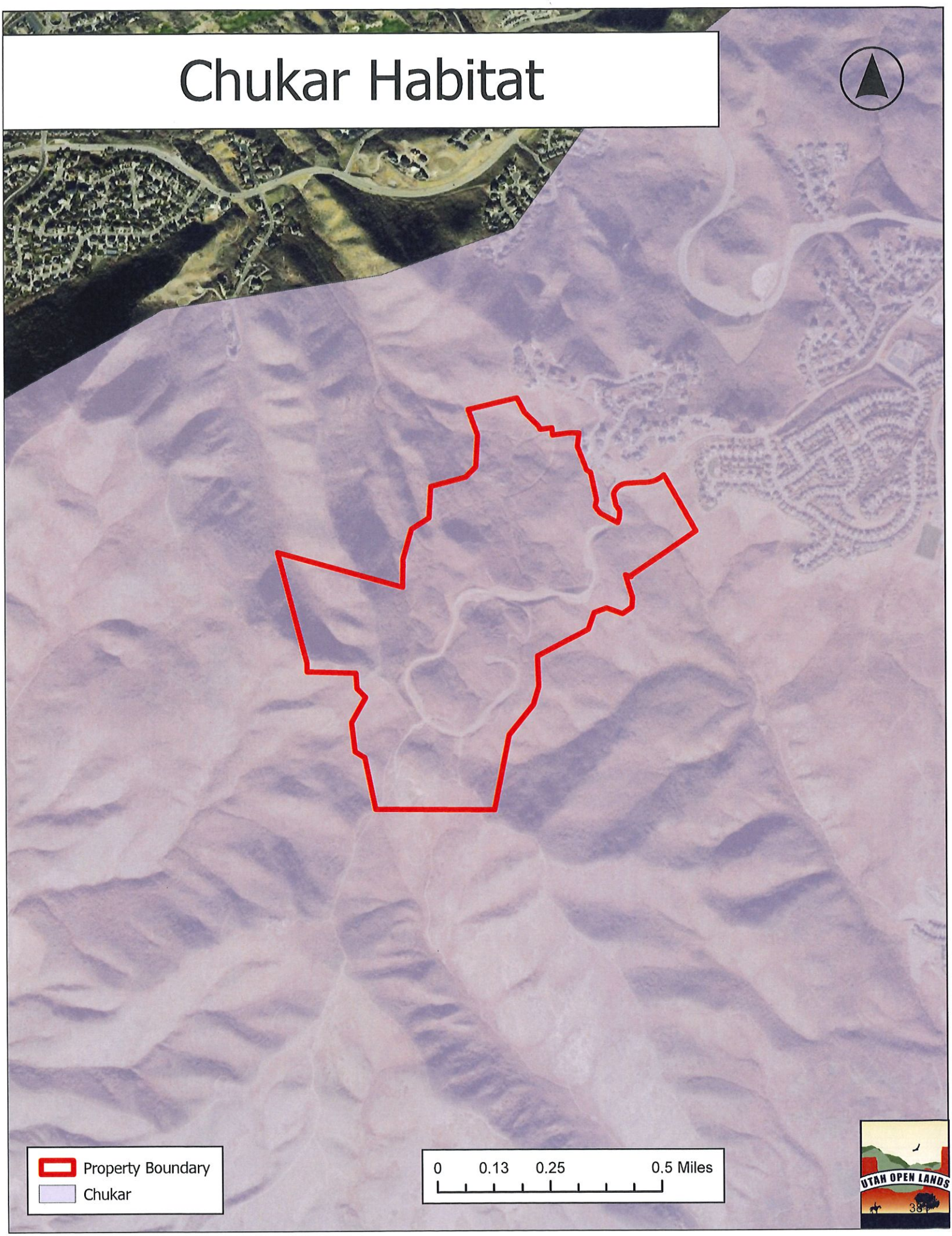
Property Boundary
Bobcat & Cougar

0 0.13 0.25 0.5 Miles

UTAH OPEN LANDS

California Quail Habitat

Chukar Habitat



Rocky Mountain Elk Habitat

Mule Deer Habitat

VEGETATION: NATIVE PLANT SPECIES

Healthy vegetative communities were in evidence on the Property. Thick Gambel oak stands, sage brush, rubber rabbitbrush, currant, aster, curly cup gumweed, mahonia, showy goldeneye, silvery lupine, and wild onion were just a few of the native plants present.

Silvery lupine

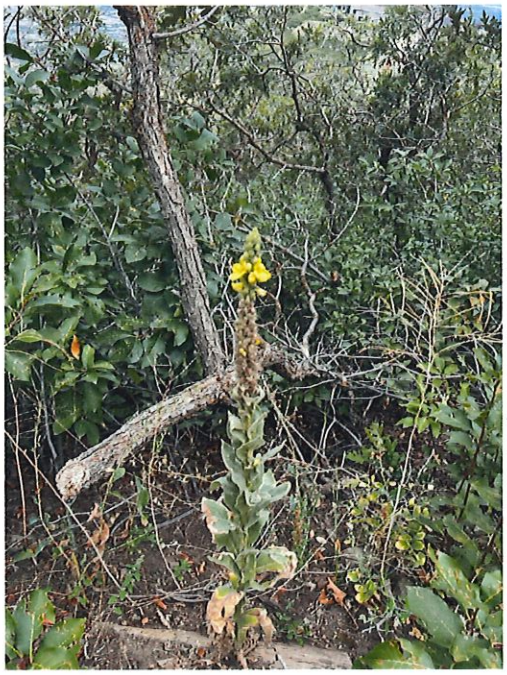
Showy Goldeneye

Mahonia

VEGETATION: NON-NATIVE & INVASIVE PLANT SPECIES

Invasive species were not extensive on the Property despite ground disturbances. Small isolated populations of thistle and common mullein were observed. Non-native Western salsify was also present in small numbers.

Western salsify



Common mullein

VEGETATIVE HEALTH

Utah Open Lands used GIS Analytics, on-ground observations during site visits, and research grade data from several sources including iNaturalist, USDA, Utah AGRC, U.S. Forest Service, Department of Forest Health Protection and United States Geological Survey (USGS) to create an analysis of the Property, inclusive of vegetation. Certain gaps in data make it difficult to verify the vegetative analysis as a whole.

Care should be taken to ensure the continued good health of the majority vegetation on the Property, and potential restoration or ongoing, vigilant assessment of non-native and/or invasive plants is recommended. The vegetative communities on the Property and in the surrounding area function to provide resources for sensitive species and other wildlife, signs of which were noted when documenting information while on site visits.

DISTURBED GROUND

Areas that have been disturbed provide invasive species easy ground to become established. Non-native and/or invasive plant species such as thistle, common mullein, and Western salsify were found on limited portions of the Property. Most of these species are found growing in disturbed soil. If these types of weeds become widespread throughout the Property, continual monitoring and attention to vegetative health will be crucial in keeping them in check, and ultimately, in safeguarding the conservation values of the land.

NATURAL WATER RESOURCES

WATERSHED

The Property has minimal water resources located directly on it. The Property lies within two watersheds; the Bingham Creek-Jordan River and the Dry Creek-Jordan River. These two watersheds flow into the Jordan River which feeds into the Great Salt Lake where it terminates.

SPRINGS, RIVERS, STREAMS, WETLANDS, GROUNDWATER

The Property does not contain perennial springs, rivers, streams, shallow groundwater, or wetlands. There are several intermittent streams located on the Property demonstrated by the URGS stream data. Although there are only intermittent streams on the Property, there is enough water for some riparian zones to exist.

*Reference "Water Resources" map on page 33.

WILDLIFE

Utah Division of Wildlife Resources (DWR) natural habitat identified on the Property for particular species has been created and/or confirmed by field biologists. Therefore, in this Baseline Documentation, referenced wildlife habitat maps demonstrate a high likelihood of individual species inhabiting this particular property. There is one additional data source used for identifying general wildlife habitat, specifically for Cougar and Bobcat habitats. These data layers come from the U.S. Geological Survey (USGS) Gap Analysis Project (GAP), and are the predicted habitat suitable for these species based on ground conditions in 2001. It is important when viewing these maps to consider how these habitat models differ from the DWR's biologist-confirmed habitat layers.

GIS data used for the determination of wildlife habitat was downloaded from Utah Automated Geographic Reference Center (UGRC) and the USGS GAP Species Data download page. Data from UGRC is also stewarded by the Utah DWR. For specific sightings, observation event data from iNaturalist may be exported.

SPECIES OF GREATEST CONSERVATION NEED

A Utah Species of Greatest Conservation Need (SGCN), the band-tailed pigeon (*Patagioenas fasciata*), has been confirmed by field biologists to be on or near the Property. The entire Property boasts spring-early fall substantial habitat for this species. Townsend's big-eared bat *(Haliaeetus leucocephalus)* has a reported occurrence in the broader area as recently as 2012. The bald eagle *(Haliaeetus leucocephalus)* and peregrine falcon *(Falco peregrinus)* have reported occurrences in the broader area as recently as 2006. Due to historic and recent threats that have impacted the abundance and distribution of these species, their populations are considered to be imperiled, vulnerable, or meriting long-term concern as threats to habitats increase.

GENERAL WILDLIFE

Habitat for at least an additional seven species is present on the Property, specifically blue grouse (*Dendragapus obscurus*), bobcat (*Lynx rufus*), cougar (*Puma concolor*), California quail (*Callipepla californica*), chukar (*Alectoris chukar*), mule deer (*Odocoileus hemionus*), and Rocky Mountain elk (*Cervus canadensis nelsoni*). According to the Utah DWR, the entire Property represents year-long crucial habitat for both the blue grouse and California quail, year-long high value habitat for the chukar, and most of the Property provides winter crucial habitat for both mule deer and Rocky Mountain elk. Partial Property habitats are illustrated below.

Draper City staff have also reported frequent sightings of animals on the Property in the past few years.

According to research-grade data from iNaturalist, since April 2023, the greater short-horned lizard *(Phrynosoma hernandesi)*, two-tailed swallowtail *(Papilio multicaudata)*, Botta's pocket gopher *(Thomomys bottae)*, North American porcupine *(Erethizon dorsatum)*, common sagebrush lizard *(Sceloporus graciosus)*, red-winged blackbird *(Agelaius phoeniceus)*, California gull *(Larus californicus)*, and feral pigeon *(Columba livia var. domestica)* were observed by the public on the Property.

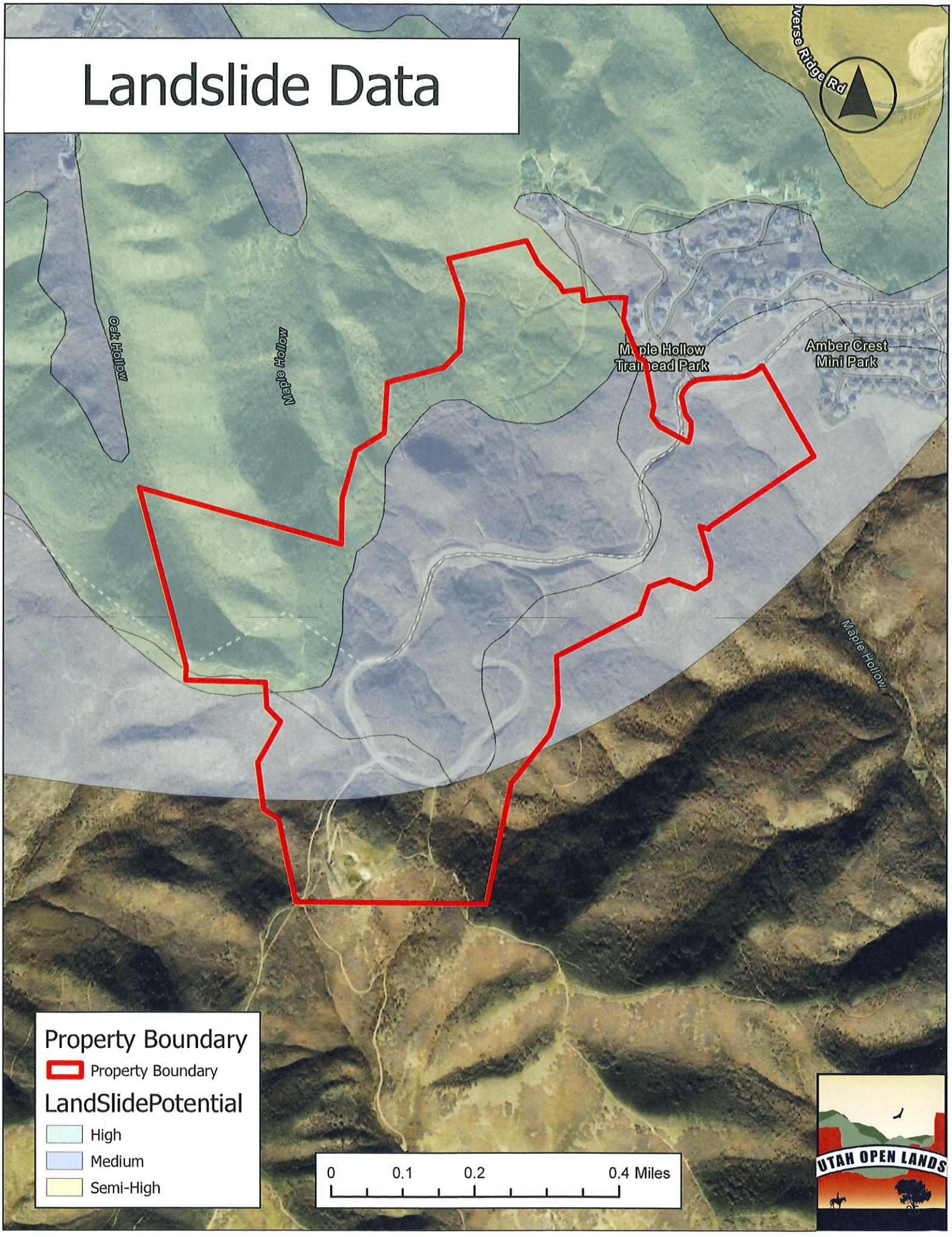
*Reference habitat maps on page 34-40.

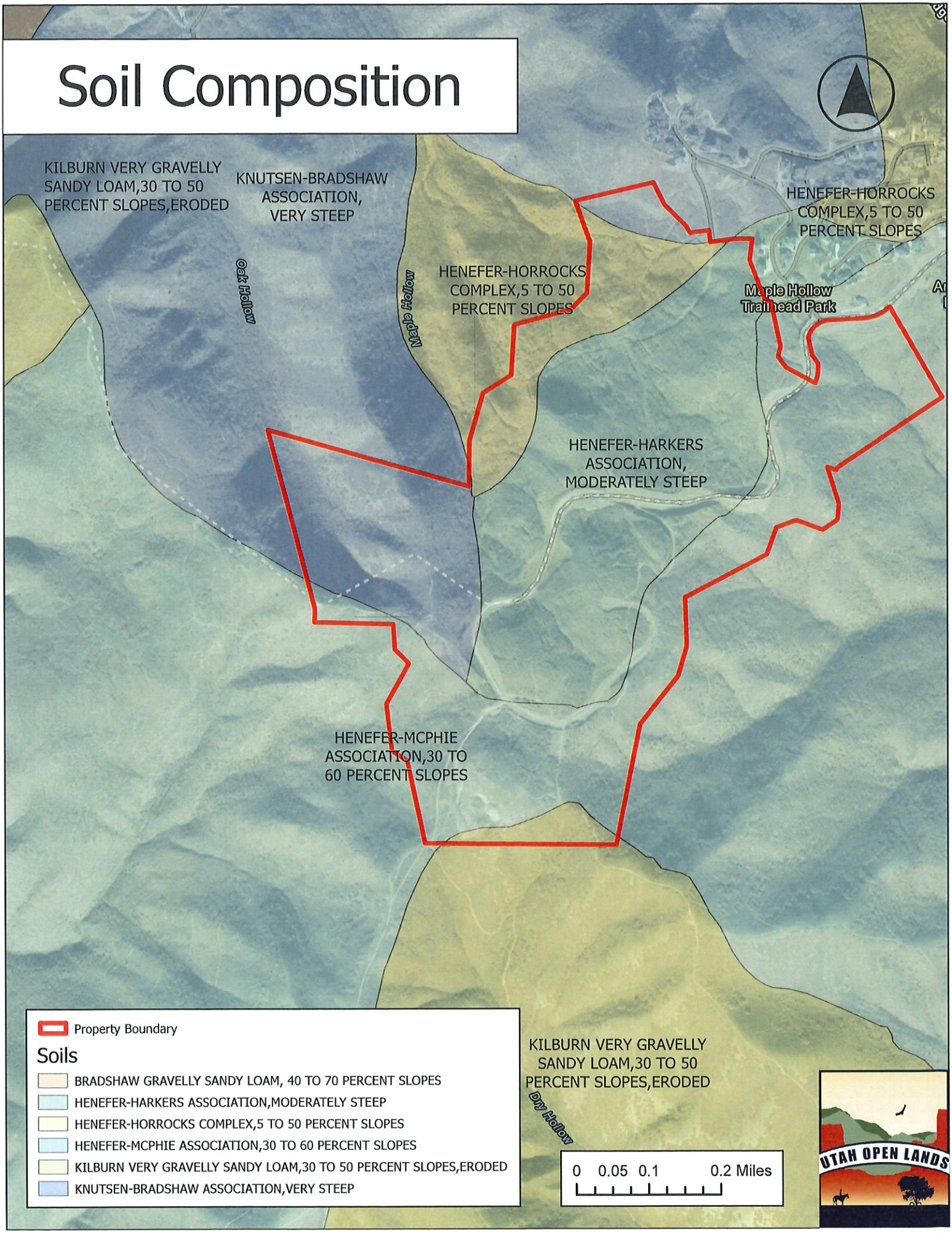
VERTICAL HABITAT

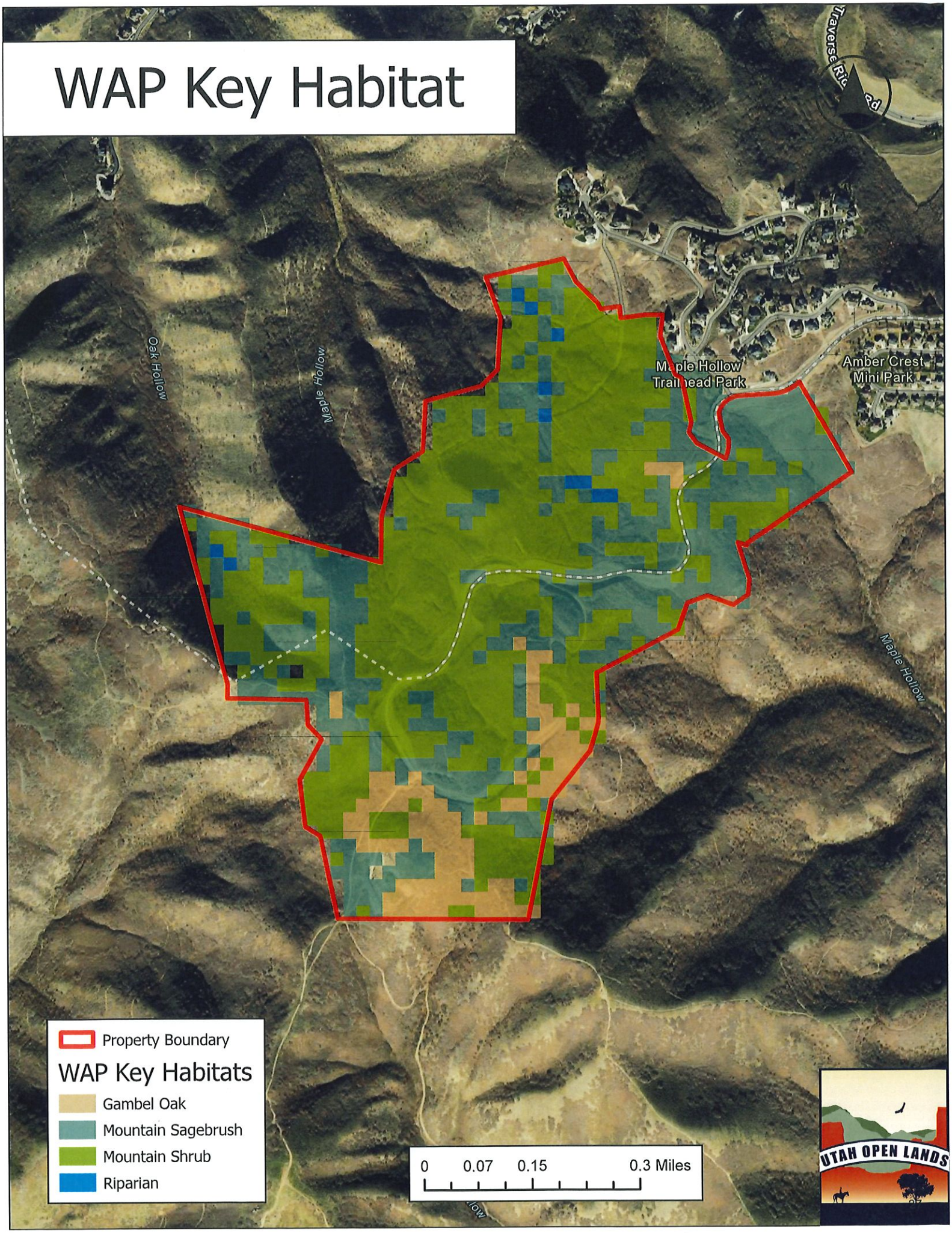
Vertical habitat (or vegetation) structure is defined as the bottom-to-top configuration of above ground vegetation at a site and exhibits a strong relationship with avian species richness and diversity. Vertical structure of habitat sites directly affects birds through its influence on perching, nesting, and foraging sites. Areas with greater vertical structure thus provide more niches, or more options of locations for various needs. Avian species richness is positively correlated with foliage height diversity, meaning a multi-

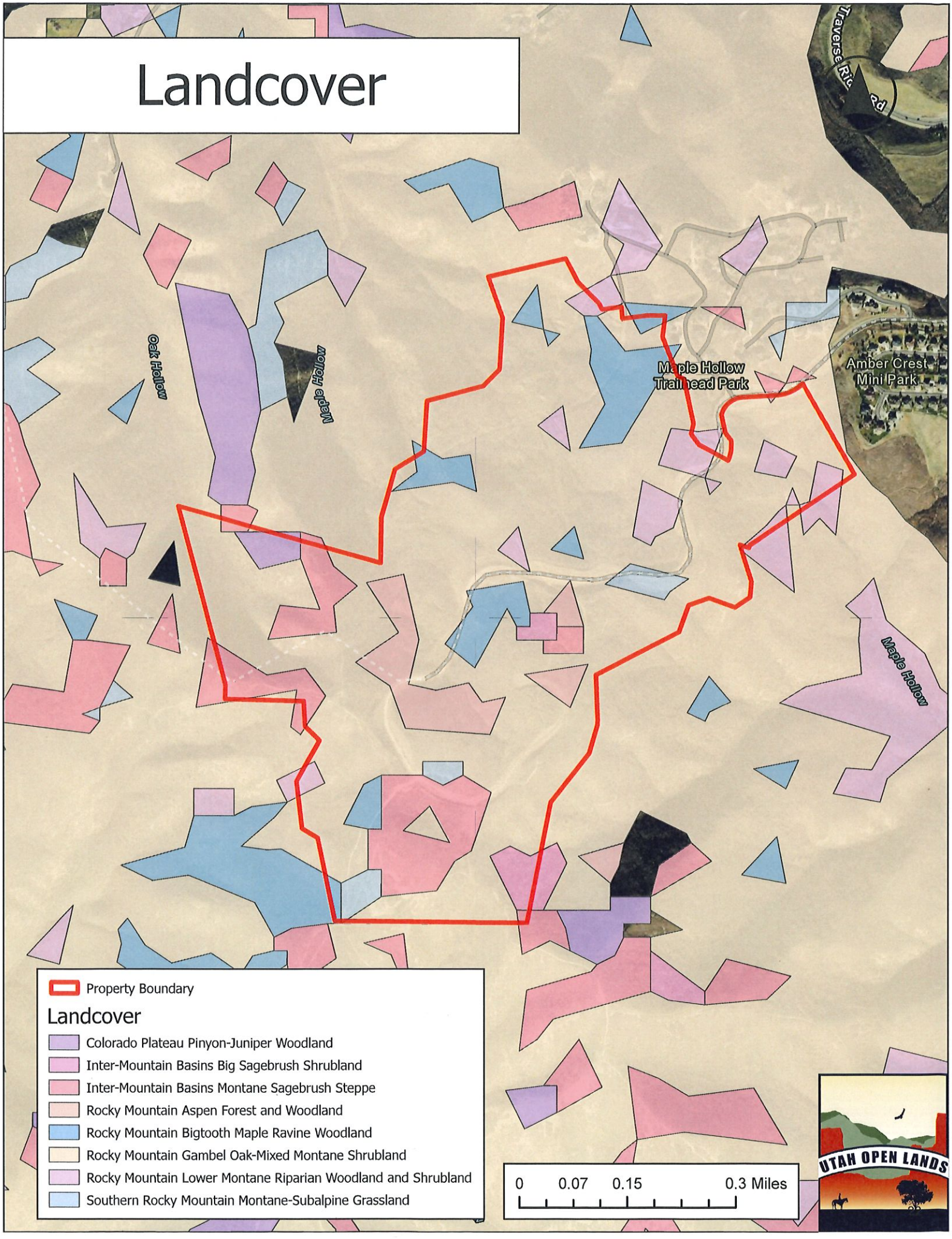
successional forest is more desirable than a homogenous stand of one species of largely the same age.

In regard to the Property, the vertical habitat structure of meadows to shrub to medium height trees provides many options for various species' perching, nesting, and foraging sites. For example, raptors such as the bald eagle and peregrine falcon rely on not just tall, sturdy trees, but are also known to forage in Gambel oak. While the bald eagle's prey of choice is fish, it will supplement with smaller birds, reptiles, amphibians, invertebrates, as well as mammals. Because of their reliance on so many types of prey, healthy and intact trophic levels are vital to the success of breeding and non-breeding populations. Part of a healthy ecosystem with intact trophic levels includes healthy and varied vegetative structure that can support wildlife from invertebrates to small mammals to keystone species similar to that of the bald eagle.

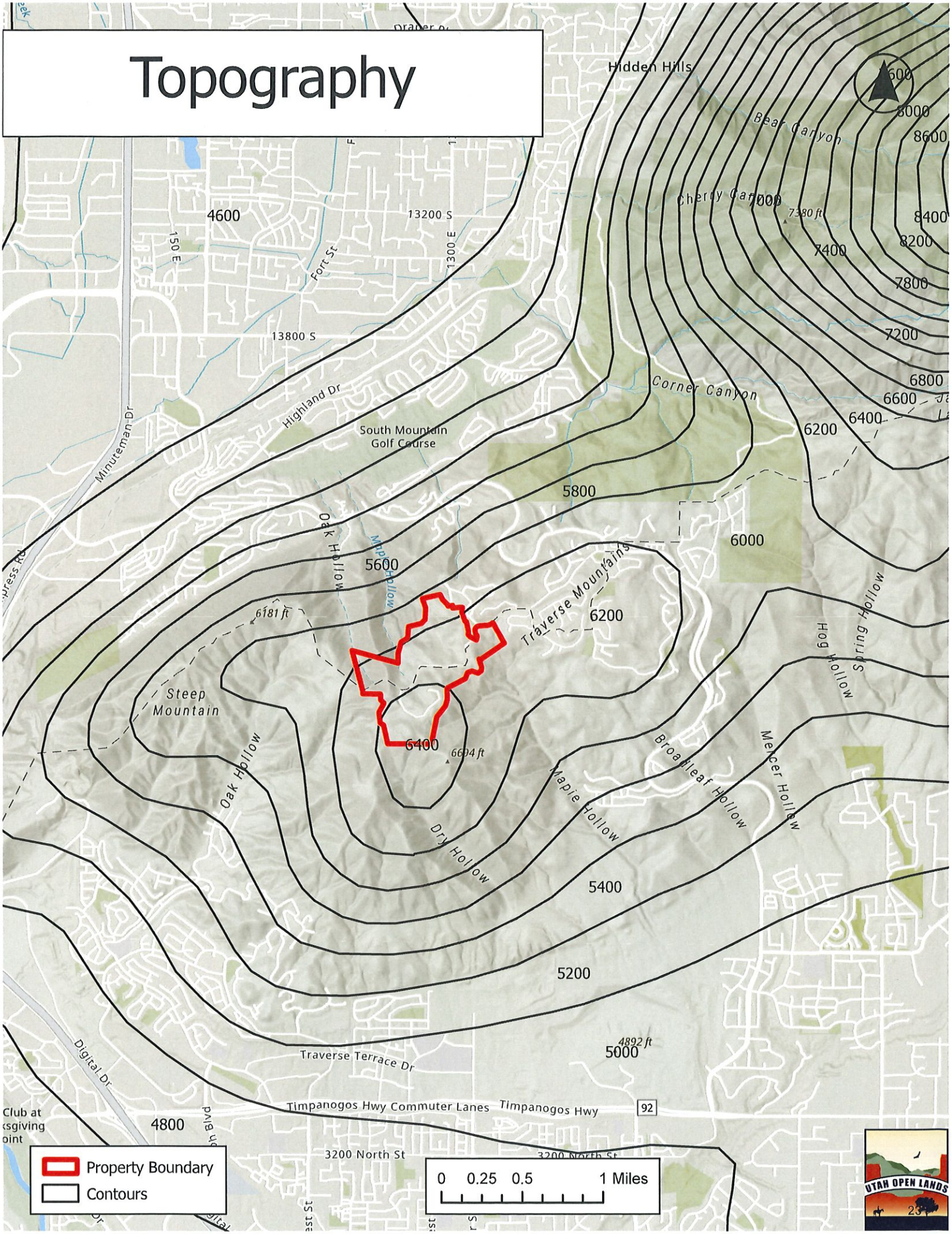

Landslide Data
iverse Ridge Rd
Oak Hollow
Maple Hollow
Maple Hollow Trailhead Park
Amber Crest Mini Park
Maple Hollow
Property Boundary
Property Boundary
LandSlidePotential
High
Medium
Semi-High
0
0.1
0.2
0.4 Miles
UTAH OPEN LANDS

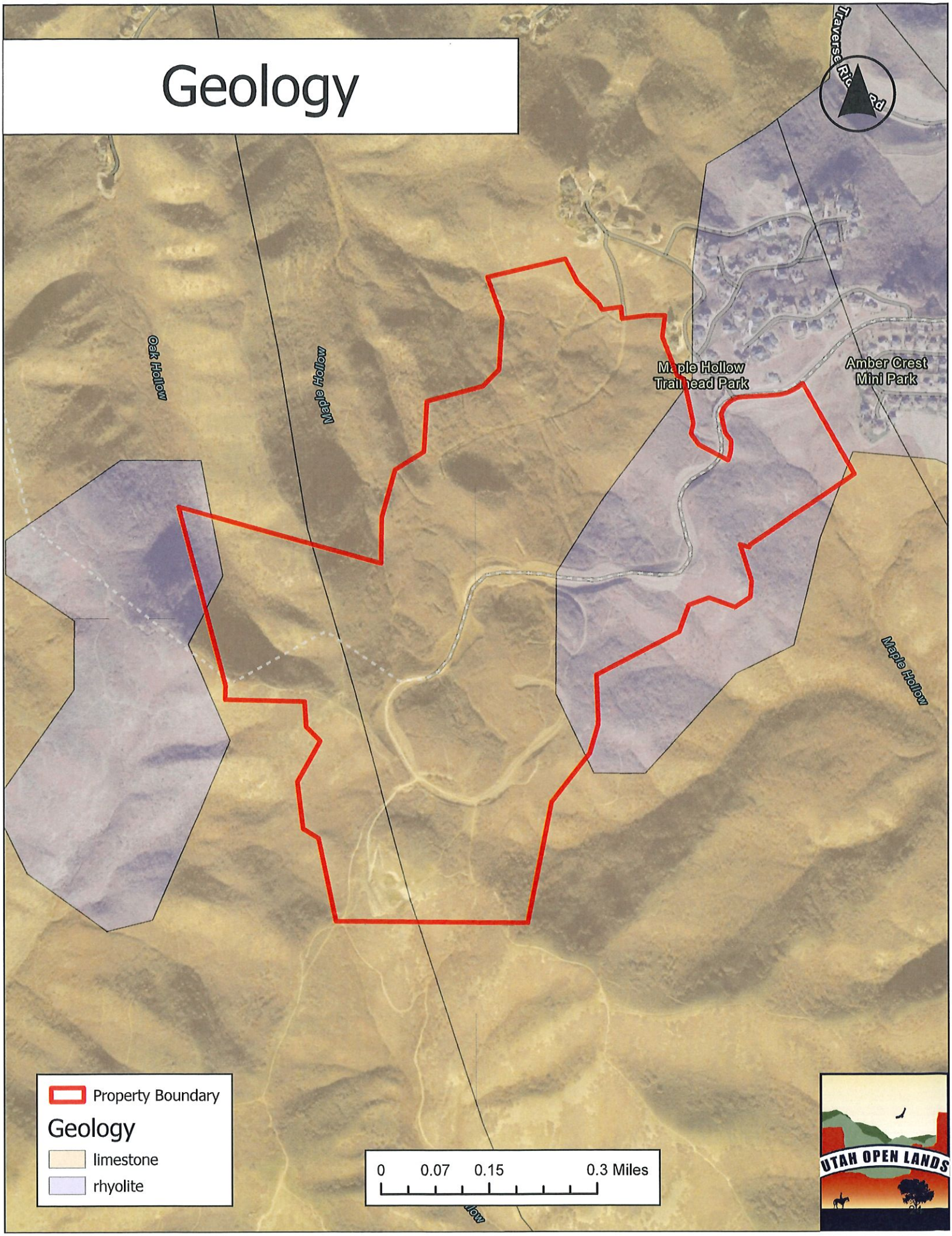

Soil Composition
KILBURN VERY GRAVELLY SANDY LOAM,30 TO 50 PERCENT SLOPES,ERODED
KNUTSEN-BRADSHAW ASSOCIATION, VERY STEEP
HENEFER-HORROCKS COMPLEX,5 TO 50 PERCENT SLOPES
HENEFER-HORROCKS COMPLEX,5 TO 50 PERCENT SLOPES
Oak Hollow
Maple Hollow
Maple Hollow Trailhead Park
HENEFER-HARKERS ASSOCIATION, MODERATELY STEEP
HENEFER-MCPHIE ASSOCIATION,30 TO 60 PERCENT SLOPES
KILBURN VERY GRAVELLY SANDY LOAM,30 TO 50 PERCENT SLOPES,ERODED
Dry Hollow
Property Boundary
Soils
BRADSHAW GRAVELLY SANDY LOAM, 40 TO 70 PERCENT SLOPES
HENEFER-HARKERS ASSOCIATION,MODERATELY STEEP
HENEFER-HORROCKS COMPLEX,5 TO 50 PERCENT SLOPES
HENEFER-MCPHIE ASSOCIATION,30 TO 60 PERCENT SLOPES
KILBURN VERY GRAVELLY SANDY LOAM,30 TO 50 PERCENT SLOPES,ERODED
KNUTSEN-BRADSHAW ASSOCIATION,VERY STEEP
0 0.05 0.1 0.2 Miles
UTAH OPEN LANDS


WAP Key Habitat
Traverse Ridge Rd
Oak Hollow
Maple Hollow
Maple Hollow Trailhead Park
Amber Crest Mini Park
Maple Hollow
Property Boundary
WAP Key Habitats
Gambel Oak
Mountain Sagebrush
Mountain Shrub
Riparian
0
0.07
0.15
0.3 Miles
UTAH OPEN LANDS

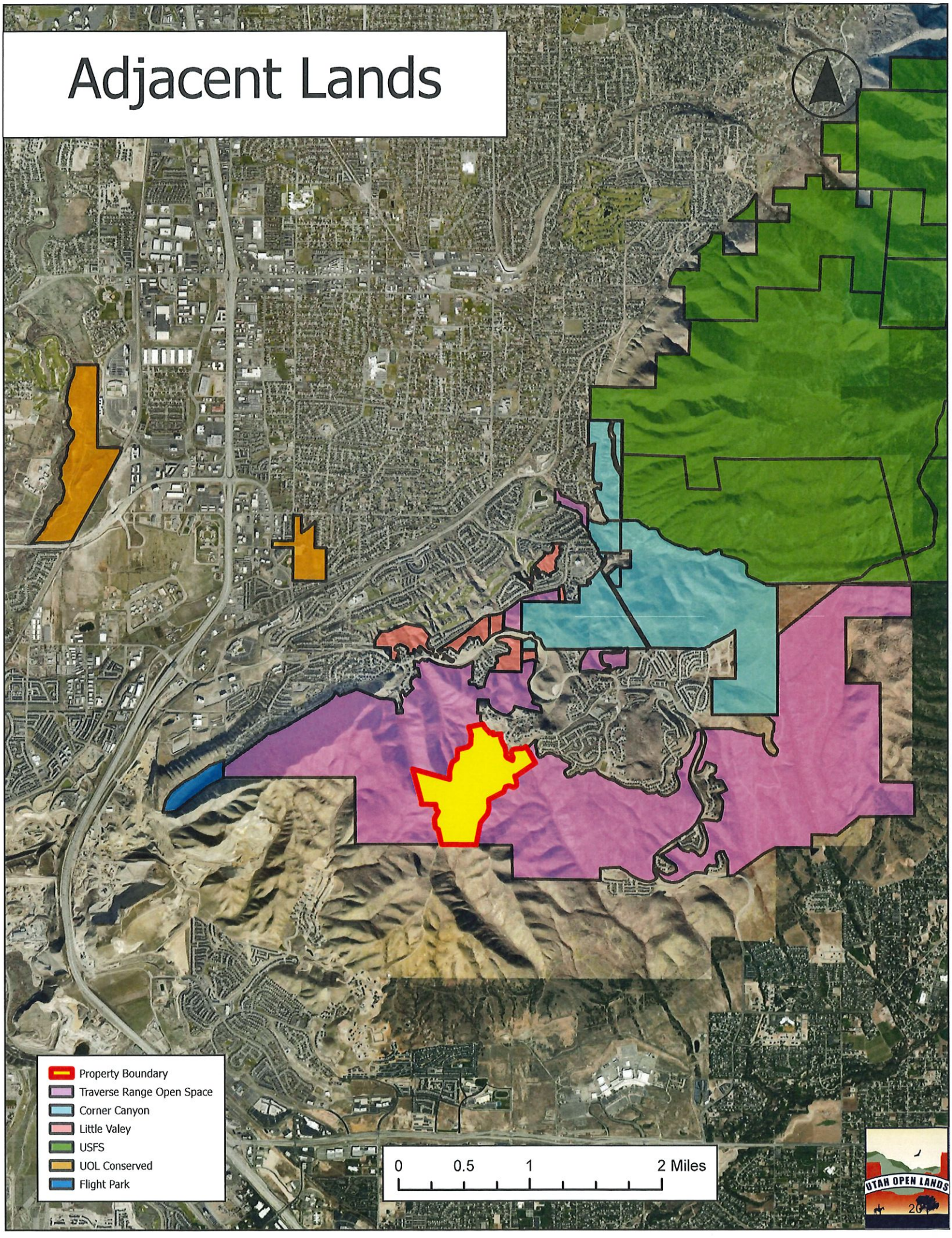

Landcover
Traverse Ridge Rd
Oak Hollow
Maple Hollow
Maple Hollow Trailhead Park
Amber Crest Mini Park
Maple Hollow
Property Boundary
Landcover
Colorado Plateau Pinyon-Juniper Woodland
Inter-Mountain Basins Big Sagebrush Shrubland
Inter-Mountain Basins Montane Sagebrush Steppe
Rocky Mountain Aspen Forest and Woodland
Rocky Mountain Bigtooth Maple Ravine Woodland
Rocky Mountain Gambel Oak-Mixed Montane Shrubland
Rocky Mountain Lower Montane Riparian Woodland and Shrubland
Southern Rocky Mountain Montane-Subalpine Grassland
0
0.07
0.15
0.3 Miles
UTAH OPEN LANDS

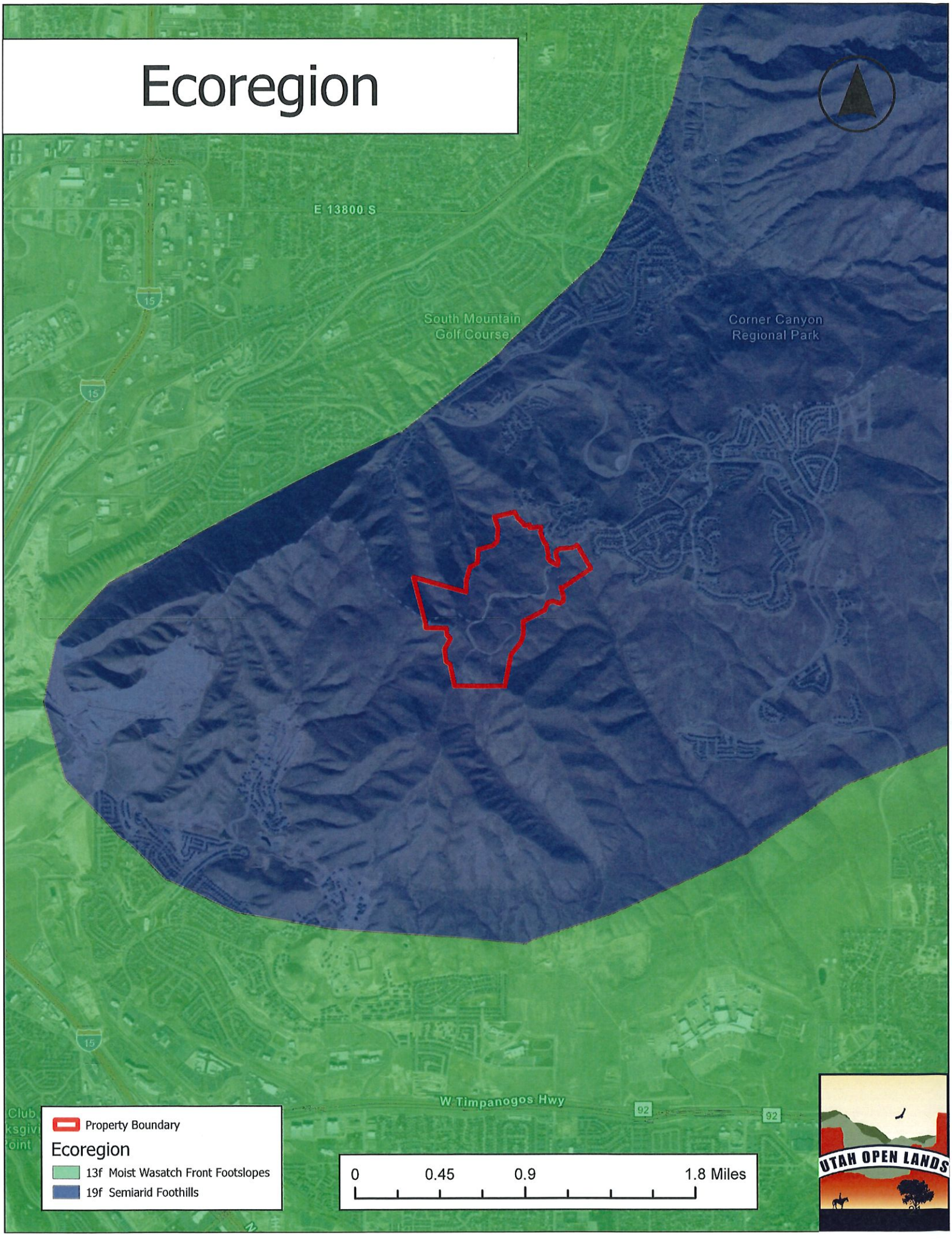
Topography


Hidden Hills
Bear Canyon
Cherry Canyon
7380 ft
13200 S
4600
150 E
1300 E
Fort St
13800 S
Highland Dr
Minuteman Dr
South Mountain
Golf Course
Corner Canyon
8600
8400
8200
8000
7800
7600
7400
7200
6800
6600
6400
6200
6000
5800
5600
5400
5200
5000
4800
Oak Hollow
Maple Hollow
6181 ft
Traverse Mountains
Steep
Mountain
6604 ft
Broadleaf Hollow
Mercer Hollow
Hog Hollow
Spring Hollow
Dry Hollow
4892 ft
Traverse Terrace Dr
Digital Dr
Timpanogos Hwy Commuter Lanes
Timpanogos Hwy
92
3200 North St
Property Boundary
Contours
0 0.25 0.5 1 Miles
UTAH OPEN LANDS
23


Geology
Oak Hollow
Maple Hollow
Maple Hollow Trailhead Park
Amber Crest Mini Park
Maple Hollow
Property Boundary
Geology
limestone
rhyolite
0
0.07
0.15
0.3 Miles
UTAH OPEN LANDS

Adjacent Lands




Ecoregion
E 13800 S
South Mountain Golf Course
Corner Canyon Regional Park
W Timpanogos Hwy
92
15
Property Boundary
Ecoregion
13f Moist Wasatch Front Footslopes
19f Semiarid Foothills
0
0.45
0.9
1.8 Miles
UTAH OPEN LANDS