



Neill Forest Conservation Easement Baseline Documentation Report



OCTOBER 2022

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**TennGreen Land Conservancy
Neill Forest Conservation Easement
Baseline Documentation Report**

ABOUT THIS REPORT

Baseline documentation reports are intended to provide background information for the landowner's reference, and for TennGreen's staff, volunteers, or consultants responsible for stewardship concerns for land in conservation easements. The information in this report augments and amplifies statements made in the conservation easement document, and forms the basis for future monitoring and enforcement of the easement's rights and restrictions. It serves as a snapshot of the easement property at the time a conservation easement is placed. As features of the property change over time due to natural phenomena and maturation, acts permitted by the conservation easement, or other acts or events *that impact the conservation values*, those features are to be documented anew and information in this report is to be updated following the relevant changes observed.

AUTHORSHIP AND QUALIFICATIONS

Kristen Hanratty has qualifications that include a Bachelor's degree in Environmental Science from the University of Central Florida. She has been with TennGreen Land Conservancy since February of 2018 and currently serves as the Conservation Project Manager. Kristen leads the private land conservation program at TennGreen. She manages conservation easement projects from start to finish; which includes collecting field data, generating maps, creating the baseline documentation report, establishing a relationship with the landowner and drafting the easement document. Kristen also stewards TennGreen's ambassador preserves and manages the annual monitoring visits to conservation easements, either via volunteers or personal visits.

Neill Forest Conservation Easement
Section A - Acknowledgement of Condition and Conservation Easement

A-1: Signed copy of Acknowledgement of Condition by Grantor

I hereby acknowledge that I have fully reviewed the Baseline Documentation and agree that to the best of my knowledge, it is an accurate representation of the Protected Property at the time of the easement donation.

Grantor



Date: 09/28/2022

Patrick Naehu, Senior Dispositions Manager
The Nature Conservancy

Subscribed and sworn to before me, in my presence, this 28TH day of September, 2022.
CONSTANCE R STOSKOPF, a Notary Public in and for

Name of Notary

ALLEGAN County, Tennessee ALGUSA

Constance R Stoskopf
Signature of Notary

My commission expires 12.31.2026



A-1: Signed copy of Acknowledgement of Condition by Grantee

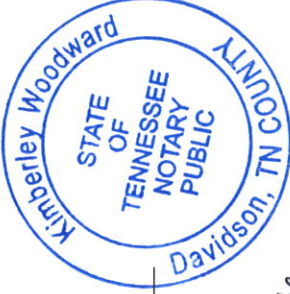
Grantee Alice Huer Date: 10/4/2022
Alice Hudson, Interim Executive Director
TennGreen Land Conservancy

Subscribed and sworn to before me, in my presence, this 4th day of October, 2022.

Kimberley Woodward, a Notary Public in and for
Name of Notary

Davidson County, Tennessee.

Kimberley Woodward
Signature of Notary



My commission expires: July 4, 2026

**Neill Forest Conservation Easement
Baseline Documentation Report
Section B- Property Information**

B-1: Directions to Protected Property

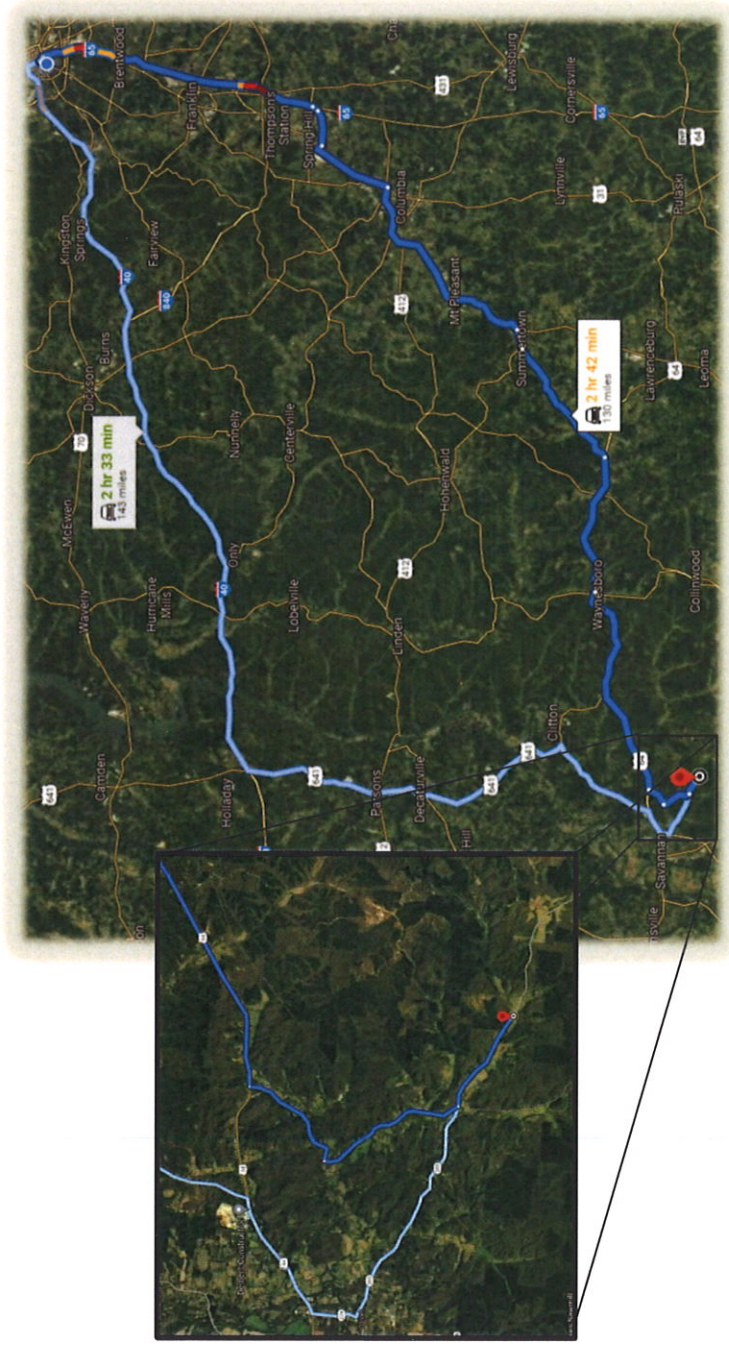
Owners:

The Nature Conservancy
Mitchell Lane
Savannah, TN 38372

Directions to the Protected Property from Nashville, TN

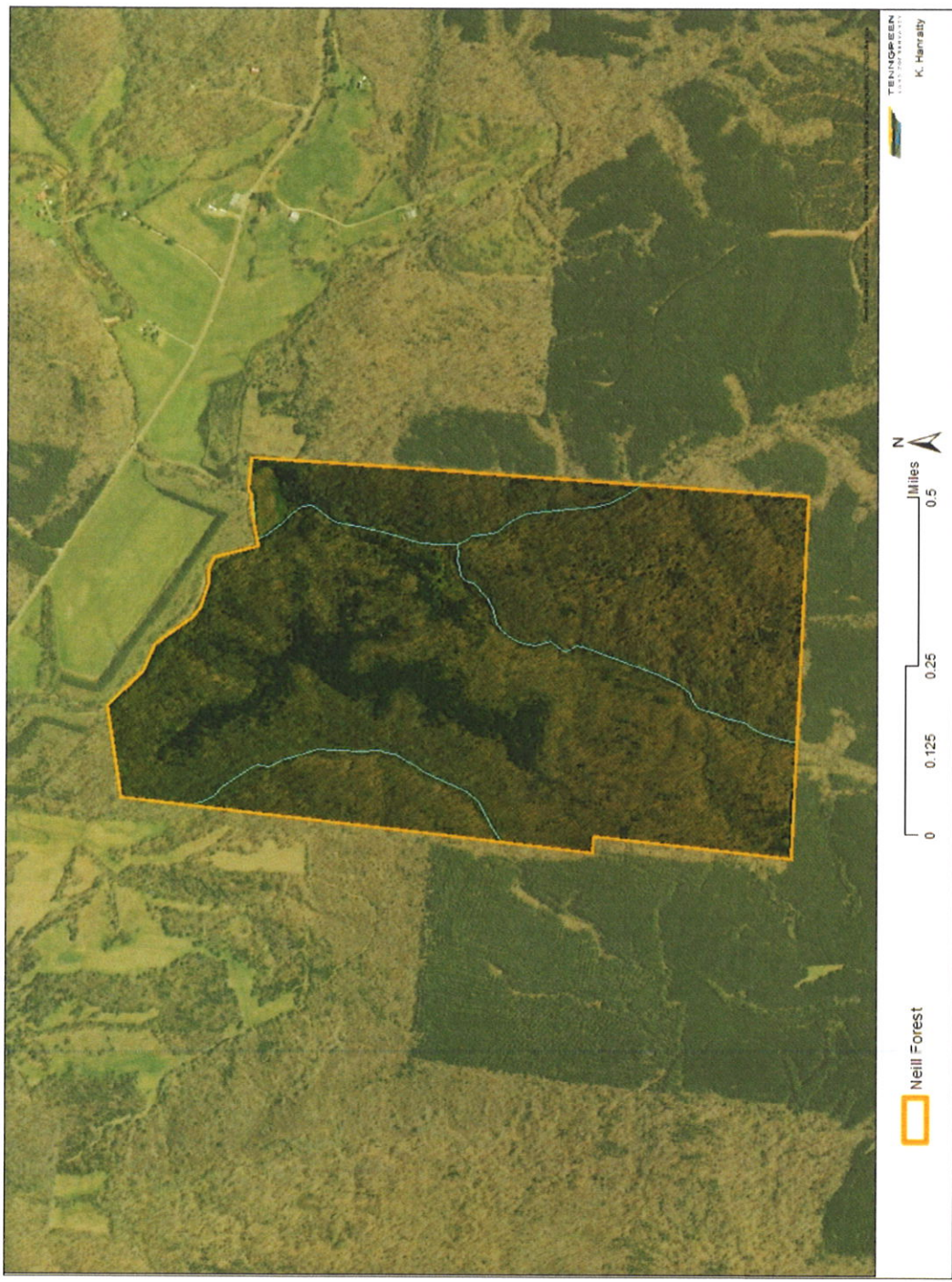
1. Get on I-65 South
2. Take Exit 53 for TN-396/Saturn Pkwy toward Columbia/Spring Hill
3. Merge onto US-31 S toward Columbia
4. Turn right onto US-412/US-43 S
5. Turn right onto TN-20 W
6. Slight left onto TN-240 S
7. Turn right onto US-64 W
8. Follow US-64 W to Old Town Loop in Hardin County
9. Turn left onto Old Town Loop
10. Turn Left onto Burnt Church Road
11. Turn left onto TN-203 E
12. Turn right onto Mitchell Lane

GPS location: 35.169419, -88.095669

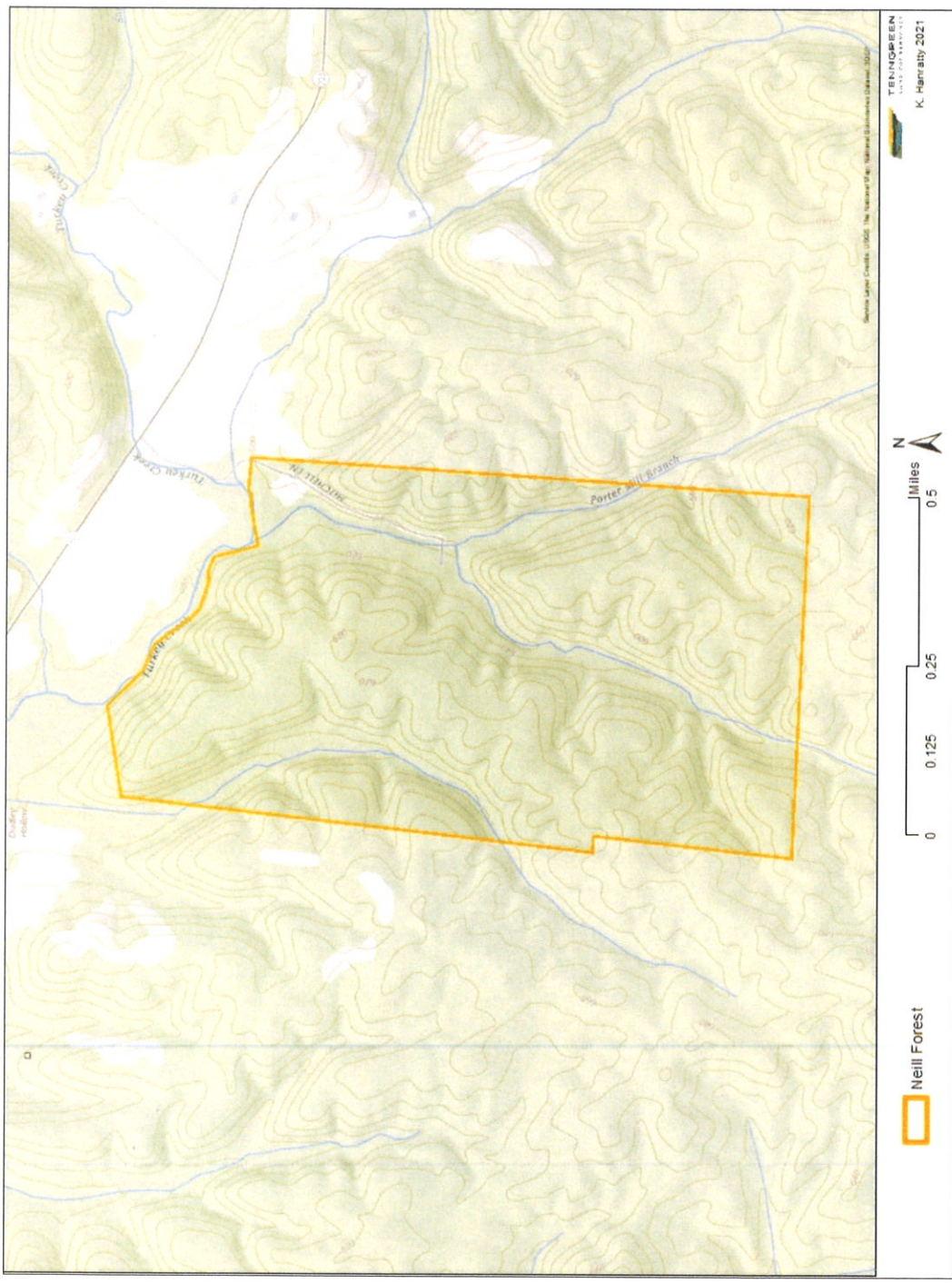




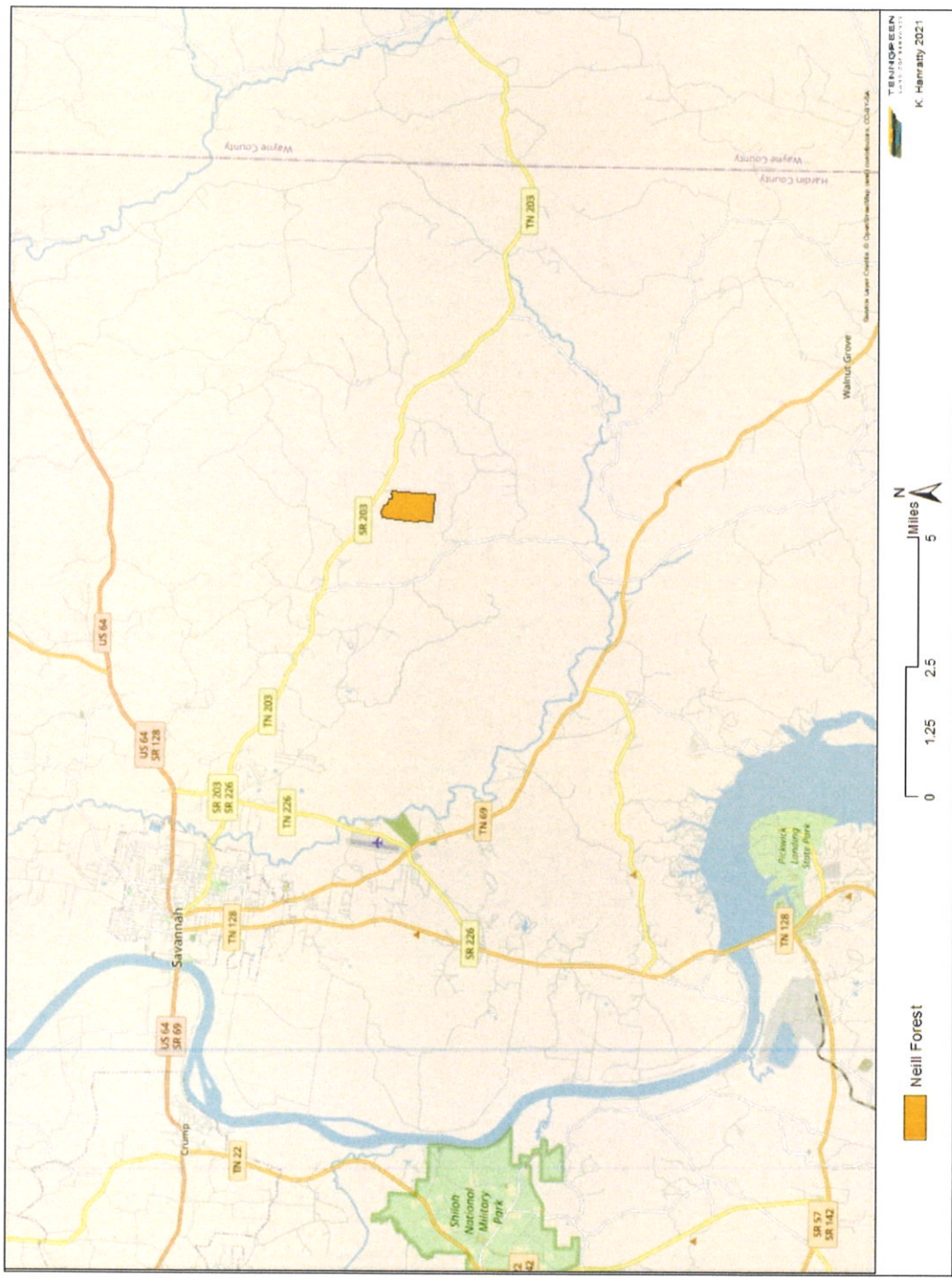
B-3: Imagery Map showing Conservation Easement



B-4: Topographical Map showing Conservation Easement

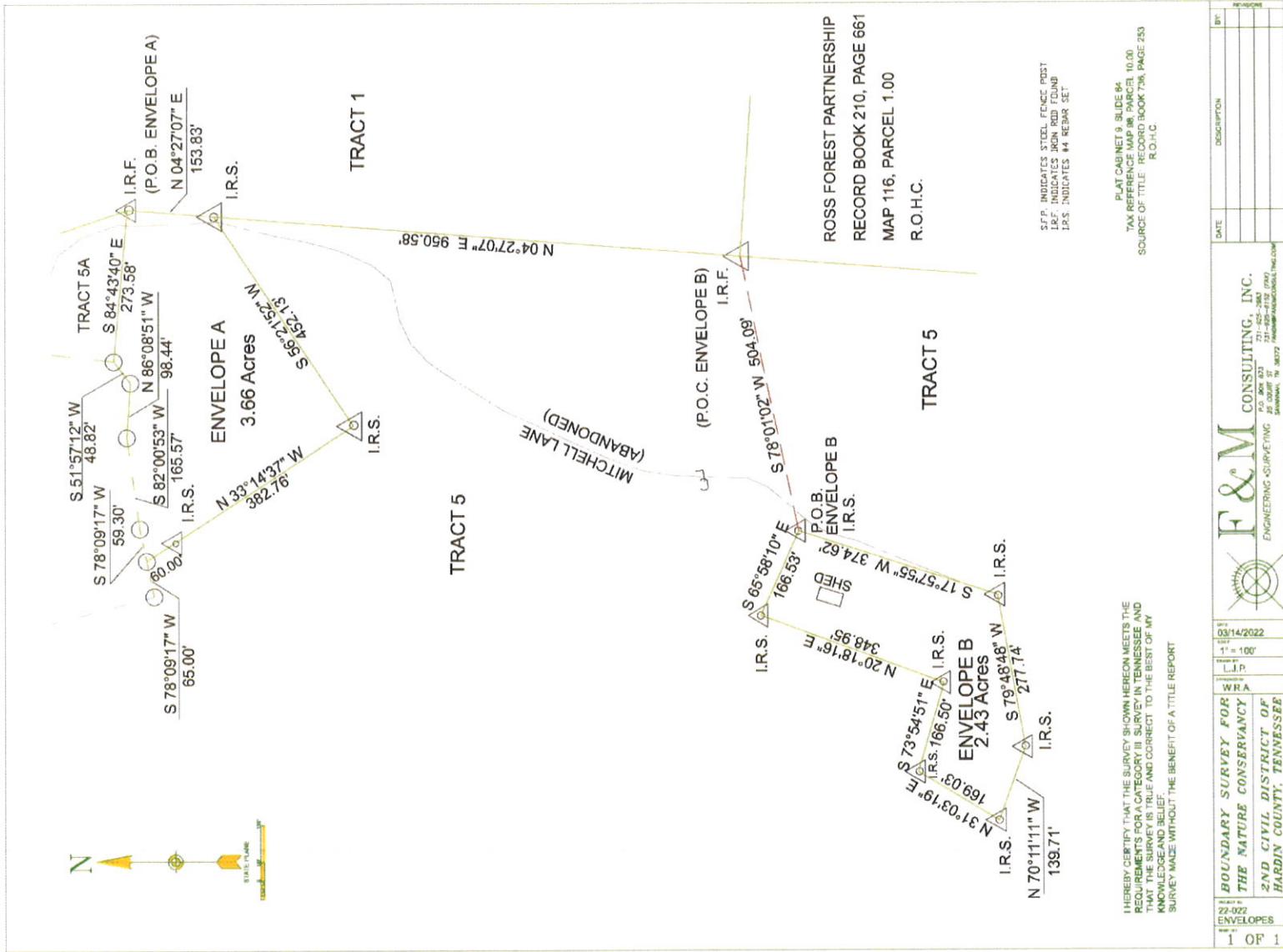


B-5: Street Map showing Conservation Easement



Map prepared by Kristen Henratty, TomGreen Land Conservancy, using shapefiles supplied by Hardin County, Georgia. Street mapping created using raster imagery from GeoSpatialDataGateway, USDA-Natural Resources Conservation Service. Projection: UTM, NAD83. (<http://datagateway.nrcs.usda.gov/GDGCOrder.aspx>). PROPERTY BOUNDARY LINES ARE IN ESTIMATION. REFER TO SURVEY (B-2) FOR EXACT BOUNDARIES.

B-6: Map showing Building Envelopes within Conservation Easement



Section C - Conservation Values and Property Description

C-1: Field Survey

Assessment Personnel of TennGreen Land Conservancy:

Kristen Hanratty, Conservation Project Manager

Methods

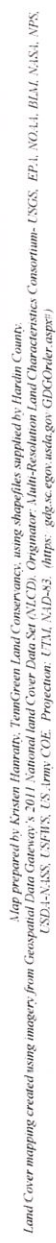
Field assessment methods included direct observation and use of maps showing land cover. The property was visited and observations made on April 1st, November 30th and December 1st of 2021. Directional photographs were taken on those dates at various waypoints throughout the property; and additional photographs of natural heritage elements and the built environment were taken.

Data were recorded with the use of a global positioning system (GPS) and camera. The waypoints and coordinates in this Baseline Documentation Report provide standard and consistent locations from which to monitor the easement over time. The latitude and longitude of each waypoint was recorded and photographs were taken from each waypoint. The magnetic bearing was recorded for each photograph.

Monitors can use a GPS unit or track latitude and longitude coordinates manually to find the specific location of each waypoint. Having found the waypoint, monitors can orient themselves so that they are facing the specified magnetic bearing in order to see if the landscape has experienced significant changes over time. At each waypoint, the areas described and documented photographically should remain the same over time, if they change, they should change only through a natural evolutionary process or as the result of activities approved by the terms of the conservation easement. Human-induced changes or alterations in the current status of an area as described at a waypoint or coordinate, which are not expressly approved in the terms of the easement or by appropriate communication as specified in the easement document, could be violations of easement terms.

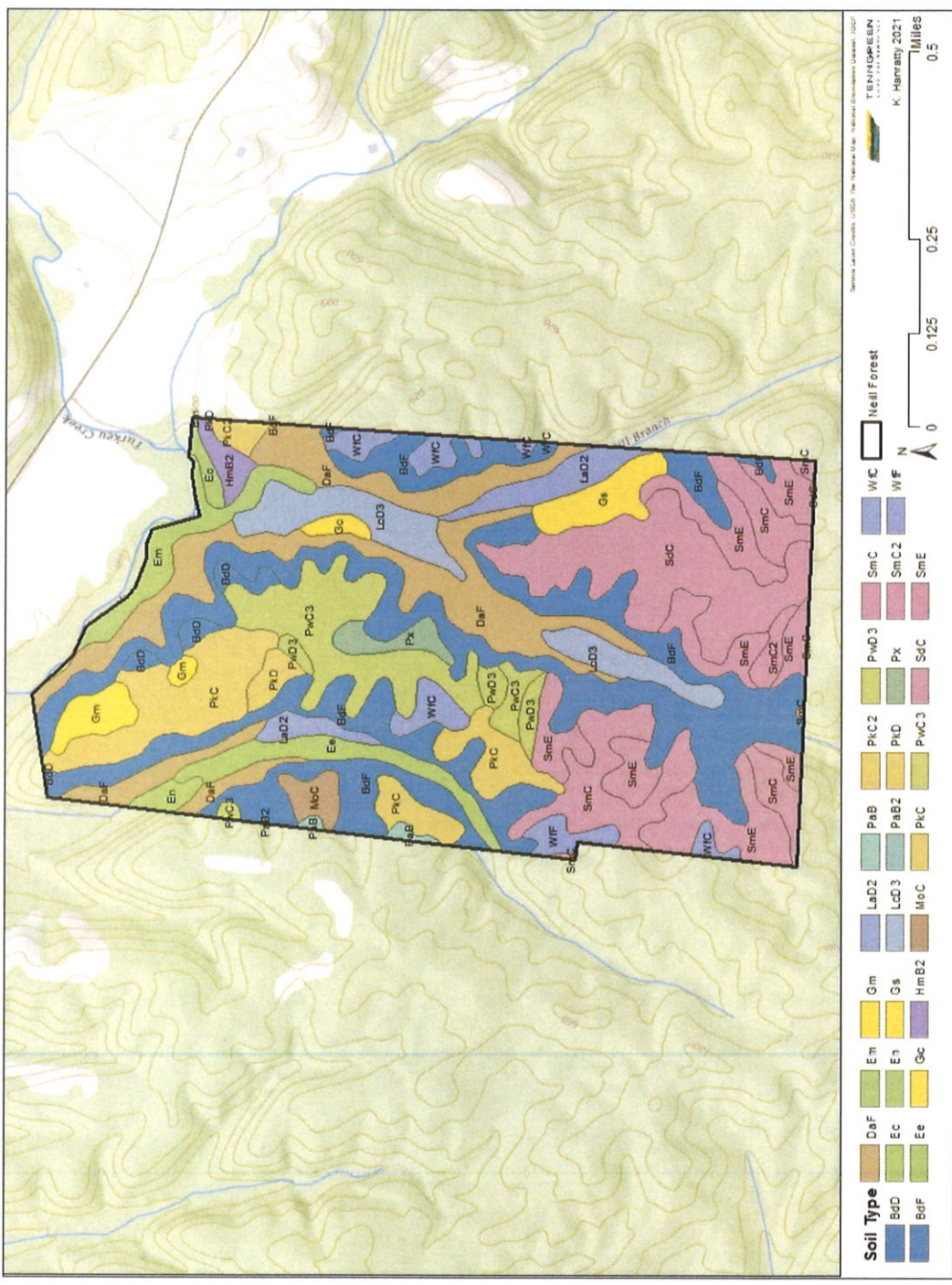
Each waypoint or coordinate contains certain descriptive criteria. This information provides the reader and monitor with information on what to look for when attempting to envision the area at the waypoint or when comparing future observations. Each waypoint is identified by decimal degrees using NAD 83 datum. A physical location is described to aid monitor orientation when coordinates prove difficult to find. Photographs were taken at waypoints to provide visual documentation of conditions as the date in the labels provided for the photographs. Waypoints were recorded as read from the GPS instrument. Because of inaccuracies or outdated information on background topographical maps and degree of precision of the GPS instrument, mapped photo points may vary from the readings given.

Land Cover Map



The intentional introduction of invasive and pest plants is prohibited on the Protected Property. For a full list of current invasive plants, see Attachment 1

Soil Series Types Map



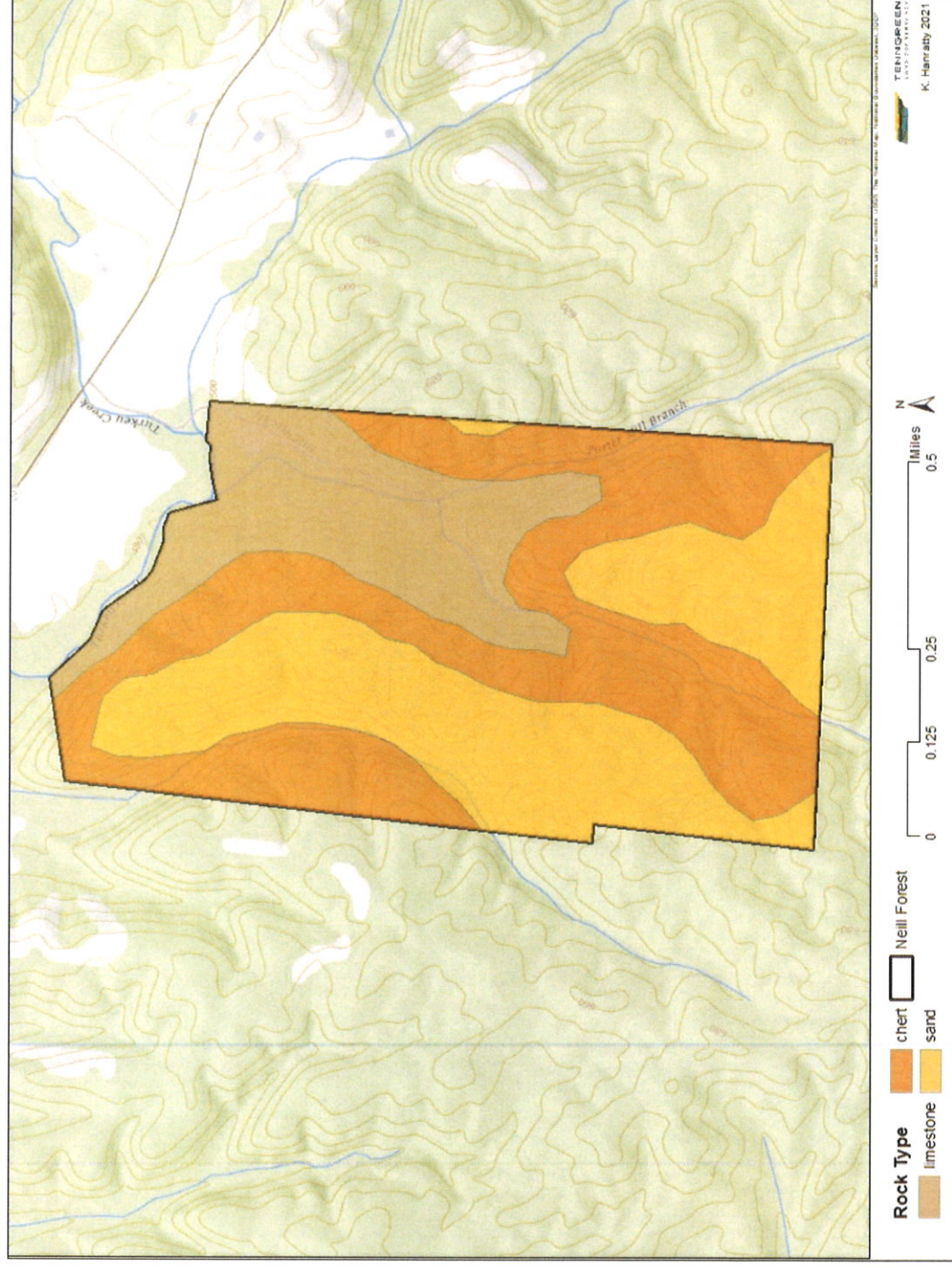
The Protected Property is composed of the following soil types:

- **Bodine Series (BdD, BdF)** – The Bodine soil series developed in material weathered from cherty limestone on steep slopes and narrow ridgetops. These soils are mainly in the highly dissected, hilly sections of the eastern part of the county and range from 5 to 35 percent.
- **Dandridge-Needmore Complex (Da)** – The Dandridge soil series consists of soils developed in material weathered from calcareous shale that was interbedded with thin lenses of limestone. The Dandridge series is adjacent to the Needmore soils, which are deeper and more acidic. Because the areas are small and intricately mixed with the Needmore soils, the Dandridge soils are not mapped separately in this county.
- **Ennis Series (Ec, Ee, Em, En)** – The Ennis Series is made up of deep, well-drained soils on first bottoms. The deep root zone, very high moisture-supplying capacity, and favorable response to good management make these nearly level soils well suited to intensive use.
- **Gullied land (Gc, Gm, Gs)** – Gullied land is made up of areas that have many deep and shallow gullies. Most of the acreage was formerly used for crops but now is idle.

- **Humphreys silt loam (HmB2)** – The Humphreys series consists of deep soils that are well drained. These soils developed in alluvium of moderate age. The alluvium was washed from soils on uplands that formed chiefly in material from cherty limestone but includes small amounts of material from shale, sandstone, and loess.
- **Landisburg Series (LaD2, LaD3)** – The Landisburg series consists of moderately well drained soils that have a weak to strong fragipan. These soils developed in local alluvium and colluvium washed mostly from the Bodine soils. The soils are on benches, on fans, and at the base of upland slopes.
- **Mountview Series (MoC)** – The Mountview Series consists of well-drained soils on gently sloping to strongly sloping ridgetops. These soils developed in a thin layer of loess underlain by material weathered from cherty limestone.
- **Paden Series (PaB, PaB2)** – The Paden series consists of moderately well drained soils that have a fragipan. These soils are strongly acidic and low in fertility. Most of the acreage of this soil is in forests of cutover hardwoods.
- **Pickwick Series (PkC, PkC2, PkD)** – The Pickwick series soils formed in a thin mantle of loess that overlies old stream alluvium. These soils are strongly acidic and moderately high in fertility and in organic matter.
- **Shubuta Series (AdC, SmC, SmC2, SmE)** – The Shubuta series consists of deep, well-drained soils on irregular, choppy hills. These soils developed in stratified beds of coastal plain sand and clay. Shubuta soils are very acidic and are low in fertility and organic matter. Almost all of the acreage of these soils has a cover of second-growth trees. This soil erodes readily.
- **Waynesboro fine sandy loam (WfC, WfF)** – The Waynesboro series consists of deep soils that are well drained. These soils are on high stream terraces where they developed in old alluvium. These soils are strongly acidic and low in fertility. Soils are dominantly rolling or hilly.

More information from Soil Surveys of Hardin County, Tennessee: United States Department of Agriculture Soil Conservation Service in cooperation with Tennessee Agricultural Experiment Station (revised June 1963). Accessed 1/1/2021 https://www.ars.usda.gov/info/ref/SE_MANSUPT/STennesseeHardinTX1963Hardin.pdf

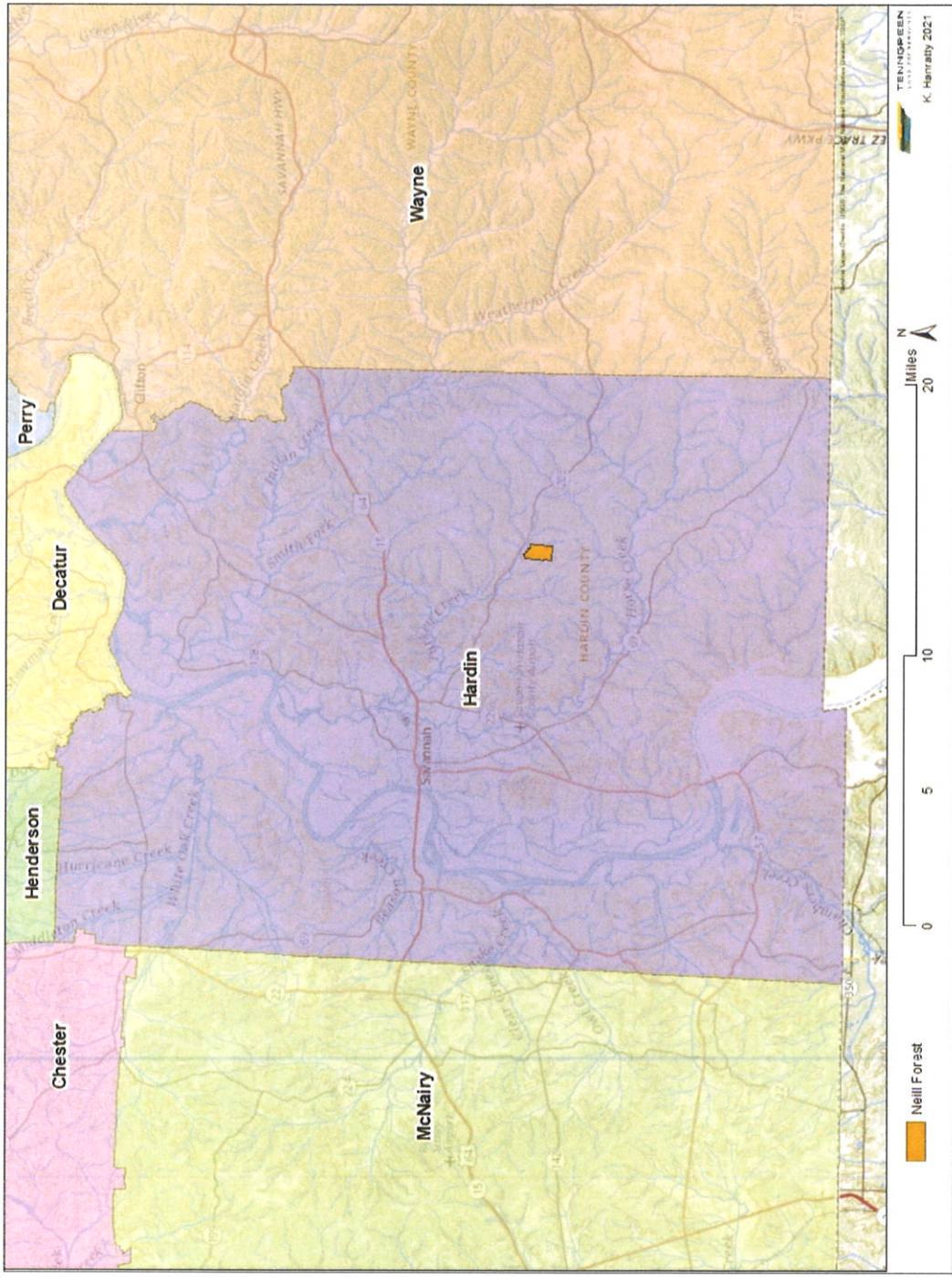
Geologic Properties Map



The Protected Property is composed primarily of the following rock types:

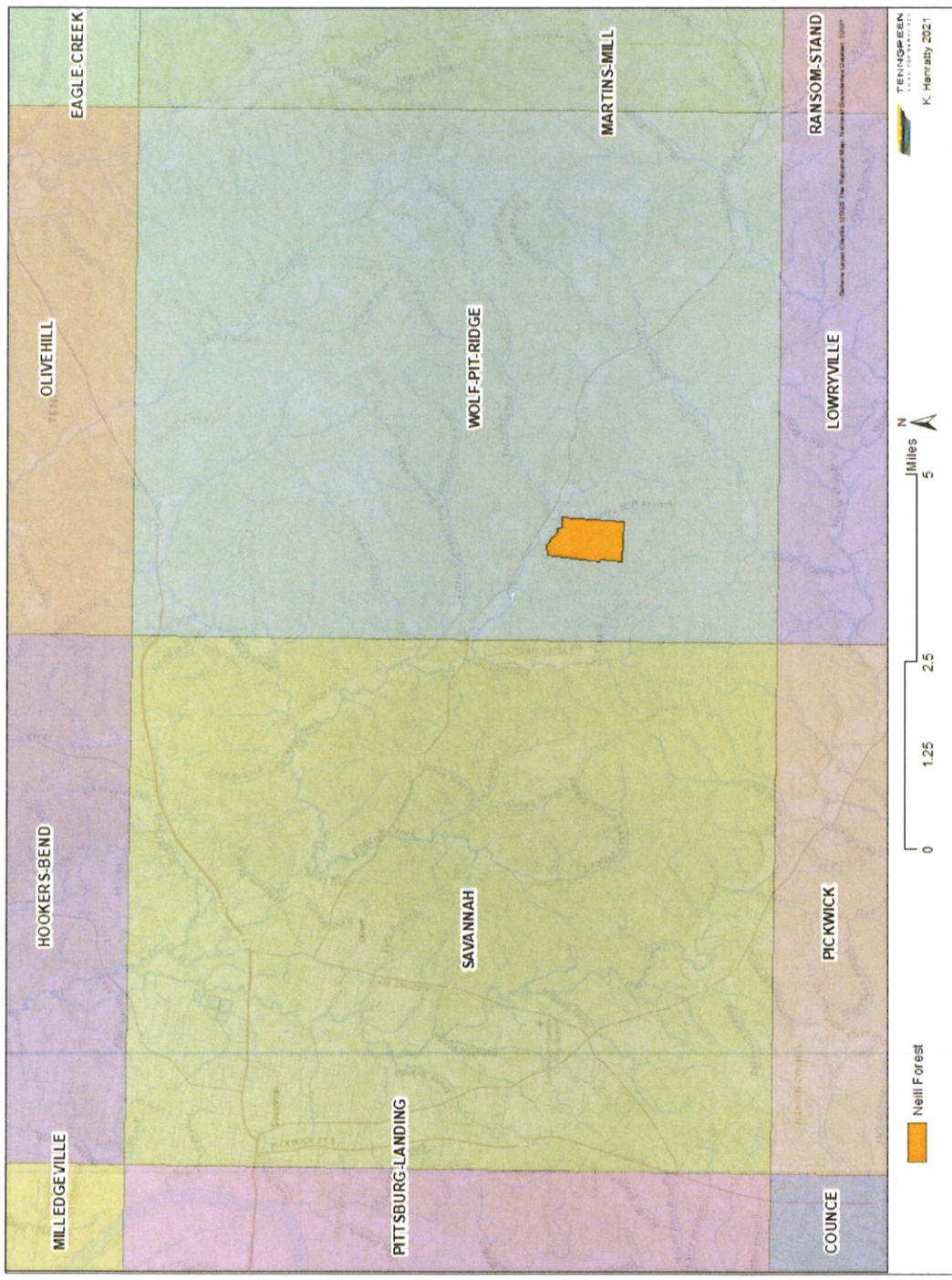
- Limestone of the Silurian Age
- Chert of the Mississippian Age
- Sand of the Cretaceous Age

County Map



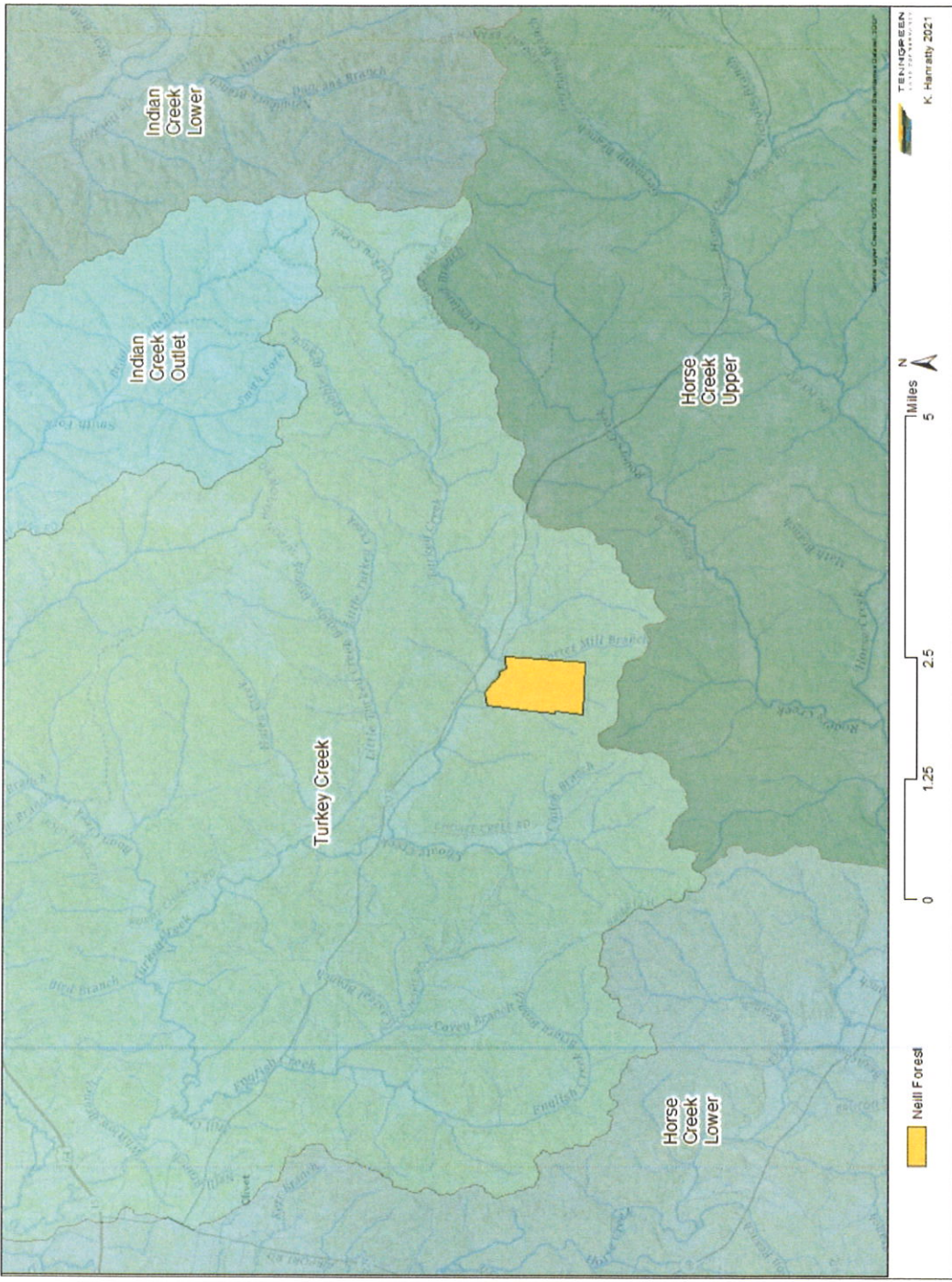
The Protected Property is within Hardin County which contains 45 rare species. Data provided by Tennessee Department of Environment and Conservation. Accessed November 16, 2021. (Attachment 2a).

USGS Quadrangle Map



The Protected Property is within the Wolf-Pit-Ridge USGS 1:24K Quadrangle which contains 5 rare species. Data provided by Tennessee Department of Environment and Conservation. Accessed November 16, 2021. (Attachment 2b).

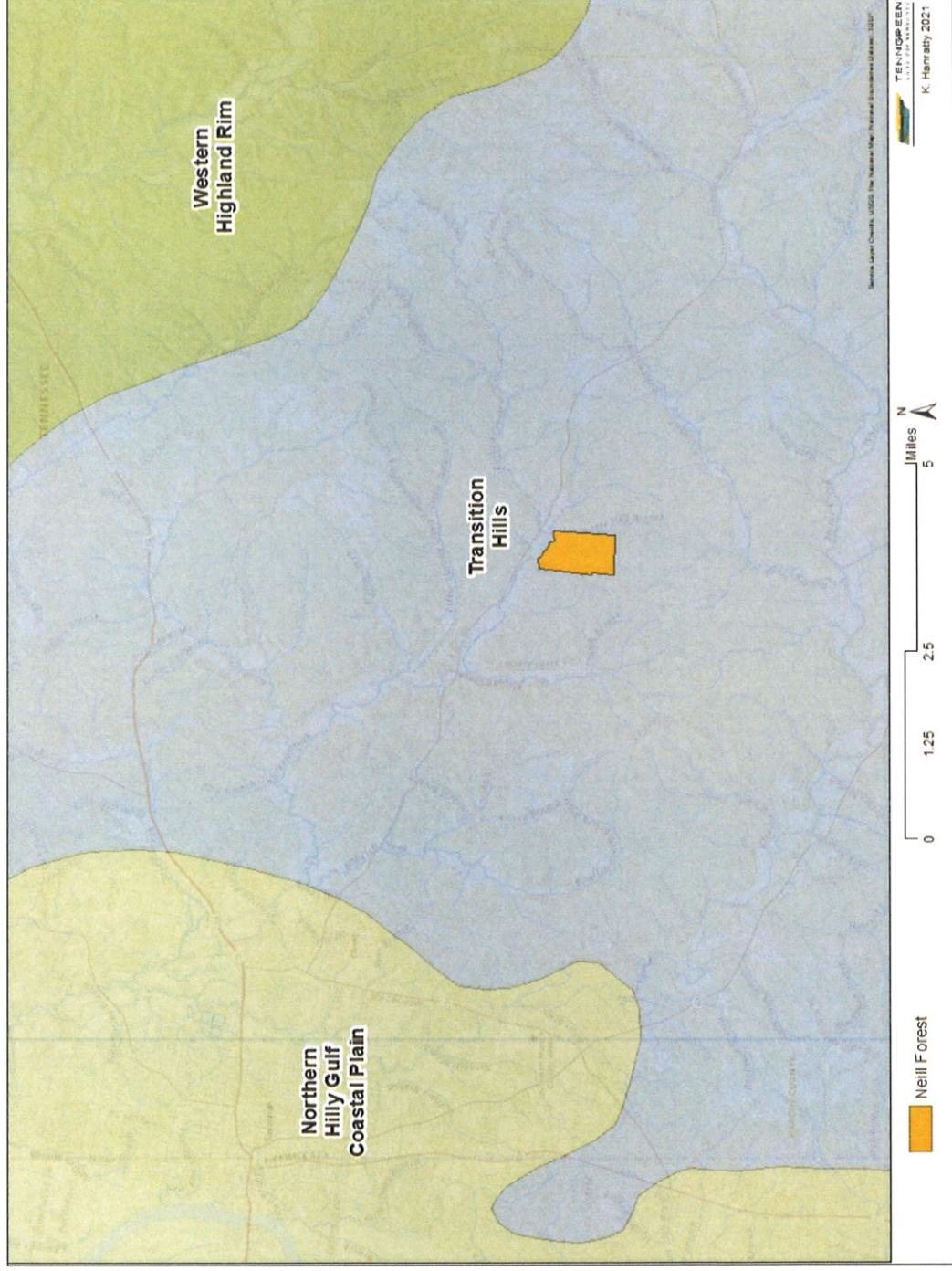
Watershed HUC 12 Map



Waters on the Protected Property drain to the Turkey Creek HUC 12 Watershed (060400010303) which contain 2 rare species. (Attachment 2c). Data provided by Tennessee Department of Environment and Conservation. Accessed November 16, 2021.

Rank and status description for rare species described in Attachments 2a-c are attached (Attachment 2d).

Ecoregion Map



Map prepared by Kristen Harratty, Tenthredin Land Conservancy, using shapefiles supplied by Hardin County, TN. Ecoregion mapping created using imagery from US Environmental Protection Agency Level II Ecoregions by State. <https://www.epa.gov/eo-research/level-ii-and-iv-ecoregions-continental-united-states> Projection: UTM, NAD83

Ecoregions denote areas of general similarity in ecosystems and in the type, quality, and quantity of environmental resources; they are designed to serve as a spatial framework for the research, assessment and management of ecosystems. The approach used to compile this map is based on the premise that ecological regions can be identified through the analysis of the patterns and the composition of biotic and abiotic phenomena that affect differences in ecosystem quality. These phenomena include geology, physiography, vegetation, climate, soils, land use, wildlife, and hydrology.

The Protected Property lies within the **Transition Hills (65j) of the Southeastern Plains (65)** of Tennessee. The Transition Hills have the highest elevations in Ecoregion 65, and contain characteristics of both the Southeastern Plains and the Interior Plateau (71) ecoregions. It is mostly a forested region of oak-hickory-pine, and has had pine plantation activities associated with pulp and paper operations. Cretaceous-age coastal plain deposits of silt, sand, clay and gravel overlie the older limestone, shale, and chert. (<https://www.tn.gov/content/dam/tn/environment/water/documents/Ecoregion.pdf>)

Rare Species

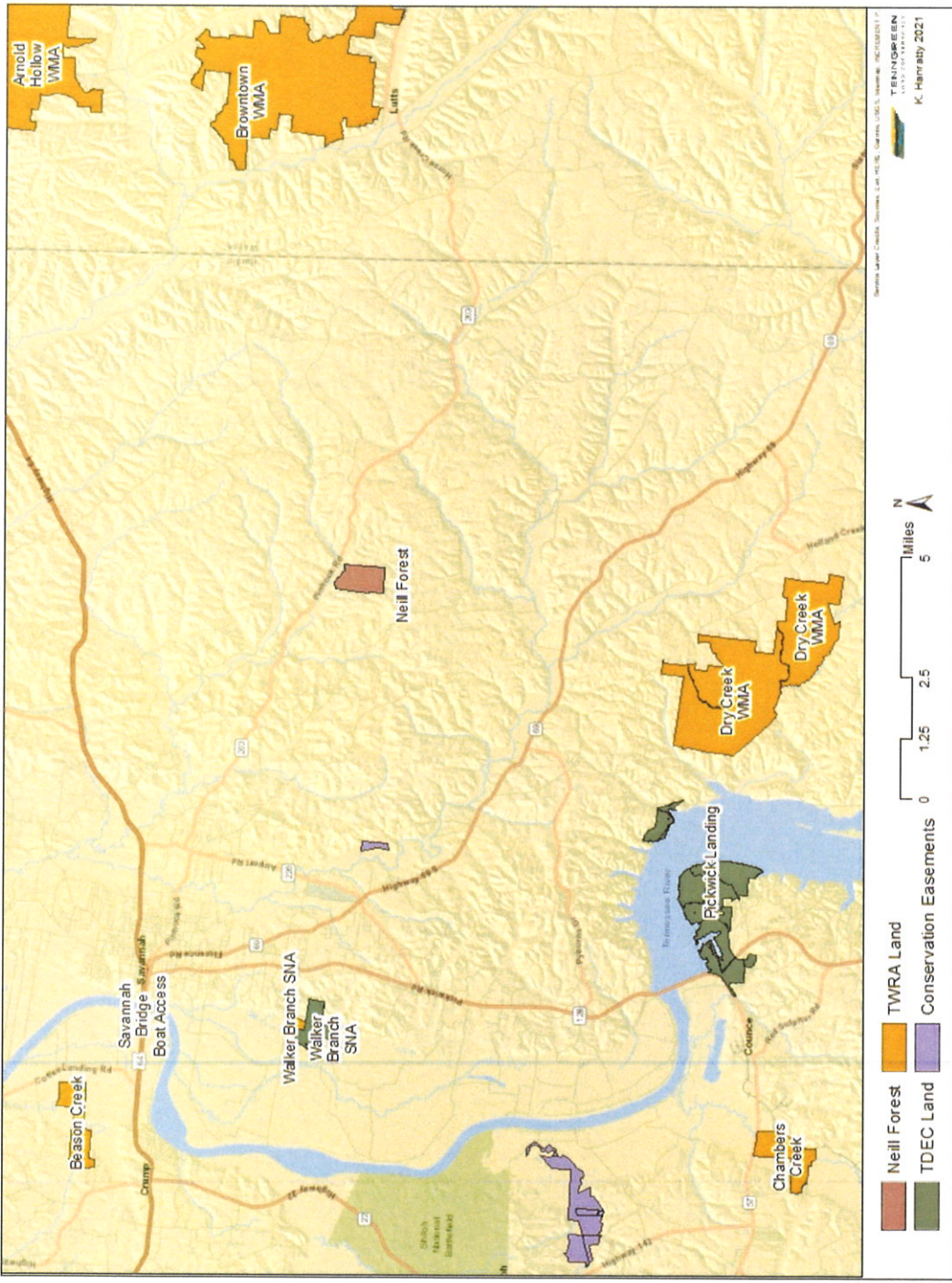
Eight rare species have been documented within five miles of the Protected Property. These rare species are listed in the table below.

Rare Species

Common Name	Scientific Name	State Ranking	Global Ranking
Bewick's Wren	<i>Thryomanes bewickii</i>	S1	G5
Price's Potato Bean	<i>Apios Priceana</i>	S3	G2
Beaked Trout-lily	<i>Erythronium rostratum</i>	S2	G5
American Ginseng	<i>Panax quinquefolius</i>	S3/S4	G3/G4
Saddled Madtom	<i>Noturus fasciatus</i>	S2	G2
Gray Myotis	<i>Myotis grisescens</i>	S2	G3
Southern Brook Lamprey	<i>Ichthyomyzon gagei</i>	S1	G5
Piebald Madtom	<i>Noturus gladiator</i>	S3	G3

The rare species data are based on information as of January 2015. For more information and updated data, contact the Tennessee Department of Natural Area

Nearby Protected Properties Map

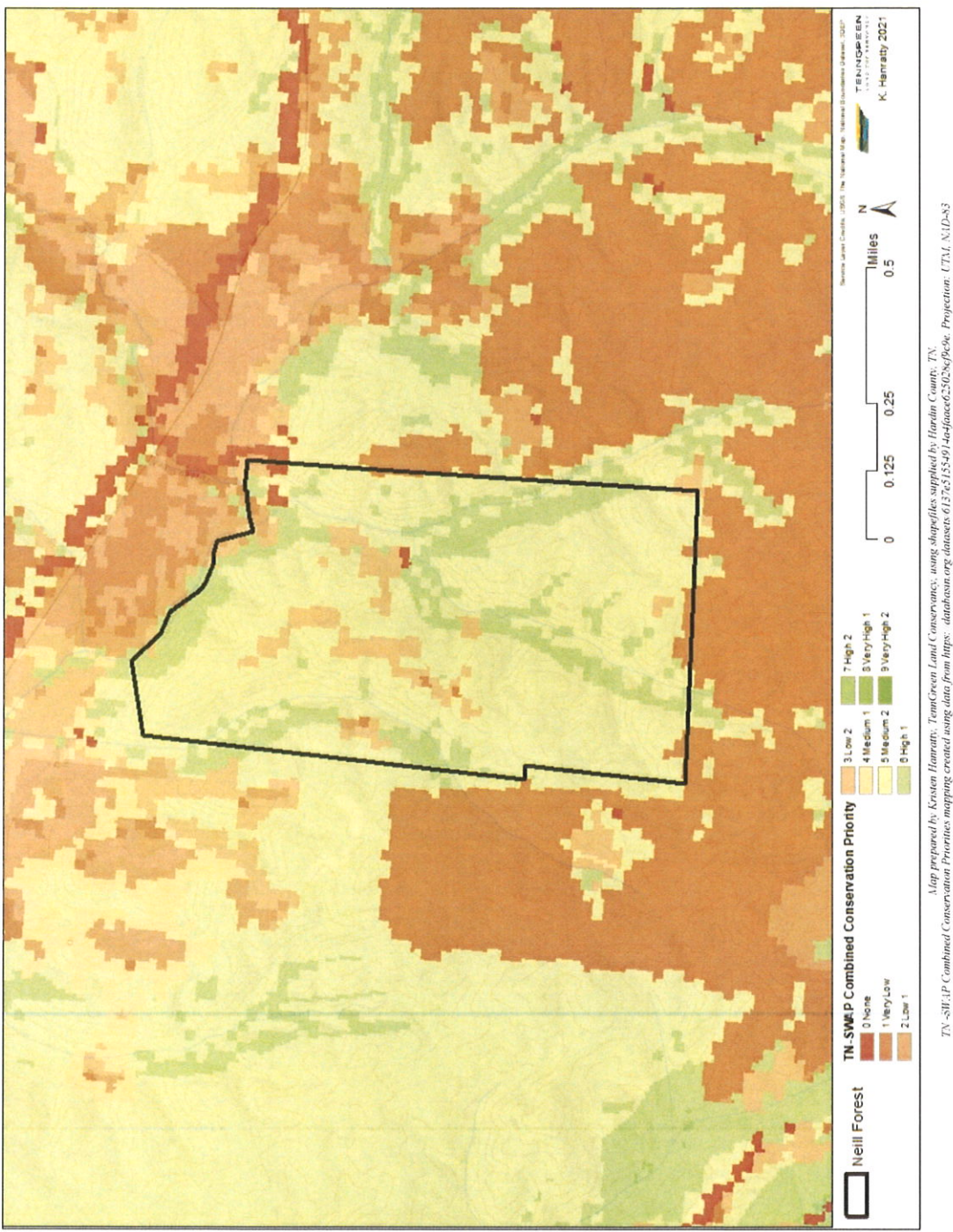


The Protected Property lies within thirteen miles of five properties managed by Tennessee Wildlife Resources Agency which includes Arnold Hollow Wildlife Management Area (WMA), Browntown WMA and Dry Creek WMA, Beason Creek Public Hunting Area and Chambers Creek WMA.

The Protected Property lies within eight miles of two properties managed by Tennessee Department of Environment and Conservation which includes Walker Branch State Natural Area and Pickwick Landing State Park.

The Protected Property also lies within twelve miles of two private properties protected with conservation easements.

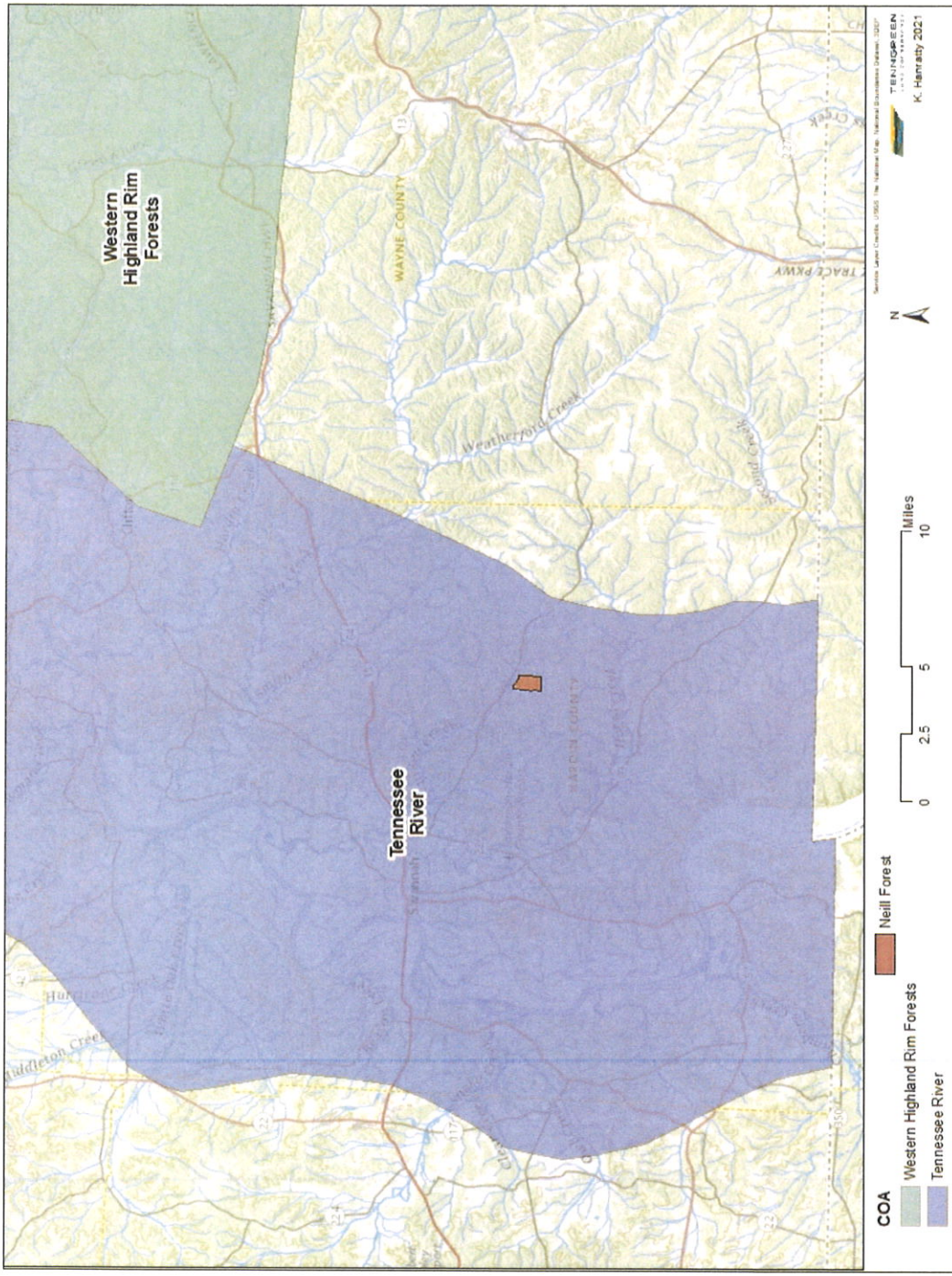
TN SWAP Combined Conservation Priorities



Tennessee's 2015 State Wildlife Action Plan (TN-SWAP) describes combined land conservation priorities for terrestrial, downstream aquatic, and adjacent karst habitat priorities for species of greatest conservation need. Most of the Protected Property falls within a Medium protection priority with High priority protection areas along Turkey Creek, Porter Mill Branch and other streams on the Protected Property. Pockets of Low priority exist within small regions of the interior of the tract.

Additionally, according to The Nature Conservancy, the Protected Property ranks as Above Average for Terrestrial Climate Resilience, Slightly Above Average for Local Connectedness and Far Above Average for Landscape Diversity. The Protected Property also exhibits potential to sequester up to 113 metric tons of carbon per acre by 2050. (Attachment 4).

TN – SWAP Conservation Opportunity Areas Map



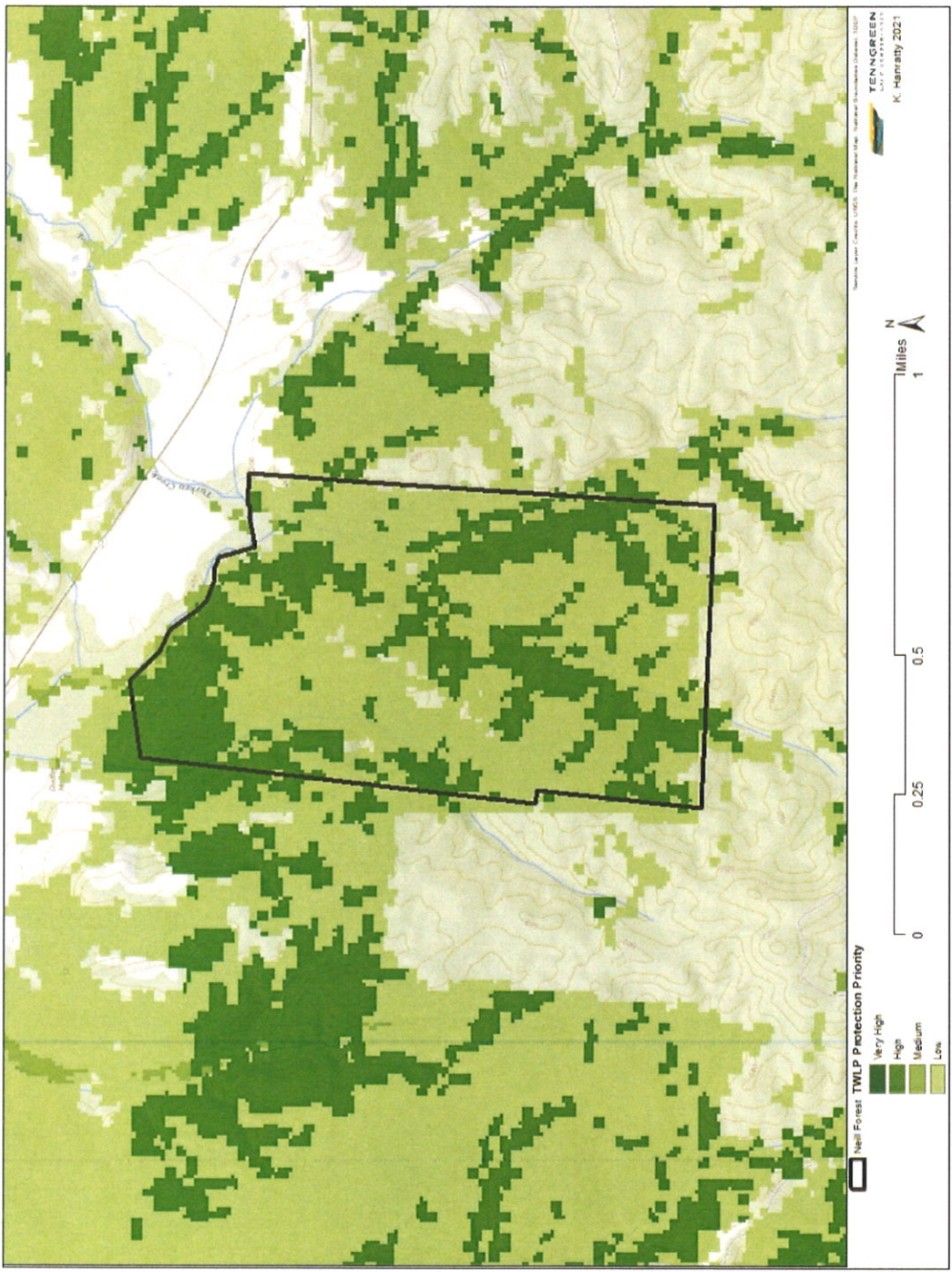
Map prepared by Kristen Henratty, *TenGreen Land Conservancy*, using shapefiles supplied by *Hendrix County, TN*.
 TN-SWAP Conservation Opportunity Areas mapping created using data from <https://data.tn.gov/dataset/6137c5155491444faacc025028c9be>. Projection: UTM, NAD83

The Protected Property lies within the **Tennessee River** (COA) as described by the Tennessee State Wildlife Action Plan (TN-SWAP). The Tennessee River COA encompasses portions of the Tennessee River, Buffalo River, and Duck River, which provide important aquatic and terrestrial habitat in the river channels, floodplains, and surrounding uplands. The primary land uses in this COA are agriculture and forestry, but it also includes extensive upland hardwood forests and pockets of limestone glade and barrens habitats.

According to the TN-SWAP, one desirable change within this COA is to protect existing riparian zones and bottomland hardwood forests. Encumbering this property with a conservation easement will further the efforts of this desirable change.

<https://www.tn.gov/content/dam/tn/twra/documents/swap/coa/TNRiverCOA2015TNSWAP.pdf>

Tennessee Wildlife Legacy Plan Map



The Tennessee Wildlife Legacy Plan (TWLP) was created by Tennessee Wildlife Resources Agency (TWRA) to prioritize protection of landscapes across the state of Tennessee. TWRA utilized data from the TN-SWAP to develop this plan in 2017. It includes natural vegetation areas that score as high or very high priority for either one or more habitat priorities in the 2015 TN-SWAP, or for overall terrestrial climate resilience in the 2014 Southeast Resilience Analysis conducted by The Nature Conservancy. The Protected Property exhibits regions of both High and Low protection priority according to the TWLP.

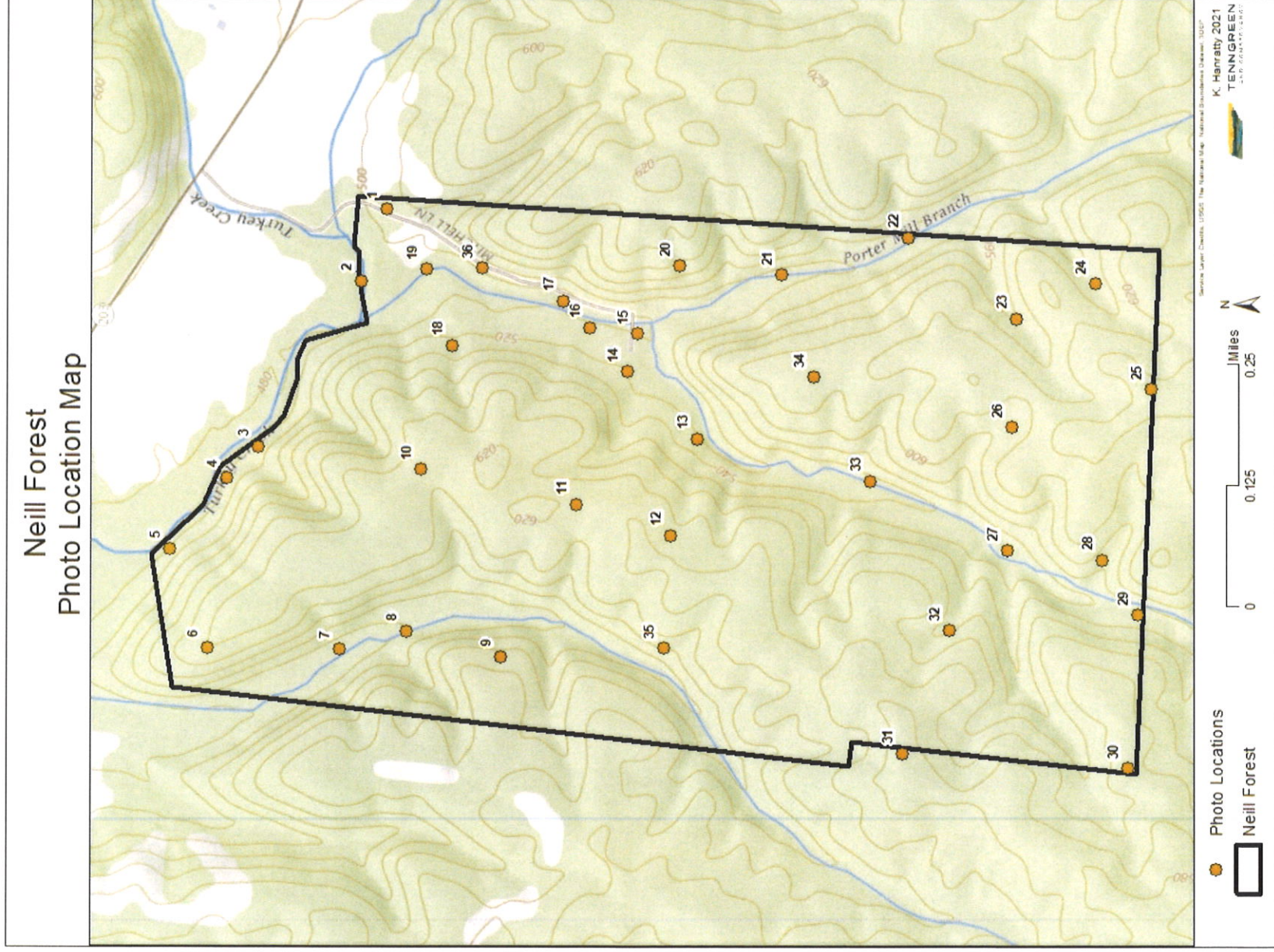
Southeast Blueprint Map



The Southeast Conservation Blueprint is the primary product of the Southeast Conservation Adaptation Strategy. It is a living, spatial plan that identifies important areas for conservation and restoration across the Southeast and Caribbean. The Blueprint stitches together smaller subregional plans into one consistent map, incorporating the best available information about key species, ecosystems, and future threats. More than 1,700 people from 500 different organizations have actively participated in its development so far.

The Protected Property lies within a region of High Conservation Value, as described by the Southeastern Blueprint. As part of the Blueprint, protecting this parcel advances the Southeast Conservation Adaptation Strategy's explicit, long-term goal for conservation in the region. The goal calls for a 10% or greater improvement in the health, function, and connectivity of Southeastern ecosystems by 2060.

Section D – Photographic Record of the Protected Property
D-1: Photo Location Map



D-2: Photo Location Notes and Coordinates

All photographs were taken by Kristen Hanratty on

April 1st, November 30th and December 1st of 2021.

A photographer's affidavit is included as Attachment 5.

ID	Latitude	Longitude	Compass Bearing	Notes
1	35.16675	-88.09611	290°	View of field
2	35.16712	-88.09744	95°	Turkey Creek along north boundary
3	35.16862	-88.10049	130°	Rock overhang along Turkey Creek
4	35.16908	-88.10107	300°	Karst feature
5	35.16993	-88.10238	345°	Bend in Turkey Creek at property corner
6	35.16935	-88.10419	320°	Current state of forest
7	35.16738	-88.10418	330°	Dudley Hollow
8	35.16638	-88.10384	190°	Cascade in Dudley Hollow
9	35.16495	-88.10429	165°	Current state of forest in Dudley Hollow
10	35.16619	-88.10087	195°	Forest road through pine stand
11	35.16384	-88.10148	355°	Forest road through pine stand
12	35.16242	-88.10203	270°	Fork in the forest road
13	35.16202	-88.10025	270°	Stream
14	35.1631	-88.09903	142°	Cleared area
15	35.16294	-88.09834	90°	Stream crossing with washed-out culvert
16	35.16366	-88.09824	30°	Old barn
17	35.16407	-88.09776	230°	Porter Mill Branch with barn in background
18	35.16573	-88.09859	245°	Current state of forest
19	35.16614	-88.09721	20°	Recent beaver activity along Porter Mill Branch
20	35.16233	-88.09709	95°	Drain to Porter Mill Branch
21	35.16078	-88.09723	0°	Porter Mill Branch
22	35.15888	-88.09653	305°	Blue boundary marking & forest road bed
23	35.15725	-88.09799	60°	Current state of forest
24	35.15607	-88.09733	60°	Waterway
25	35.15522	-88.09925	95°	Boundary pin & neighboring forest road
26	35.15731	-88.09998	295°	Current state of forest
27	35.15735	-88.10223	100°	Small waterfall
28	35.15592	-88.10239	145°	Karst cascade
29	35.15539	-88.10339	40°	Stream flowing onto property
30	35.15551	-88.10619	20°	Corner boundary flagging
31	35.15889	-88.10597	175°	Boundary pin & neighboring forest road
32	35.1582	-88.10371	325°	Current state of forest
33	35.15941	-88.10099	20°	Creek
34	35.16028	-88.0991	100°	Current state of forest
35	35.16249	-88.10409	300°	View above Dudley Hollow
36	35.16529	-88.09718	20°	Mitchell Lane

D-3: Baseline Photos and Descriptions

This document corresponds to the **Photo Location Map (D-1)**, of the Baseline Documentation Report (BDR). Photos were taken by Kristen Hanratty of TennGreen Land Conservancy on April 1st, November 30th and December 1st of 2021.

A Photographer's Affidavit is appended as Attachment 5.

 Photo location ID: 1 Compass bearing: 290° Date of photo: 11/30/2021 Coordinates: 35.16675, -88.09611 Description: View of field	 Photo location ID: 2 Compass bearing: 95° Date of photo: 11/30/2021 Coordinates: 35.16712, -88.09744 Description: Turkey Creek along north boundary	 Photo location ID: 3 Compass bearing: 130° Date of photo: 11/30/2021 Coordinates: 35.16862, -88.10049 Description: Rock overhang along Turkey Creek
 Photo location ID: 4 Compass bearing: 300° Date of photo: 11/30/2021 Coordinates: 35.16908, -88.10107 Description: Karst feature	 Photo location ID: 5 Compass bearing: 345° Date of photo: 11/30/2021 Coordinates: 35.16993, -88.10238 Description: Bend in Turkey Creek at property corner	 Photo location ID: 6 Compass bearing: 320° Date of photo: 4/1/2021 Coordinates: 35.16935, -88.10419 Description: Current state of forest

		
Photo location ID: 7 Compass bearing: 330° Date of photo: 11/30/2021 Coordinates: 35.16738, -88.10418 Description: Dudley Hollow	Photo location ID: 8 Compass bearing: 190° Date of photo: 11/30/2021 Coordinates: 35.16638, -88.10384 Description: Cascade in Dudley Hollow	Photo location ID: 9 Compass bearing: 165° Date of photo: 11/30/2021 Coordinates: 35.16495, -88.10429 Description: Current state of forest in Dudley Hollow
		
Photo location ID: 10 Compass bearing: 195° Date of photo: 4/1/2021 Coordinates: 35.16619, -88.10087 Description: Forest road through pine stand	Photo location ID: 11 Compass bearing: 355° Date of photo: 11/30/2021 Coordinates: 35.16384, -88.10148 Description: Forest road through pine stand	Photo location ID: 12 Compass bearing: 270° Date of photo: 11/30/2021 Coordinates: 35.16242, -88.10203 Description: Fork in the forest road
		
Photo location ID: 13 Compass bearing: 270° Date of photo: 11/30/2021 Coordinates: 35.16202, -88.10025 Description: Stream	Photo location ID: 14 Compass bearing: 142° Date of photo: 11/30/2021 Coordinates: 35.1631, -88.09903 Description: Cleared area	Photo location ID: 15 Compass bearing: 90° Date of photo: 11/30/2021 Coordinates: 35.16294, -88.09834 Description: Stream crossing with washed-out culvert

		
Photo location ID: 16 Compass bearing: 30° Date of photo: 11/30/2021 Coordinates: 35.16366, -88.09824 Description: Old barn	Photo location ID: 17 Compass bearing: 230° Date of photo: 11/30/2021 Coordinates: 35.16407, -88.09776 Description: Porter Mill Branch with barn in background	Photo location ID: 18 Compass bearing: 245° Date of photo: 11/30/2021 Coordinates: 35.16573, -88.09859 Description: Current state of forest
		
Photo location ID: 19 Compass bearing: 20° Date of photo: 11/30/2021 Coordinates: 35.16614, -88.09721 Description: Recent beaver activity along Porter Mill Branch	Photo location ID: 20 Compass bearing: 95° Date of photo: 12/1/2021 Coordinates: 35.16233, -88.09709 Description: Drain to Porter Mill Branch	Photo location ID: 21 Compass bearing: 0° Date of photo: 12/1/2021 Coordinates: 35.16078, -88.09723 Description: Porter Mill Branch
		
Photo location ID: 22 Compass bearing: 305° Date of photo: 12/1/2021 Coordinates: 35.15888, -88.09653 Description: Blue boundary marking & forest road bed	Photo location ID: 23 Compass bearing: 60° Date of photo: 12/1/2021 Coordinates: 35.15725, -88.09799 Description: Current state of forest	Photo location ID: 24 Compass bearing: 60° Date of photo: 12/1/2021 Coordinates: 35.15607, -88.09733 Description: Waterway

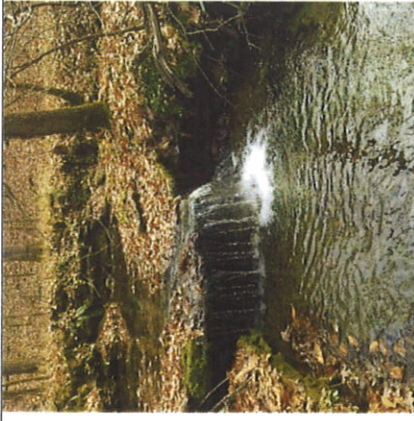
		
Photo location ID: 25 Compass bearing: 95° Date of photo: 12/1/2021 Coordinates: 35.15522, -88.09925 Description: Boundary pin & neighboring forest road	Photo location ID: 26 Compass bearing: 295° Date of photo: 12/1/2021 Coordinates: 35.15731, -88.09998 Description: Current state of forest	Photo location ID: 27 Compass bearing: 100° Date of photo: 12/1/2021 Coordinates: 35.15735, -88.10223 Description: Small waterfall
		
Photo location ID: 28 Compass bearing: 145° Date of photo: 12/1/2021 Coordinates: 35.15592, -88.10239 Description: Karst cascade	Photo location ID: 29 Compass bearing: 40° Date of photo: 12/1/2021 Coordinates: 35.15539, -88.10339 Description: Stream flowing onto property	Photo location ID: 30 Compass bearing: 20° Date of photo: 12/1/2021 Coordinates: 35.15551, -88.10619 Description: Corner boundary flagging
		
Photo location ID: 31 Compass bearing: 175° Date of photo: 4/1/2021 Coordinates: 35.15889, -88.10597 Description: Boundary pin & neighboring forest road	Photo location ID: 32 Compass bearing: 325° Date of photo: 12/1/2021 Coordinates: 35.1582, -88.10371 Description: Current state of forest	Photo location ID: 33 Compass bearing: 20° Date of photo: 12/1/2021 Coordinates: 35.15941, -88.10099 Description: Creek



Photo location ID: 34
Compass bearing: 100°
Date of photo: 12/1/2021
Coordinates: 35.16028, -88.0991
Description: Current state of forest



Photo location ID: 35
Compass bearing: 300°
Date of photo: 12/1/2021
Coordinates: 35.16249, -88.10409
Description: View above Dudley Hollow



Photo location ID: 36
Compass bearing: 20°
Date of photo: 12/1/2021
Coordinates: 35.16529, -88.09718
Description: Mitchell Lane

Section E - Information for the Landowner

E-1: Explanation of Monitoring Procedure

TennGreen Land Conservancy monitors conservation easement properties at least once per year according to the terms of the agreement. The landowner or designated representative will be contacted in advance of the site visit.

The monitor, which may be a member of TennGreen staff, trained volunteer(s), or both, will complete a form documenting observations and changes, natural and man-made, that have occurred since previous site visit. TennGreen will communicate with the landowner following the site visit to report on observations and findings.

During the time between site visits to monitor the land, owners are encouraged to contact TennGreen with any questions that may arise concerning the rights and restrictions of the easement, to make us aware of concerns you have about activities planned on the property, and to notify TennGreen of any activity regulated by the terms of the easement. Should the Protected Property or any portion of it change ownership, TennGreen should be notified promptly. Procedures recommended in the event your land is transferred to new ownership follow.

TennGreen Land Conservancy
1213 16th Avenue S
Nashville TN 37212
615-392-4441

www.tennngreen.org

E-2: Procedures when Conveying Protected Property

If you convey your easement-protected property by **sale, gift or bequest**, TennGreen Land Conservancy will continue to be the easement holder (“Grantee”), and will continue the stewardship of the Protected Property’s conservation values. When you make the decision to convey this property, whether by sale or quit-claim deed, to new ownership, we request that you do each of the following:

- Notify TennGreen of the eminent transfer of the property
- Inform the potential buyer or recipient of the existence of the easement
- Furnish to TennGreen a copy of the legal document transferring ownership of the property (will or deed).

If you **purchase, inherit, or receive** easement-protected property, TennGreen will continue to hold the easement on the property. We will continue to monitor the property and to protect its conservation values. When you buy, inherit, or receive this property, we request that you do each of the following:

- Notify TennGreen of your acquisition of the property.
- Obtain a copy of the Baseline Documentation Report if not furnished by the previous owner. To obtain a copy if otherwise unavailable, please contact TennGreen.
- Review the easement terms and contact us to arrange a meeting so that we may get acquainted and exchange important information about your goals as a conservation landowner and our goals, mission and policies.
- Furnish to TennGreen a copy of the legal document transferring ownership of the property to you (will or deed).

We appreciate the motivation of our conservation landowners and strive to maintain good communication at all times. Please contact us with any concerns or questions that arise as you make plans for your land.

Thank you for being a conservation landowner.

Section F – ATTACHMENTS

Attachment 1. Invasive Plants in Tennessee.

Tennessee Invasive Plant Council (<http://tnipc.org/invasive-plants/>)

Tennessee Invasive Plant Council (TN-IPC) has revised its Invasive Plants of Tennessee list, last updated in 2009. This revision is designed to highlight new plant species that have emerged as potential threats to native plant communities in Tennessee and simplify presentation of the data by eliminating the ranking hierarchy and focusing on species most likely to significantly affect intact native plant communities or hinder their restoration. Therefore, the list does not (re)enumerate all non-native invasive plant species in Tennessee but instead emphasizes species that matter most to those seeking to manage natural areas or restore native plant and animal habitats. In streamlining the list, TN-IPC strives to place a sharp focus on those species that pose the greatest threats to the integrity and function of native plant communities. For these reasons, the list is organized into two categories, Established Threat and Emerging Threat.

1. Established Threat — many species in this category are archetypal invasive weeds known by every land manager, but all are widely established across Tennessee. All taxa assigned to this category have been reported from more than 10 counties. These taxa cannot be eradicated on a landscape scale using methods currently available, but officially designating the plants as invasive may serve to educate the general public and give land managers support to eradicate the species where appropriate (i.e. high quality natural areas, in tandem with rare species management, part of public engagement/citizen science projects, etc.). In addition, designating the species as a threat may push industry and state/federal agencies toward less invasive alternatives in landscaping and revegetation, thereby helping to avoid the next serious exotic plant escape.

2. Emerging Threat — Species in this category have been previously reported from less than 10 counties in Tennessee, but are known to invade and disrupt natural plant communities in adjacent states. Theoretically, the early detection/rapid response model could be used to eliminate infestations or reduce the spread of these species in Tennessee. In addition, the act of listing these plants, many of which are relatively obscure in Tennessee, will help the land managers and the general public to recognize these species in the field.

Established Threats

Common Name	Scientific Name
Tree-of-heaven	<i>Ailanthus altissima</i>
Mimosa	<i>Albizia julibrissin</i>
Garlic Mustard	<i>Alliaria petiolata</i>
Alligatorweed	<i>Alternanthera philoxeroides</i>
Hairy Jointgrass	<i>Arthraxon hispidus</i>
Smooth Brome	<i>Bromus inermis</i>

Asian Bittersweet	<i>Celastrus orbiculatus</i>
Spotted Knapweed	<i>Centaurea stobe</i>
Sweet Autumn Clematis	<i>Clematis terniflora</i>
Chinese Yam	<i>Dioscorea polystachya</i>
Autumn Olive	<i>Elaeagnus umbellata</i>
Burning Bush	<i>Euonymus alatas</i>
Winter Creeper	<i>Euonymus hederaceus</i>
Japanese Knotweed	<i>Fallopia japonica</i>
English Ivy	<i>Hedera helix</i>
Hydrilla	<i>Hydrilla verticillata</i>
Bicolor Lespedeza	<i>Lespedeza bicolor</i>
Chinese Lespedeza	<i>Lespedeza cuneata</i>
Privet	<i>Ligustrum sinense</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Bush Honeysuckle	<i>Lonicera maackii</i>
Purple Loosestrife	<i>Lythrum salicaria</i>
Japanese stilt grass	<i>Microstegium vimineum</i>
Chinese silvergrass	<i>Miscanthus sinensis</i>
Marsh Dayflower	<i>Murdannia keisak</i>
Brazilian Watermilfoil	<i>Myriophyllum aquaticum</i>
Eurasian Water-milfoil	<i>Myriophyllum spcatum</i>
Empress Tree	<i>Paulownia tomentosa</i>

Beefsteak Plant	Perilla frutescens
Common Reed	Phragmites australis
Kudzu	Pueraria montana var. lobata
Callery Pear	Pyrus calleryana
Multiflora Rose	Rosa multiflora
Wineberry	Rubus phoenicolasius
Johnson Grass	Sorghum halepense
Japanese Spiraea	Spiraea japonica
Coltsfoot	Tussilago farfara
Japanese wisteria	Wisteria floribunda
Chinese Wisteria	Wisteria sinensis
Common periwinkle	Vinca minor

Emerging Threats

Common Name	Scientific Name
Fiveleaf Akebia	Akebia quinata
Porcelainberry	Ampelopsis brevipedunculata
Giant Reed	Arundo donax
Butterfly Bush	Buddleja davidii
Russian Knapweed	Centaurea repens
Chinese Parasol Tree	Firmiana simplex
Giant Hogweed	Heracleum mantegazzianum

Japanese Hop	<i>Humulus japonicus</i>
Cogongrass	<i>Imperata cylindrica</i>
Monkeygrass	<i>Liriope spicata</i>
Japanese Climbing Fern	<i>Lygodium japonicum</i>
Beale's Barberry	<i>Mahonia bealei</i>
Chinaberry	<i>Melia azedarach</i>
Heavenly bamboo	<i>Nandina domestica</i>
Mile-a-minute Weed	<i>Persicaria perfoliata</i>
Bamboo	<i>Phyllostachys aurea</i>
Fig Buttercup	<i>Ranunculus ficaria</i>
Common buckthorn	<i>Rhamnus cathartica</i>
Itchgrass	<i>Rottboellia cochinchinensis</i>
Giant Salvinia	<i>Salvinia molesta</i>
Tropical Soda Apple	<i>Solanum viarum</i>
Water Chestnut	<i>Trapa natans</i>
Chinese Tallowtree	<i>Triadica sebifera</i>
Puncture vine	<i>Tribulus terrestris</i>

Attachment 2a. Rare species found in Hardin County
Tennessee Department of Environment and Conservation data. accessed November 16, 2021

Scientific Name	Common Name	State Rank	State Status	Habitat
<i>Foxonius alabamensis</i>	Alabama Crayfish	S2	D	Small-medium sized streams, in pools under rocks; Tennessee River tributaries from Shoal Creek downstream to the Buffalo River.
<i>Cyprogenia stegaria</i>	Fanshell	S1	E	Medium to large streams and rivers with coarse sand and gravel substrates; Cumberland and Tennessee river systems.
<i>Limnodynastes swainsonii</i>	Swainson's Warbler	S3	D	Mature, rich, damp, deciduous floodplain and swamp forests.
<i>Lysimachia fraseri</i>	Fraser's Loosestrife	S2	E	Dry Open Woods
<i>Ichthyomyzon gagei</i>	Southern Brook Lamprey	S1	D	Gravel and sand riffles and runs of small rivers and creeks; Conasauga & lower Tennessee river watersheds.
<i>Hottonia inflata</i>	Featherfoil	S2	S	Wet Sloughs And Ditches
<i>Cryptobranchius alleganiensis</i>	Hellbender	S3	E	Rocky, clear creeks and rivers with large shelter rocks.
<i>Lithasia salebrosa</i>	Muddy Rocksnail	S2	Rare, Not State Listed	Formerly occurred in portions of lower Cumberland and lower Tennessee systems; may be limited to dam tailwaters currently.
<i>Hemitremia flammea</i>	Flame Chub	S3	D	Springs and spring-fed streams with lush aquatic vegetation; Tennessee & middle Cumberland river watersheds.
<i>Silene ovata</i>	Ovate Catchfly	S2	E	Open Oak Woods
<i>Ophiogomphus acuminatus</i>	Acuminate Snaketail	S2	Rare, Not State Listed	Clear, mostly shaded streams with at least pockets of sandy gravel; Western Highland Rim & Western Uplands.
<i>Diadiplosis diandra</i>	Water-purslane	S1	T	Swamps
<i>Sistrurus miliarius streckeri</i>	Western Pygmy Rattlesnake	S2S3	T	Usually near water in river floodplains, swamps, marshes, and wet prairies; occasional wooded uplands; W half of Tenn., generally.
<i>Salvia azurea</i> var. <i>grandiflora</i>	Blue Sage	S3	S	Barrens
<i>Thelidderma cylindrica cylindrica</i>	Rabbitsfoot	S3	T	Large rivers in sand and gravel; Tennessee & Cumberland systems; big river form of Q. cylindrica.
<i>Panax quinquefolius</i>	American Ginseng	S3S4	S-CE	Rich Woods
<i>Iris brevicaulis</i>	Lamance Iris	S1	E	Bottomlands
<i>Foxonius wrighti</i>	Hardin Crayfish	S2	E	Small-medium sized streams with cobble-sand substrates, under rocks or in leaf litter; western tribs of the Tennessee River in Hardin & McNairy counties.
<i>Melanthium virginicum</i>	Virginia Bunchflower	S1	E	Wet Woods And Fields
<i>Rookery</i>	Heron Rookery	SNR	Rare, Not State Listed	
<i>Thymomanes bewickii</i>	Bewick's Wren	S1	D	Brushy areas, thickets and scrub in open country, open and riparian woodland.

<i>Noturus gladiator</i>	Piebald Madtom	S3	D	Large creeks & rivers in moderate-swift currents with clean sand or gravel substrates; Mississippi River tributaries.
<i>Hemistena lata</i>	Cracking Pearlymussel	S1	E	Medium-sized rivers of mod current, deeply buried in mud, sand, gravel, and cobble substrates; Tennessee & Cumb. river systems.
<i>Aplos priceana</i>	Price's Potato-bean	S3	E	Openings In Rich Woods
<i>Pleurobema clava</i>	Clubshell	SH	E	Small/med-sized rivers and streams; deeply buried in sand/fine gravel or in clean, coarse sand/gravel runs; lower Cumb. & Tenn. rivers.
<i>Cycleptus elongatus</i>	Blue Sucker	S2	T	Swift waters over firm substrates in big rivers.
<i>Acris gryllus</i>	Southern Cricket Frog	S2S3	Rare, Not State Listed	Grassy margins of swamps, marshes, lakes, ponds, streams, ditches, and nearby temporary pools; far SW Tennessee.
<i>Etheostoma tuscumbia</i>	Tuscumbia Darter	SX	D	Ponded spring-fed habitats of valley floor springs; lower Tennessee River; probably extirpated from TN.
<i>Hydrolea quadrialvis</i>	Waterpod	S1	S	Depression Ponds & Wetlands
<i>Lampsilis abrupta</i>	Pink Mucket	S2	E	Generally a large river species, preferring sand-gravel or rocky substrates with mod-strong currents; Tennessee & Cumberland river systems.
<i>Myotis grisescens</i>	Gray Myotis	S2	E	Cave obligate year-round; frequents forested areas; migratory.
<i>Plethobasus cyphus</i>	Sheepnose	S2S3	E	Large to medium-sized rivers, in riffles and coarse sand/gravel subst; TN & Cumb river systems incl KY Reservoir; W Uplands & Rim.
<i>Listera australis</i>	Southern Twayblade	S1S2	E	Wet-Mesic Woods
<i>Noturus fasciatus</i>	Saddled Madtom	S2	T	Rocky riffles, runs, and flowing pools of clear creeks & small rivers; Duck River system and nearby tributaries of the Tennessee River.
<i>Cumberlandia monodonta</i>	Spectaclecase	S2S3	E	Medium to large rivers; in substrates from mud and sand to gravel, cobble, and boulders; Cumberland and Tennessee river systems.
<i>Erythronium rostratum</i>	Beaked Trout-lily	S2	S	Mesic Woods And Slopes
<i>Syrnplacos tinctoria</i>	Horse-sugar	S2	S	Floodplains And Moist Ravines
<i>Polygala mariana</i>	Maryland Milkwort	S1	S	Sandy Alluvial Woods And Disturbed Areas
<i>Typhlichthys subterraneus</i>	Southern Cavefish	S3	D	Aquatic cave obligate; cave streams, karst waters, and water supply wells; reported from all karst regions excluding RV & BR.
<i>Egretta caerulea</i>	Little Blue Heron	S2B,S3N	D	Bodies of calm shallow water; colonial nester.
<i>Pleurobema plenum</i>	Rough Pigtoe	S1	E	Medium to large rivers in sand, gravel, and cobble substrates of shoals; Tennessee & Cumberland river systems.
<i>Obovaria retusa</i>	Ring Pink	S1	E	Large rivers in gravel and sand bars; Tennessee & Cumberland river watersheds; many historic locations currently inundated.

<i>Carpiodes velifer</i>	Highfin Carpsucker	S2S3	D	Large rivers, mostly in Tennessee River drainage.
<i>Plethobasus cooperianus</i>	Orangefoot Pimpleback	S1	E	Large rivers in sand-gravel-cobble substrates in riffles and shoals in deep flowing water; Cumberland & Tennessee river systems.
<i>Plethobasus cicatricosus</i>	White Wartyback	S1	E	Presumed to inhabit shoals and riffles in large rivers; Tennessee & Cumberland river systems. Very rare & poss extirpated in TN.

Attachment 2b. Rare species in Wolf-Pit-Ridge USGS 1:24K Quadrangle.
Tennessee Department of Environment and Conservation data accessed November 16, 2021

Scientific Name	Common Name	State Rank	State Status	Habitat
<i>Noturus fasciatus</i>	Saddled Madtom	S2	T	Rocky riffles, runs, and flowing pools of clear creeks & small rivers; Duck River system and nearby tributaries of the Tennessee River.
<i>Opniogomphus acuminatus</i>	Acuminate Snaketail	S2	Rare, Not State Listed	Clear, mostly shaded streams with at least pockets of sandy gravel; Western Highland Rim & Western Uplands.
<i>Myotis grisescens</i>	Gray Myotis	S2	E	Cave obligate year-round; frequents forested areas; migratory.
<i>Thryomanes bewickii</i>	Bewick's Wren	S1	D	Brushy areas, thickets and scrub in open country, open and riparian woodland.
<i>Erythronium rostratum</i>	Beaked Trout-lily	S2	S	Mesic Woods And Slopes

Attachment 2c. Rare species in Turkey Creek HUC 12 Watershed (060400010303)
Tennessee Department of Environment and Conservation data, accessed November 16, 2021

Scientific Name	Common Name	State Rank	State Status	Habitat Description
<i>Apios priceana</i>	Price's Potato-bean	S3	E	Openings in Rich Woods
<i>Erythronium rostratum</i>	Beaked Trout-lily	S2	S	Mesic Woods And Slopes

Attachment 2d. Rare species rank and species status explanation.
Tennessee Department of Environment and Conservation.

Description of Federal and State Ranks & Status Codes

GLOBAL RANK - The global or world-wide rank of a species which is a non-legal rank indicating the rarity and vulnerability of a species

G1	Extremely rare and critically imperiled in the world with five or fewer occurrences, or very few remaining individuals, or because of some special condition where the species is particularly vulnerable to extinction
G2	Very rare and imperiled within the world, six to twenty occurrences, or few remaining individuals, or because of some factor(s) making it vulnerable to extinction
G3	Rare and uncommon in its range or found locally in a restricted range, generally from 21-100 occurrences
G4	Widespread, abundant, and apparently secure globally, but with cause for long-term concern
G5	Demonstrably widespread and secure globally
GH	Of historical occurrence throughout its range, e.g. formally part of the established biota, with the expectation that it may be rediscovered
GU	Can not be ranked using available information
GX	Believed to be extirpated throughout its range
HYB	Hybrid within its range in Tennessee
SSYN	Synonym for another species
_Q	Questionable taxonomy (GRANKs only)
_T#	Subspecific taxon rank (GRANKs only)

STATE RANK - The state rank of a species in Tennessee. Like the G_rank this is a non-legal rank indicating the rarity and vulnerability of a species at the state level

S1	Extremely rare and critically imperiled in the state with five or fewer occurrences, or very few remaining individuals, or because of some special condition where the species is particularly vulnerable to extinction
S2	Very rare and imperiled within the state, six to twenty occurrences, or few remaining individuals, or because of some factor(s) making it vulnerable to extinction
S3	Rare and uncommon in the state, from 21-100 occurrences
S4	Widespread, abundant, and apparently secure within the state, but with cause for long-term concern
S5	Demonstrably widespread and secure in the state
SH	Of historical occurrence in Tennessee, e.g. formally part of the established biota, with the expectation that it may be rediscovered
SU	Can not be ranked using available information
SX	Believed to be extirpated from the state
S#S#	Denotes a "range rank" because the rarity of the species is uncertain (e.g. S1S3)
S?, S_?	Unranked at this time or rank uncertain
SE	Exotic species established in the state
SE#	Exotic numeric (e.g. the Asian clam <i>Corbicula fluminea</i> would be SE5)
SP	Potentially occurring in Tennessee, but not yet documented by DNH
_N	Occurs in Tennessee in a non-breeding status (mostly applies to vertebrates)

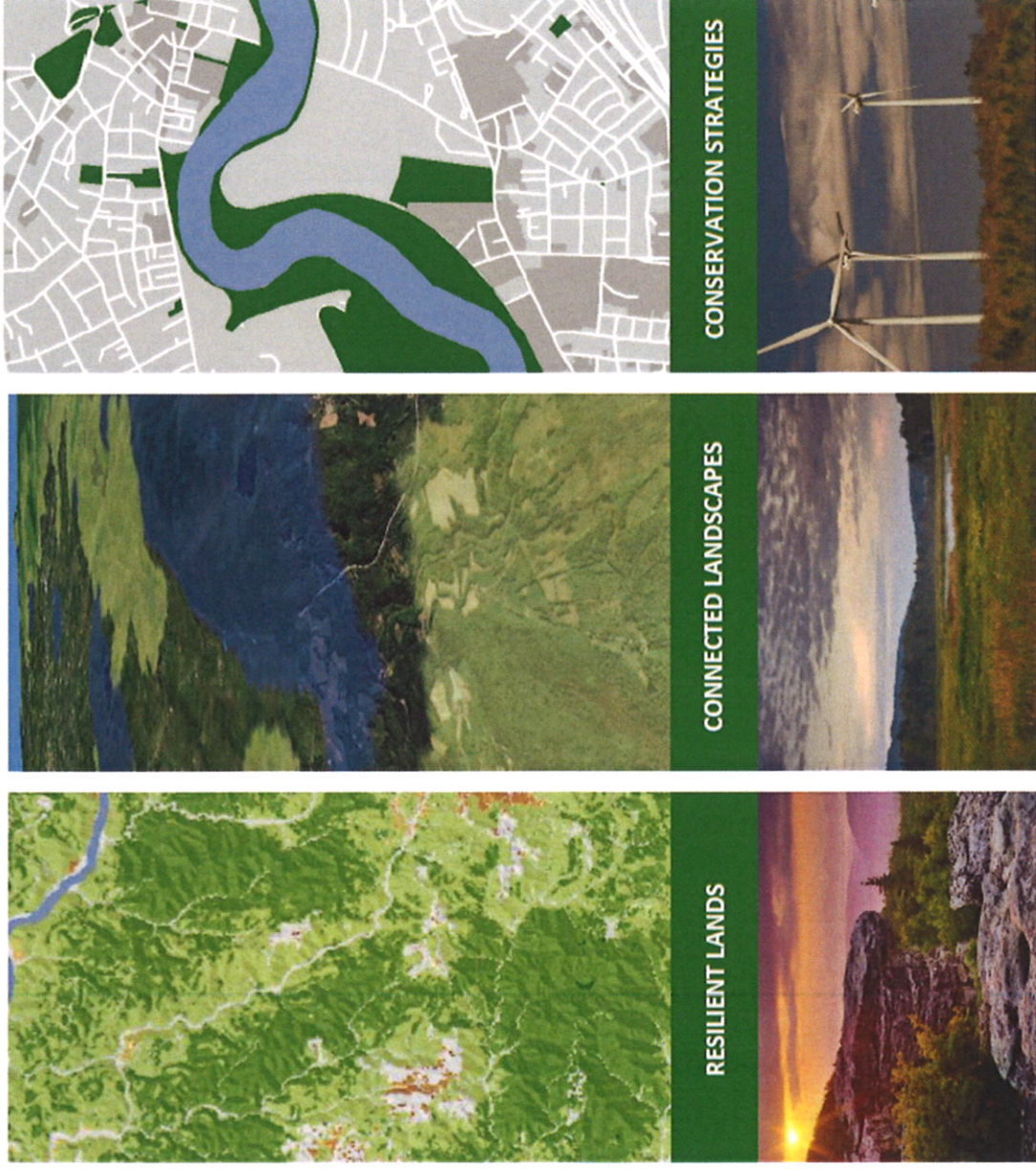
State Status, Animals

CODE		DESCRIPTION
E, Endangered	Any species or subspecies whose prospects of survival or recruitment within the state are in jeopardy or are likely to become so within the foreseeable future	
T, Threatened	Any species or subspecies that is likely to become an endangered species within the foreseeable future	
D, Deemed in Need of Management	Any species or subspecies of nongame wildlife which the executive director of the TVPRA believes should be investigated in order to develop information relating to populations, distribution, habitat needs, limiting factors, and other biological and ecological data to determine management measures necessary for their continued ability to sustain themselves successfully. This category is analogous to Special Concern.	

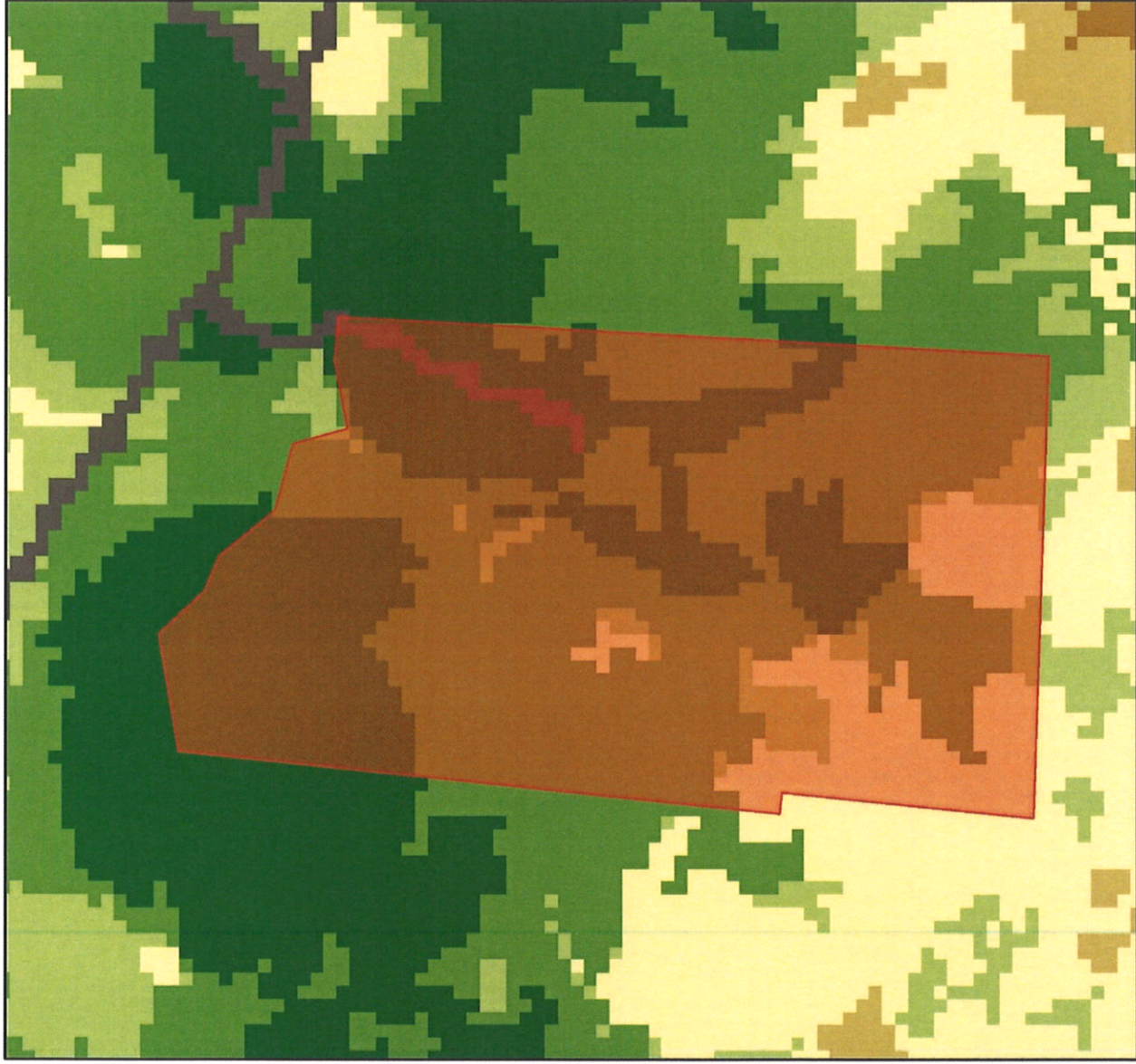
State Status, Plants

CODE		DESCRIPTION
E, Endangered	Any species or subspecies whose prospects of survival or recruitment within the state are in jeopardy or are likely to become so within the foreseeable future	
T, Threatened	Any species or subspecies that is likely to become an endangered species within the foreseeable future	
S, Special Concern	Any species or subspecies of plant that is uncommon in Tennessee, or has unique or highly specific habitat requirements or scientific value and therefore requires careful monitoring of its status.	

Attachment 3. Resilient and Connected Landscapes for Terrestrial Conservation Maps

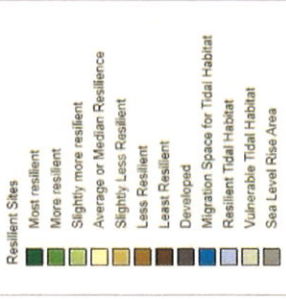
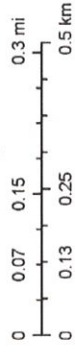


Neill Forest - Resilience



November 19, 2021

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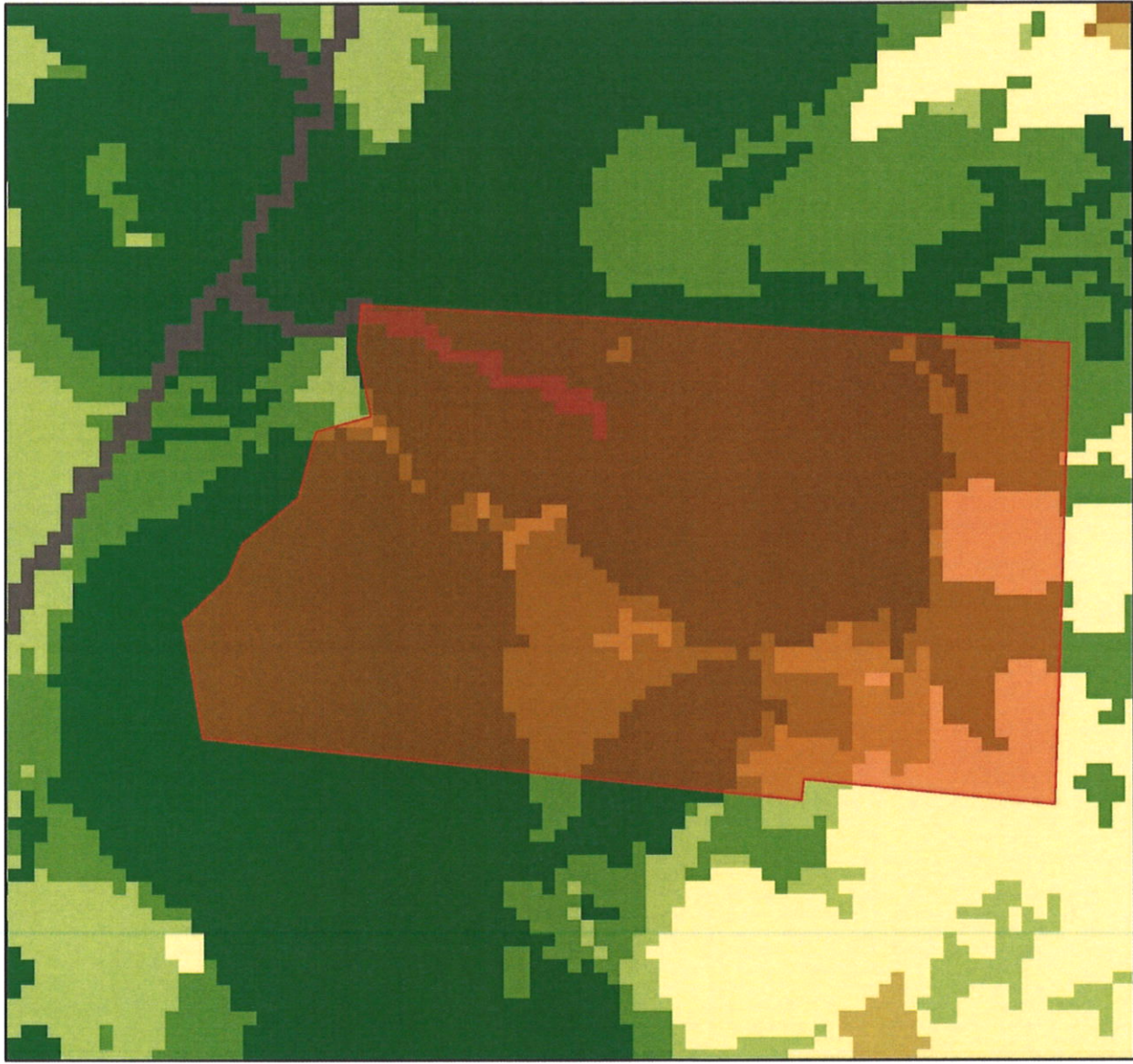


Resilience Score: A site's Resilience Score estimates its capacity to maintain species diversity and ecological functions in the face of climate change. It was determined by evaluating the site's ability to absorb and recover from disturbances. The score is calculated using a combination of site-specific data and a set of criteria. The score is calculated using a combination of site-specific data and a set of criteria. The score is calculated using a combination of site-specific data and a set of criteria.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, The Nature Conservancy

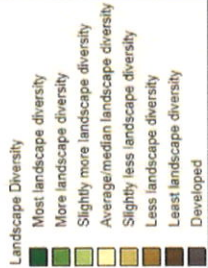
(c) The Nature Conservancy

Neill Forest - Landscape Diversity



November 19, 2021

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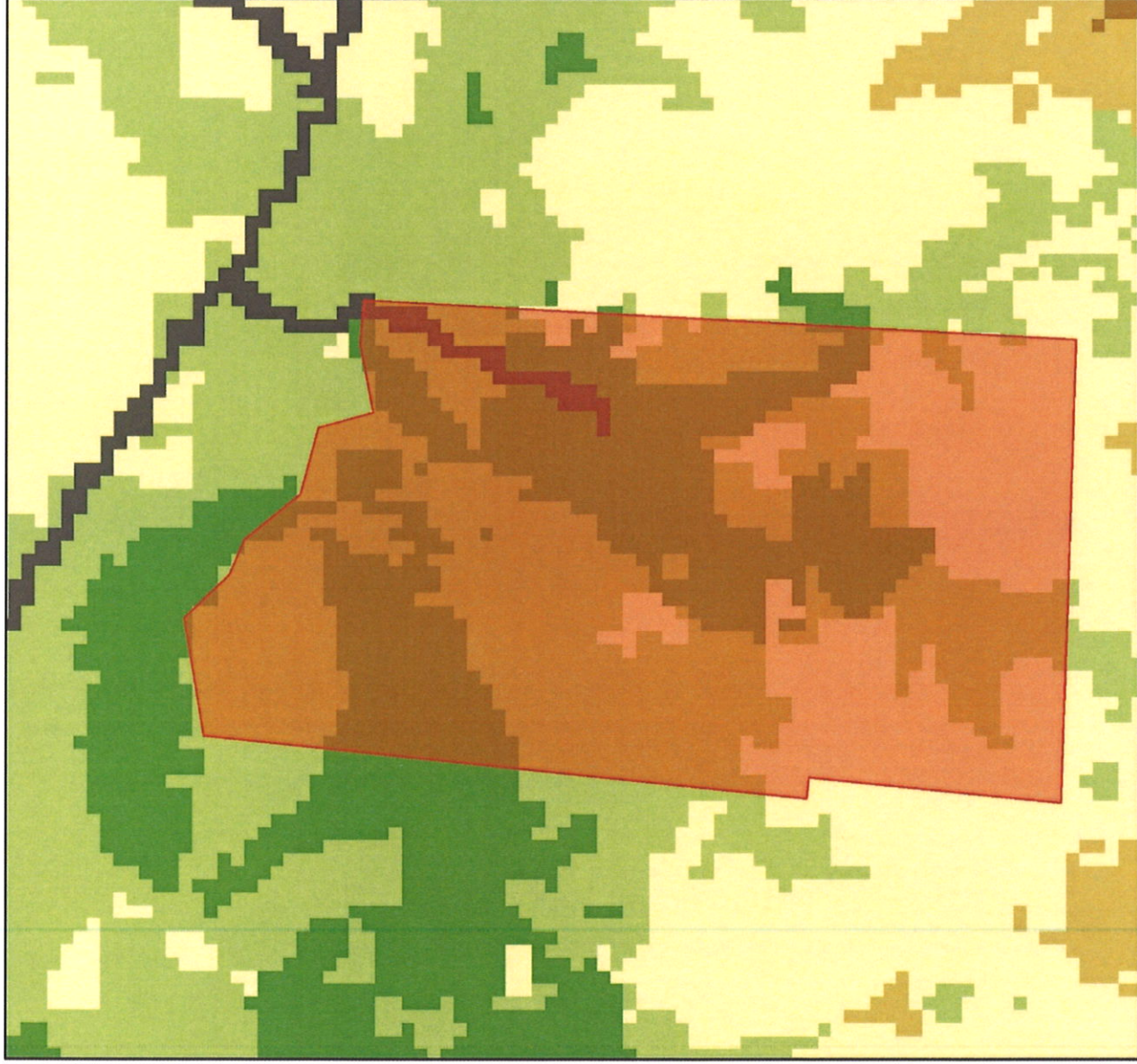


Landscape Diversity: Refers to the microhabitat and climatic gradients available in the immediate neighborhood surrounding any 30m cell of land. The presence of species in the immediate neighborhood is related to the variety of habitats (microhabitats) available in the neighborhood, which is related to the variety of topography (topo-climates), elevation and hydrology. In this study, we measure microclimates by counting the variety of small-scale landforms, measuring elevation range, and evaluating the density and configuration of wetlands in a 100-acre neighborhood around each 30m cell. Landforms are measured using a 30m cell resolution. The study area includes the following regions: Great Plains, Lower Mississippi Valley, Great Lakes and Appalachians, Great Plains, Lower Mississippi Valley, Great Lakes and Appalachians, Great Plains, Lower Mississippi Valley, Great Lakes and Appalachians, Great Plains, Lower Mississippi Valley, Great Lakes and Appalachians.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, The Nature Conservancy

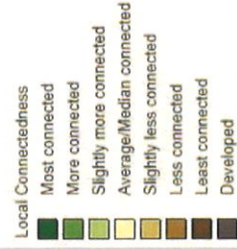
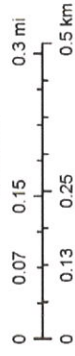
(c) The Nature Conservancy

Neill Forest - Local Connectivity



November 19, 2021

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Local Connectedness: Refers to the degree of fragmentation and strength of barriers that create resistance to movement within a landscape. A highly connected landscape has few barriers to movement, and movement is easy. In this study, we calculate local connectedness by measuring the amount and configuration of human-created barriers like major roads, development, energy infrastructure, and industrial farming patterns. We use a circuit theory model to calculate local connectedness. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, The Nature Conservancy

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Attachment 4. Photographer's Affidavit

**AFFIDAVIT OF PHOTOGRAPHER
FOR PHOTOGRAPHS CONTAINED IN
BASELINE DOCUMENTATION REPORT**

The undersigned hereby states and affirms 1) that they took the photographs contained in the accompanying Baseline Documentation Report pertaining to the Protected Property known as Neill Forest in Hardin County, and 2) that said photographs illustrate and document the natural and other resources of the Protected Property sought to be protected under a Conservation Easement on said Protected Property, and 3) that said photographs fairly and accurately depict the Protected Property as it appeared on the date that the photographs were taken, and 4) in the event of a lapse of time exceeding 6 months from the date of the photographs and the completion of the baseline documentation report, that they have verified that all photographs continue to accurately represent the present condition of the Protected Property.

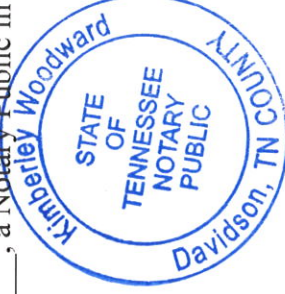

Kristin Hanratty, Conservation Project Manager
TennGreen Land Conservancy Date: 10/4/2022

Subscribed and sworn to before me, in my presence, this 4th day of October, 2022.

Kimberley Woodward, a Notary Public in and for
Name of Notary

Davidson County, Tennessee.


Signature of Notary



My commission expires: July 4, 2024