

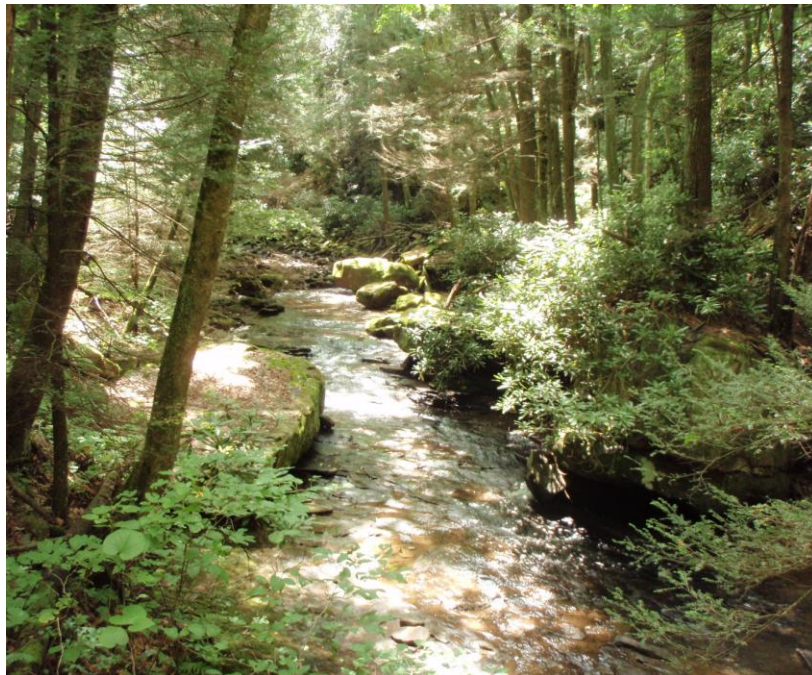
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National Committee for the New River

PO Box 1480
West Jefferson, NC 28694



**Baseline Documentation Report
Grandview Conservation Easement**



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Table of Contents

- I. Conservation Easement Property Certification
- II. Introduction
 - A. Location
 - B. General Description
 - C. Purpose for Protection
 - D. Acquisition Authority
- III. Photographic Baseline Documentation
- IV. Natural Features
 - A. Aquatic Resources
 - B. Natural Communities and Wildlife
 - C. Soils and Geology
- V. Land Use
 - A. Past Land Use
 - B. Present Land Use
 - C. Man-made Structures and/or Improvements on the Property
 - D. Neighboring Land Use
- VI. Miscellaneous
 - A. Easement Recording Information
 - B. Access and Driving Directions
 - C. History of the Project
 - D. Author and Baseline Preparer Qualifications
- VII. Appendices
 - A. National Park Service biological review
 - B. Vicinity Map
 - C. USGS Quadrangle Map
 - D. Aerial Photo Map
 - E. Baseline Photo Locations Map
 - F. Hydrologic Features Map
 - G. Existing Roadbed Map
 - H. Land Cover Map
 - I. Reserved Building Locations
 - J. Survey
 - K. Recorded Conservation Easement Document

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I. Conservation Easement Property Certification

Grandview Conservation Easement

Raleigh County, WV

Portion of Tax Map 2, District Parcel 7

This is to certify that the undersigned _____, the Conservation Easement Grantor, and George Santucci of National Committee for the New River, Holder of the Conservation Easement executed on _____, 2009 and recorded at the Raleigh County Clerk's Office do accept and acknowledge with respect to the land subject to said Conservation Easement (hereinafter referred to as the Property) that:

This Baseline Documentation Report, including maps and photographs, is an accurate description of the Property as of the date of the grant of said Conservation Easement.

This certification is subject to the rights of the Grantor and all other terms and conditions contained in the Conservation Easement.

Grantor

Signed and sworn to this _____ day of _____, 2009

By: _____

Print Name: _____

Grantee

Signed and sworn to this _____ day of _____, 2009

National Committee for the New River

By: _____

George Santucci
Executive Director

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State of _____
County of _____

On the _____ day of _____, 2009 personally appeared before me the above-named _____, Grantor of the Conservation Easement, and acknowledged the execution hereof as his free act and deed in said capacity.

Attorney/Notary Public

(Print Name)

My commission expires: _____

State of _____
County of _____

On the _____ day of _____, 2009 personally appeared before me the above-named _____, who being by me duly sworn did say that he/she is the _____ of National Committee for the New River and acknowledged the execution of the within instrument as his/her free act and deed in his/her capacity as _____ and the free act and deed of National Committee for the New River.

Attorney/Notary Public

(Print Name)

My commission expires: _____

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II. Introduction

A. Location

1. **Site Name:** Grandview Conservation Easement

2. **Location:** Beaver, WV (Raleigh County)-Shady Spring District

3. **Landowner/Conservation Easement Donor**
Name: Grandview Investment Company
Address: 106 Lockheed Dr.
Beaver, WV 25813
Phone number: 304-252-1074

4. **Holder of Conservation Easement**
Name: National Committee for the New River (NCNR)
Address: PO Box 1480, West Jefferson, NC 28694
Phone Number: (336) 982-6267

5. **Total Acreage:** 1,324.458

6. **PIN:** Tax Map 2, District Parcel 7

7. **USGS Quadrangle:** Prince

- B. **General Description:** The Grandview Property is approximately 5 miles east of Beckley, WV and adjacent and east of the Raleigh County Memorial Airport. The Grandview Conservation Easement Tract, hereby referred to as “The Property”, encompasses a portion of parcel 00070000 on Raleigh County Tax Map 2.

The Property is located within the Appalachian Plateau Physiographic Province. Elevations on the Property range from 1,619’ along Little Fat Creek to 2,690’ above mean sea level. The Property is within the New River Watershed and contains headwater streams of Piney Creek including portions of Fat Creek, Little Fat Creek, Brammer Branch, an unnamed tributary (UT) of Brammer Branch, UT-Little Fat Creek, and UT-Fat Creek (Cyclone Hollow creek). Topography of the property varies and streams on the Property have eroded the land into deep “V” shaped valleys. The Property is visible from Interstate 64 as well as Industrial Park Dr. and Old Grandview Rd.

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- C. **Purpose for Protection:** The purpose of this conservation easement is to protect in perpetuity the below “Conservation Values” of the Property, which are documented in the following sections.
- a. natural habitat and biological diversity,
 - b. watershed preservation,
 - c. water quality protection,
 - d. protection of the rare Blackbelly Salamander and associated habitat,
 - e. preservation of limited scenic and general open space, and
 - f. forestal use

Grantor and Grantee recognize that the Property in its present state is a natural, scenic, rural and open area that has not been subject to significant development and is a significant natural area which provides a “relatively natural habitat of fish, wildlife, or plants, or similar ecosystem” as that phrase is used in Section 170(h)(4)(A)(ii) of the Internal Revenue Code, as amended, and in regulations promulgated thereunder.

The Property is significant for the above mentioned conservation values as well as its location in proximity to the New River Gorge National River (see Appendix B for the location of the property in relation to other conserved lands). Scott Stonum, Chief of Resources Management for the New River Gorge National River, stated that “Even though this property is not directly adjacent to lands contained within New River Gorge National River, this unit of the National Park Service will still receive direct and indirect benefits if this conservation easement is secured. The Grandview property lies within a substantial tributary watershed of the New River adjacent to the city of Beckley. The proposed conservation easement will certainly help to ensure that this watershed remains healthy and continues to contribute to the regional water quality and forest health. The park’s wildlife, fisheries, and forest values are greatly dependent upon how healthy and diverse the surrounding forest lands are. The conservation of this property will directly contribute to the resource values of the park by improving local water quality, providing important upland forest habitat, and potentially decreasing negative inputs to the system such as sediment loading and localized pollution. With the added protection the easement will allow, it is expected that aquatic organisms, amphibians, terrestrial species, and birds will all benefit to some degree.”

The Property qualifies under NCNR’s Project Selection Check Sheet as a property of high conservation value. The NCNR Board of Directors views a conservation easement as the best way to preserve the property and further NCNR’s mission.

- D. **Acquisition Authority:** National Committee for the New River is a registered 501(c)(3) organization whose mission is to completely protect the New River as a treasured national resource. Through its Land Protection Program, NCNR works with landowners to preserve the conservation values of the property by placing conservation easements that limit certain activities. NCNR’s status as a land trust allows it to hold these conservation easements and to enforce the restrictions in the easement.

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II. Photographic Baseline Documentation

(see Appendix E for photo locations)

Landowner: Grandview Investment Company

Project: Grandview Conservation Easement

Photos Date: 08-17-09

Photographer: Ben Lucas



Photo No. 1
Decimal Degrees: 37.80393°, -81.089845°
Description: Photo taken from primary access road through the Property, facing NW. Photo of wild turkeys on the Property.



Photo No. 2
Decimal Degrees: 37.805346°, -81.09185°
Description: Photo of clearing adjacent to primary access road, facing NW. Photo displays condition of hardwood forest on this portion of the Property.



Photo No. 3
Decimal Degrees: 37.806196°, -81.093154°
Description: Photo taken from cleared area on primary access road, facing SW.



Photo No. 4
Decimal Degrees: 37.808532°, -81.095222°
Description: Photo taken from cleared area on the Property, facing north. Photo of wild game food plot and hunting blind.

Landowner Signature:

Date:

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Landowner: Grandview Investment Company

Project: Grandview Conservation Easement

Photos Date: 08-17-09

Photographer: Ben Lucas



Photo No. 5
Decimal Degrees: 37.806828°, -81.100101°
Description: Photo taken from cleared area where primary access road forks, facing SW.



Photo No. 6
Decimal Degrees: 37.810449°, -81.099697°
Description: Photo of UT-Little Fat Creek, facing south (upstream). Photo displays condition of riparian area and surrounding forest cover.



Photo No. 7
Decimal Degrees: 37.811221°, -81.099961°
Description: Photo of manmade pond on the Property, facing north.



Photo No. 8
Decimal Degrees: 37.811221°, -81.099961°
Description: Additional photo of manmade pond on the Property, facing south.

Landowner Signature:

Date:

DRAFT

Landowner: Grandview Investment Company

Project: Grandview Conservation Easement

Photos Date: 08-17-09

Photographer: Ben Lucas



Photo No. 9
Decimal Degrees: 37.814178°, -81.099533°
Description: Photo taken from roadbed created from former mining activity, facing SE. Photo displays condition of hardwood forest on this portion of the Property.



Photo No. 10
Decimal Degrees: 37.812253°, -81.095788°
Description: Photo of Little Fat Creek, facing SE. Photo displays condition of riparian area along the creek.



Photo No. 11
Decimal Degrees: 37.81863°, -81.102456°
Description: Photo of cleared area on the northern most portion of the Property, facing north.



Photo No. 12
Decimal Degrees: 37.81863°, -81.102456°
Description: Photo taken from cleared area on the northern most portion of the property, facing SE. Photo taken looking across the Little Fat Creek drainage towards the NE property boundary.

Landowner Signature:

Date:

DRAFT

Landowner: Grandview Investment Company

Project: Grandview Conservation Easement

Photos Date: 08-17-09

Photographer: Ben Lucas



Photo No. 13
Decimal Degrees: 37.814214°, -81.105472°
Description: Photo of seep, taken from roadbed created from former mining activity, facing SE.



Photo No. 14
Decimal Degrees: 37.805701°, -81.109728°
Description: Photo taken from the western most property boundary, facing SE onto the Property.



Photo No. 15
Decimal Degrees: 37.799438°, -81.108557°
Description: Photo of Fat Creek, facing SE (upstream). Photo displays condition of riparian areas and surrounding forest cover.



Photo No. 16
Decimal Degrees: 37.798162°, -81.107905°
Description: Additional photo of Fat Creek, facing SE (upstream). Photo displays condition of riparian areas and surrounding forest cover.

Landowner Signature:

Date:

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Landowner: Grandview Investment Company

Project: Grandview Conservation Easement

Photos Date: 08-17-09

Photographer: Ben Lucas



Photo No. 17
Decimal Degrees: 37.800664°, -81.100427°
Description: Photo of rock outcrop on the Property, facing SE.



Photo No. 18
Decimal Degrees: 37.792917°, -81.099186°
Description: Additional photo of Fat Creek, facing SE (upstream).



Photo No. 19
Decimal Degrees: 37.791819°, -81.096741°
Description: Photo taken from confluence of Pedge Branch with Fat Creek, facing SE (upstream). Pedge Branch is on the right, Fat Creek is on the left.



Photo No. 20
Decimal Degrees: 37.797048°, -81.103868°
Description: Photo of UT-Fat Creek (Cyclone Hollow Creek) taken near its confluence with Fat Creek, facing NE (upstream).

Landowner Signature:

Date:

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Landowner: Grandview Investment Company

Project: Grandview Conservation Easement

Photos Date: 08-17-09

Photographer: Ben Lucas



Photo No. 21

Decimal Degrees: 37.796048°, -81.10654°

Description: Photo taken from confluence of Brammer Branch with Fat Creek, facing SE (upstream). Brammer Branch is on the right, Fat Creek is on the left. Photo displays condition of riparian area and surrounding forest cover.



Photo No. 22

Decimal Degrees: 37.801782°, -81.086688°

Description: Photo of access to the Grandview property from Husky Ln.



Photo No. 23

Decimal Degrees: 37.791466°, -81.065932°

Description: Photo of adjacent residential home construction on Old Grandview Rd, facing SE.



Photo No. 24

Decimal Degrees: 37.774982°, -81.091173°

Description: Photo taken from westbound lane of Interstate 64. Photo of the Pedge Branch drainage; with the Property visible in the background.

Landowner Signature:

Date:

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Landowner: Grandview Investment Company

Project: Grandview Conservation Easement

Photos Date: 08-17-09, 09-16-09 & 09-23-09

Photographer: Ben Lucas



Photo No. 25
Decimal Degrees: 37.802159°, -81.120243°
Description: Photo taken on Aug. 17, 2009 from Industrial Park Rd, with the Property visible in the background.



Photo No. 26
Decimal Degrees: 37.798049°, -81.107326°
Description: Photo taken on Sept. 16, 2009 facing north. Photo of spring on the Property.



Photo No. 27
Decimal Degrees: 37.799438°, -81.108557°
Description: Photo of Blackbelly Salamander found in Fat Creek on September 23, 2009.

Landowner Signature:

Date:

IV. Natural features

- A. **Aquatic Resources:** See Appendix A for the National Park Service (NPS) biological review of the Property. There are 6 perennial streams, numerous springs, seeps and one manmade pond on the Property. All streams on the Property are headwater streams of Piney Creek, a tributary of the New River. Fat Creek is the largest stream on the Property. All other streams on the Property flow into Fat Creek, including Little Fat Creek, Brammer Branch, UT-Brammer Branch, UT-Little Fat Creek, and UT-Fat Creek. Mike Shingleton, WV Division of Natural Resources (DNR) Assistant Chief for Coldwater Fisheries, stated that Fat Creek is significant due to it being one of a very few naturally reproducing wild brown trout streams in WV. Additionally, Fat Creek is one of only six streams in WV that contain sustaining populations of reproducing brown trout. Riparian areas around the portions of streams visited during the baseline site visit were completely forested and appeared to be in excellent condition. The conservation easement requires 400-foot riparian buffers on either side of all surface waters on the Property. The NPS biological review of the Property indicated that “The protection of this riparian corridor constitutes the most important component of the conservation measures that the proposed easement will bring about. It is anticipated that with these protective measures that the water quality and ecological value of these streams will increase.”

The water quality of Fat Creek was tested at the following location on September 23, 2009: 37.799438°, -81.108557°. The water temperature at the location was 17.6°C. WV Water Quality Standards criteria for pH are between 6.0 and 9.0; standards for dissolved oxygen (DO) are ≥ 5.0 mg/l. pH at the site was 7, or neutral, and the average DO was 7.6 mg/l. The DO percent saturation was 75%, indicating good water quality. DO percent saturation is usually lower in the summer months due to lower stream flow, aquatic animals requiring more oxygen to support higher metabolisms, and more decay of organic wastes that consume oxygen. Two water samples each produced 100 colonies of *E. coli* (a form of fecal coliform) per 100 ml of water, which is a reasonable *E. coli* count. The WV Environmental Quality Board states that fecal coliform shall not exceed 400 colonies per 100 ml of water. A brief macro invertebrate sampling was conducted at the site as well. Certain species of macro invertebrates are indicators of high water quality. Three types of stoneflies were collected including: the common stonefly, roachlike stonefly, and green stonefly. One type of mayfly, the small minnow mayfly, was found at the site. Three types of caddisflies were collected including: common net-spinner, tube-making, and northern case-maker. Although a comprehensive evaluation of the site was not completed, the insects that were found have a low to moderate tolerance value to pollution/stressors, which also indicates high water quality.

Natural Communities and Wildlife: See Appendix A for the NPS biological review of the Property. The vast majority of the Property is completely forested with numerous rock outcroppings. The NPS estimated that the majority of the property had been logged sometime within the past 5 to 10 years. The forests covering most of the Property can be characterized as early-successional vegetation with the timber type being primarily Upland Oak of the Appalachian Hardwood Forest type. The forest type along riparian areas is primarily yellow birch-hemlock cold cove forest with a dense understory of

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rhododendron on north aspects. Hemlocks on the Property “are exhibiting the negative effects of the hemlock woolly adelgid, and will probably succumb to the insect within 5 years.” However, “As these hemlock trees die they will provide standing large diameter snag trees important for cavity nesting bird species and downed woody debris that will serve as nurse logs and habitat for a wide array of beneficial forest insects and animals.” Tree species on the Property include but are not limited to ash, basswood, beech, black cherry, black gum, black oak, chestnut oak, sourwood, cucumber, hard maple, hemlock, hickory, northern red oak, red maple, sassafras, scarlet oak, white oak, white pine, yellow poplar, and sweet birch. Hemlock forests, rock outcrops and aquatic and riparian habitats are identified in the WV Wildlife Conservation Action Plan (“the Plan”) as priority habitats for conservation. Additionally, the NPS stated that “The riparian corridors at the Grandview property currently provide the best habitat of the property as a whole”. WV DNR stated that the rare plant, smooth hedge-nettle (*Stachys tenuifolia*) could occur on the Property. The smooth hedge-nettle has a Global Conservation Status Rank of G5 and a WV State Rank of S2.

Species documented on the Property include: white-tailed deer, black bear, eastern wild turkey, ruffed grouse, raccoon, coyote, opossum, and red and grey fox.

A Blackbelly Salamander (*Desmognathus quadramaculatus*) was documented during a site visit to the Property on September 23, 2009. Jeff Hajenga, WV DNR biologist, and Dr. Thomas Pauley, Marshall University biology professor, confirmed that the salamander is a Blackbelly. The Blackbelly Salamander is identified in the Plan and states that “The Blackbelly is listed as rare and in need of conservation because it is only found in a small area in southern West Virginia where it reaches its northern range extension.” The Blackbelly has a Global Conservation Status Rank of G5 as identified by the Natural Heritage Program Network (NatureServe). Species with a rank of G5 are “Very common and demonstrably secure; though it may be rare in parts of its range, especially at the periphery”. The Blackbelly has a WV State Rank of S3: “21-100 documented occurrences...May be somewhat vulnerable to extirpation”. The Plan lists the following as contributing to habitat loss: effects from housing and commercial development, dam construction, road construction, mining and quarry activities, acid precipitation, utility corridors and sites, and oil and gas drilling. Restrictions within the conservation easement will prevent activities that would degrade Blackbelly Salamander habitat. WV DNR confirmed that the Green Salamander (*Aneides aeneus*, G4, S1) could exist on the Property as well.

- B. **Soils and Geology:** Soils in the area of the Property include a Rough stony land from approximately 2,500 in elevation down to the base of Fat Creek and Little Fat Creek. At elevations higher than 2,500 the soils are the DeKalb stony loam grading into the DeKalb loam. The stony loam is more readily present along Fat Creek, and is absent around the Little Fat Creek and north-west of Fat Creek.

The underlying geology of the Property is part of the Pennsylvanian Epoch Carboniferous Period New River Group. The New River group is a series of sandstones, shales, and coals. In general, there are several underlying coal seams on the Property, with layers of

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sandstone and shale in between. *Soil and Geologic Information provided by Weir International, Inc.*

V. Land Use

- A. **Past Land Use:** Portions of the northern end of the Property were mined for coal in the 1960's, prior to Jim Justice, Sr. purchasing the property. Jim Justice, Sr. purchased the property in 1974. Since then, it has been managed for its timber resources and wildlife habitat.
- B. **Present Land Use:** The Property is currently managed for its timber resources and wildlife habitat, especially for hunting and fishing. There is currently two wild game food plot on the Property.
- C. **Man-made structures and/or improvements on the property:** Other than one hunting blind, there are no structures present on the Property. A large network of soil roadbeds exist on the Property from former mining operations and timber harvesting (see Appendix I).
- D. **Neighboring Land Use:** A portion of the Property is bordered on the west by the Raleigh County Memorial Airport and the Raleigh County Industrial Park. The Property is bordered on the NW, NE and southern portions by forested and agricultural land as well as low density residential. A residential neighborhood borders the SE portion of the property.

VI. Miscellaneous

- A. **Deed/Easement Recording Information:** Book ____, Page ____, Raleigh County Clerk's Office. **Plat is recorded in Book ____, Page ____.**
- B. **Driving Directions and Access:** From the NCNR office at Ashe Family Central: Follow Ashe Central School Rd. to US 221 North/NC 16 North. Turn right onto US 221 North/NC 16 North; continue straight onto NC 16 North towards Mouth of Wilson, VA for approximately 15 miles. Turn right at the stop sign at Mouth of Wilson onto US 58 East. Follow US 58 East for approximately 35 miles. Take Interstate 77 North towards Wytheville. Continue on Interstate 77 N into WV. Take Exit 40 to merge onto Interstate 64 East, follow 8 miles. Take exit 129 B, (County Hwy 9/Grandview Rd. exit). Follow Grandview Rd. for 1 mile, turn left onto Old Grandview Rd. Follow Old Grandview Rd. for 1 ¾ mile, turn left onto Husky Lane. Follow Husky Lane to the gate at the entrance to the Grandview property.

Vehicular access to the Grandview property is good, found by following Husky Lane to the gate at the entrance to the Grandview property.

- C. **History of the Project:** Bluestone Industries (parent company of Grandview Investment Company), a privately owned and operated coal mining business, re-visited it intentions

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to mine and develop the Grandview property in the spring/summer of 2008, due to the Property's location and unique attributes. The Company's original plan was to surface mine the Property and then develop areas of the post-mined sites for commercial, residential and recreation purposes. The Company's CEO, Jim Justice, is a dedicated steward of the environment and avid outdoorsman. It is Jim's love of the outdoors that prompted the Company to pursue donation of a conservation easement on the Property in the fall of 2009.

D. **Author and Baseline Preparer Qualifications:** Ben Lucas-NCNR Stewardship Coordinator

- Worked in the land trust field since 2006 as Stewardship Coordinator for NCNR.
- 3 years direct experience in land protection activities.
- Attended Land Trust Alliance (LTA) seminars and workshops on conservation easements, stewardship and baseline preparation at three national LTA Rally's.
- B.S. in Geography with a concentration in GIS from Appalachian State University.

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**VII. Appendices
Appendix A**



United States Department of the Interior

NATIONAL PARK SERVICE

NEW RIVER GORGE NATIONAL RIVER
GAULEY RIVER NATIONAL RECREATION AREA
BLUESTONE NATIONAL SCENIC RIVER
104 Main Street
P.O. Box 246
Glen Jean, West Virginia 25846



IN REPLY REFER TO:

September 30, 2009

Ben Lucas
Stewardship Coordinator
National Committee for the New River
PO Box 1480
West Jefferson, NC 28694

Dear Mr. Lucas,

At the request of the National Committee for the New River (NCNR), staff from New River Gorge National River (NRGMR) visited a tract of land referred to as the "Grandview Property" to evaluate the property for its conservation values. NRGMR staff included John Perez (Vegetation Specialist), Mark Graham (Wildlife Biologist), Scot Fanello (VISTA water resources intern), and Scott Stonum (Chief of Resource Management). Ben Lucas of NCNR provided site orientation and led our group through the property. The following is a general biological description of existing conditions found at the property, and the current and potential conservation values it affords to the immediate area and the broader region of the New River Gorge.

The Grandview property encompasses approximately 1,400 acres interspersed in a tributary watershed of the New River with several stream drainages originating and/or passing through it, the most significant being Fat Creek. The forests covering the majority of the property represent early-successional vegetation which has been subject to human-caused ground and canopy disturbance. A majority of the property has been logged sometime with the past 5 to 10 years, and contains a network of roads and logging skid-trails, many of them in current use. The plant community represents successional deciduous forests strongly dominated by tuliptree, red maple, sourwood, chestnut oak, and other species. This type of successional forest often follows logging, or other disturbance, and is usually gradually converted to mixed oak-hickory forests without further disturbance. The riparian zone along Fat Creek and other creeks on the property, is best characterized as a yellow birch-hemlock cold cove forest, and is represented by larger trees approaching 80-100 in height. The existing 200-300 foot wide riparian zone has escaped recent logging activities and therefore, a mixed-age stand of trees can be found here with a dense understory of rhododendron on north aspects. Unfortunately, hemlocks along the stream are exhibiting the negative effects of the hemlock woolly adelgid, and will



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probably succumb to the insect within 5 years. As these hemlock trees die they will provide standing large diameter snag trees important for cavity nesting bird species and downed woody debris that will serve as nurse logs and habitat for a wide array of beneficial forest insects and animals. Wildlife species reportedly observed in the area have included deer, bear, bobcat, turkey, grouse, coyote, fox, opossum, squirrel, and raccoon.

Preliminary information provided by Mr. Lucas indicates that there are close to 30,000 feet of stream/riparian corridor contained within the property. With the proposed 400 foot wide buffer on either side of all of the Riparian Zones, it is estimated that about 1/3 of the property will be managed as a fully natural zone where forest succession will be permitted without the further removal of trees and other native vegetation. The protection of this riparian corridor constitutes the most important component of the conservation measures that the proposed easement will bring about. It is anticipated that with these protective measures that the water quality and ecological value of these streams will increase.

When compared to early successional (young) forests, late successional (mature) forests support higher species diversity and larger populations. This is specifically evident with avian species. Forest plot monitoring within the park has documented that mature forests with mixed canopies support a higher diversity of avian species and at higher abundances. Young forests do not support as many different types or total numbers as do forests with older trees and fully developed vegetative structure. The riparian corridors at the Grandview property currently provide the best habitat of the property as a whole. As the remainder of the forest matures in the upland areas, the ecological integrity and value of the property will likewise grow. A carefully crafted forest plan for the site will be critical in balancing continued logging practices with conservation efforts the easement is intended to provide.

In addition to establishing a protective riparian buffer, it would be valuable to consider not cutting on the steeper slopes within the property boundaries. Removing the forest cover on the steep slopes has and will continue to contribute to soil destabilization and sedimentation of the waterways. Additionally, not cutting on the steeper slopes will allow a portion of the upland forest to develop important mature forest characteristics and greatly increase the long-term ecological qualities of the property, reduce edge, and limit the spread of noxious weeds.

Even though this property is not directly adjacent to lands contained within New River Gorge National River, this unit of the National Park Service will still receive direct and indirect benefits if this conservation easement is secured. The rapid development of lands adjacent to NRGNR and past land use activities surrounding the park have resulted in much pressure being put on the natural environment. Considerable degradation of the creeks and streams leading into the park has occurred. Sedimentation from ground disturbance, sewage outflow



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from nearby communities, and other ecologically damaging activities have worked together to harm the local environment. The Grandview property lies within a substantial tributary watershed of the New River adjacent to the city of Beckley. The proposed conservation easement will certainly help to ensure that this watershed remains healthy and continues to contribute to the regional water quality and forest health. The parks wildlife, fisheries, and forest values are greatly dependent upon how healthy and diverse the surrounding forest lands are. The conservation of this property will directly contribute to the resource values of the park by improving local water quality, providing important upland forest habitat, and potentially decreasing negative inputs to the system such as sediment loading and localized pollution. With the added protection the easement will allow, it is expected that aquatic organisms, amphibians, terrestrial species, and birds will all benefit to some degree.

We greatly appreciate the efforts of the National Committee for the New River and the interest of the landowner in the conservation of this property. If in the future there is an interest in establishing public access to the site to gain a better appreciation for the resources at the site and to enjoy the scenery we would be interested in exploring partnership opportunities. If you have any questions please feel free to contact me at 304.465.6531.

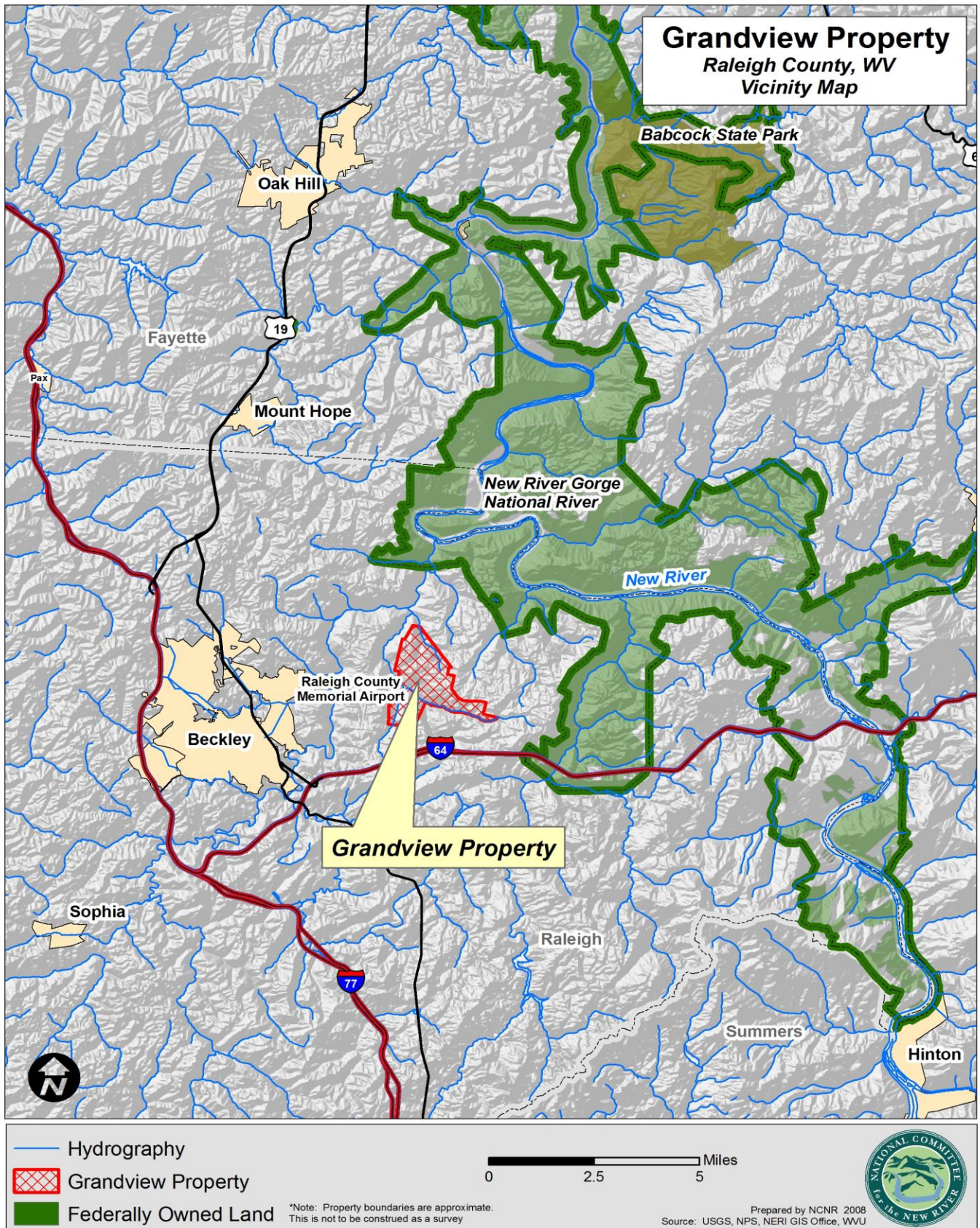
Sincerely,

Scott Stonum
Chief, Resources Management



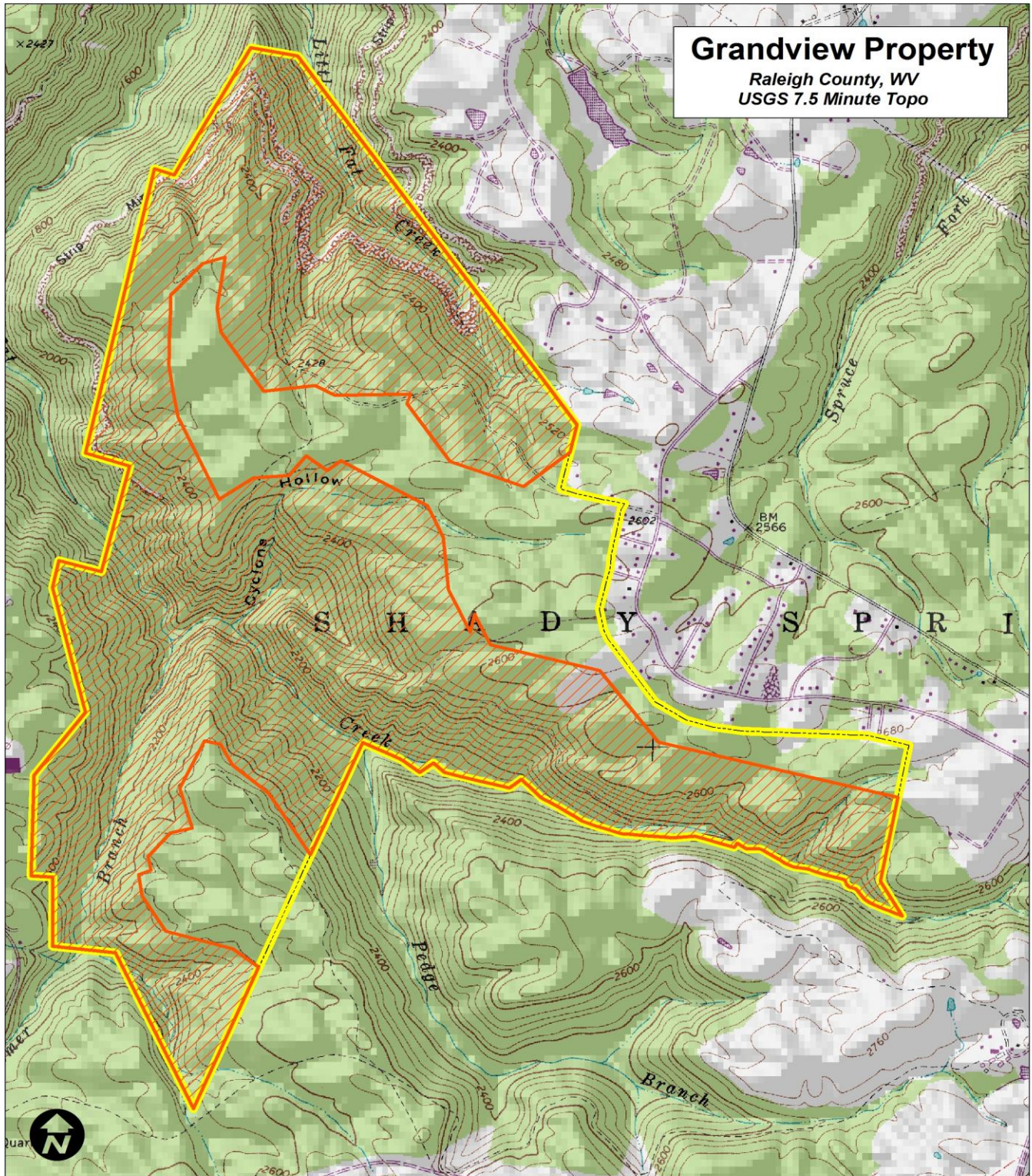
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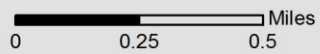
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Appendix C



Grandview Property
Raleigh County, WV
USGS 7.5 Minute Topo

-  Conservation Easement
-  Grandview Property Boundary



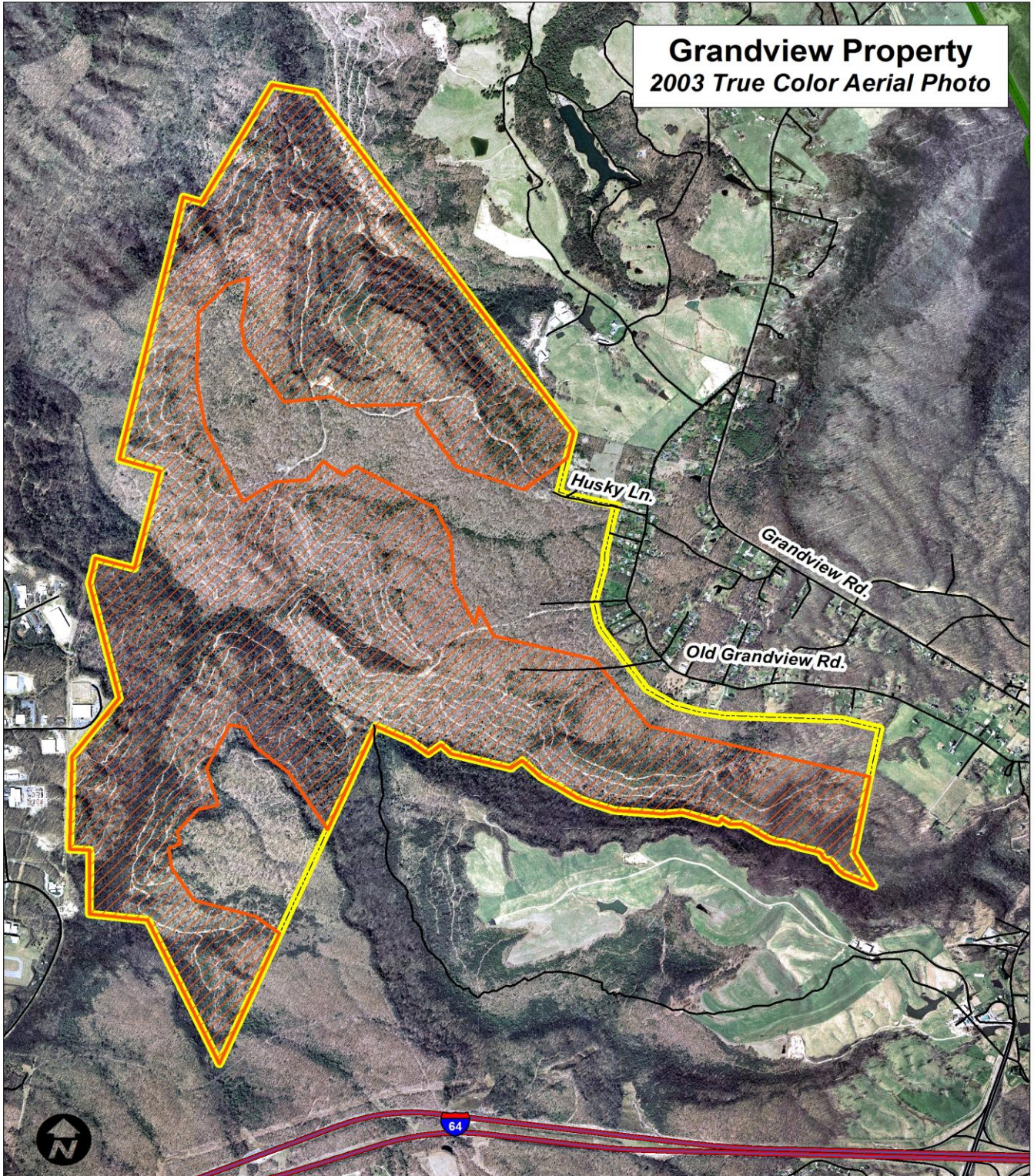
Prepared by NCNR 2009
Source: USGS, NPS



*Note: Property boundaries are approximate. This is not to be construed as a survey

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Appendix D



Grandview Property
2003 True Color Aerial Photo

-  Conservation Easement
-  Grandview Property Boundary

0 0.25 0.5 Miles

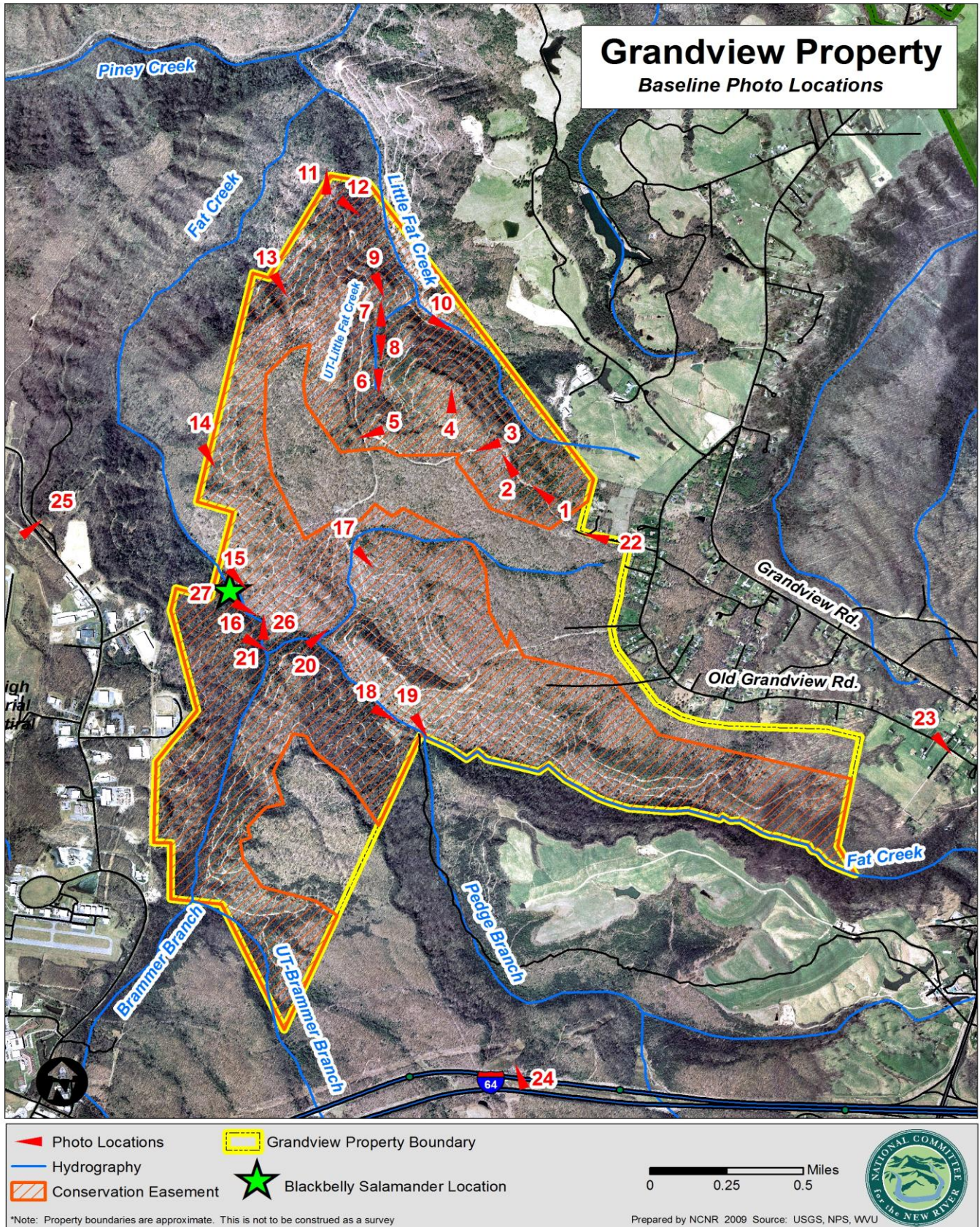
Prepared by NCNR 2009
Source: USGS, NPS, WWU

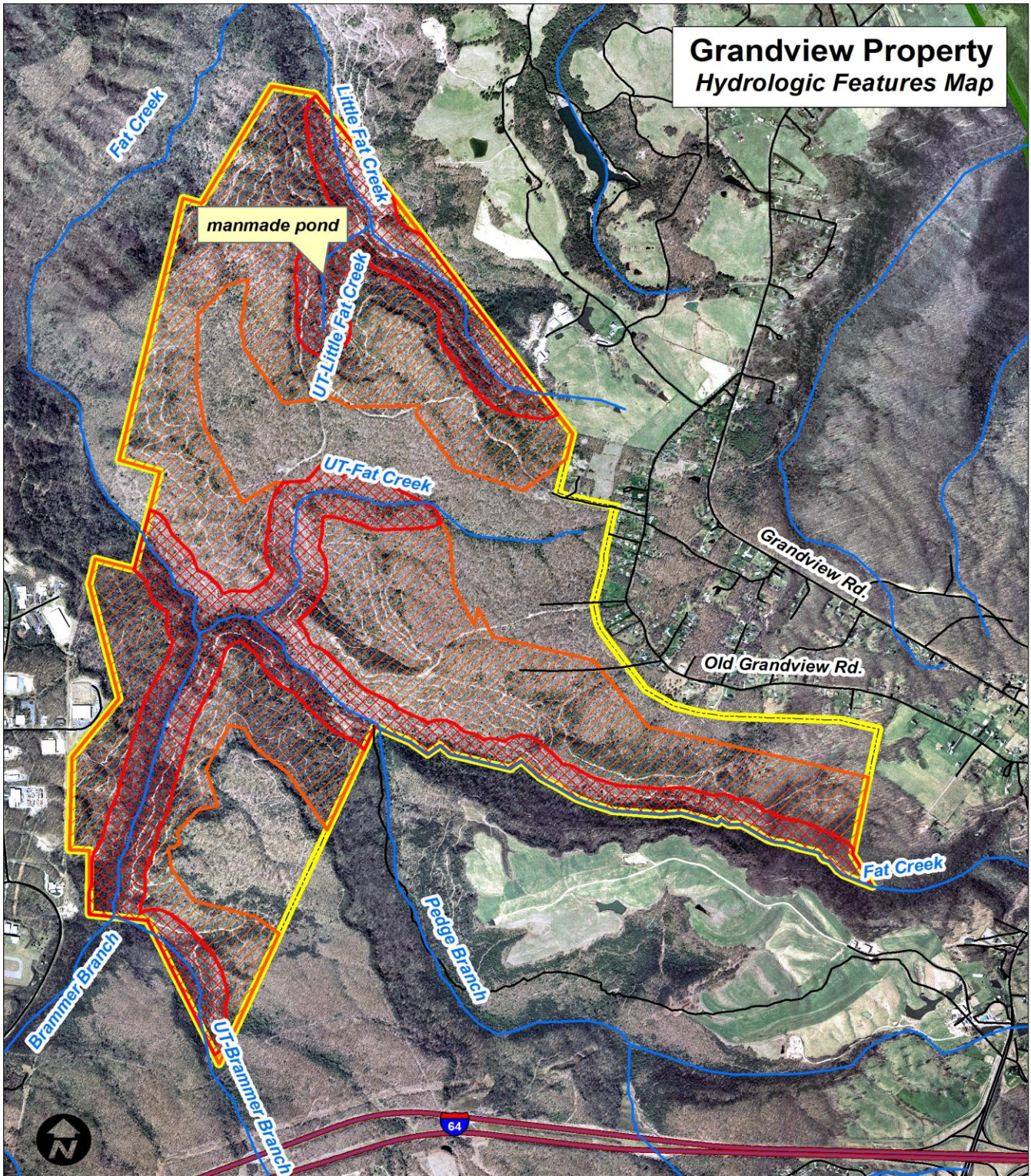


*Note: Property boundaries are approximate. This is not to be construed as a survey

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Appendix E





Grandview Property Hydrologic Features Map

- Hydrography
- ▨ 400' Riparian Buffers
- ▨ Conservation Easement
- - - Grandview Property Boundary

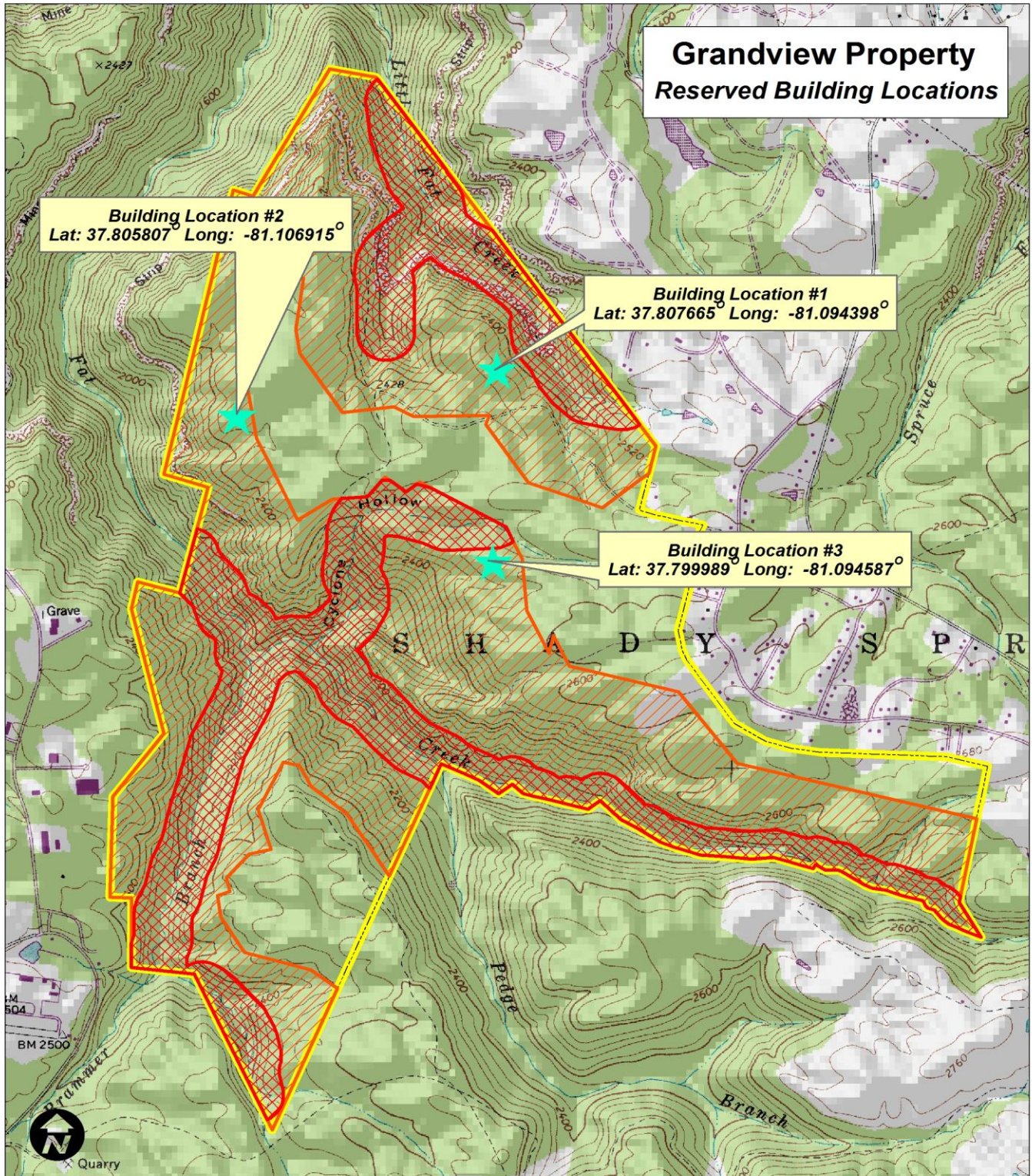
*Riparian buffer boundaries are approximate and are not actual on-ground measurements of the 400-foot riparian buffer area



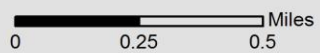
Prepared by NCMR 2009
Source: USGS, NPS, WWU



*Note: Property boundaries are approximate. This is not to be construed as a survey



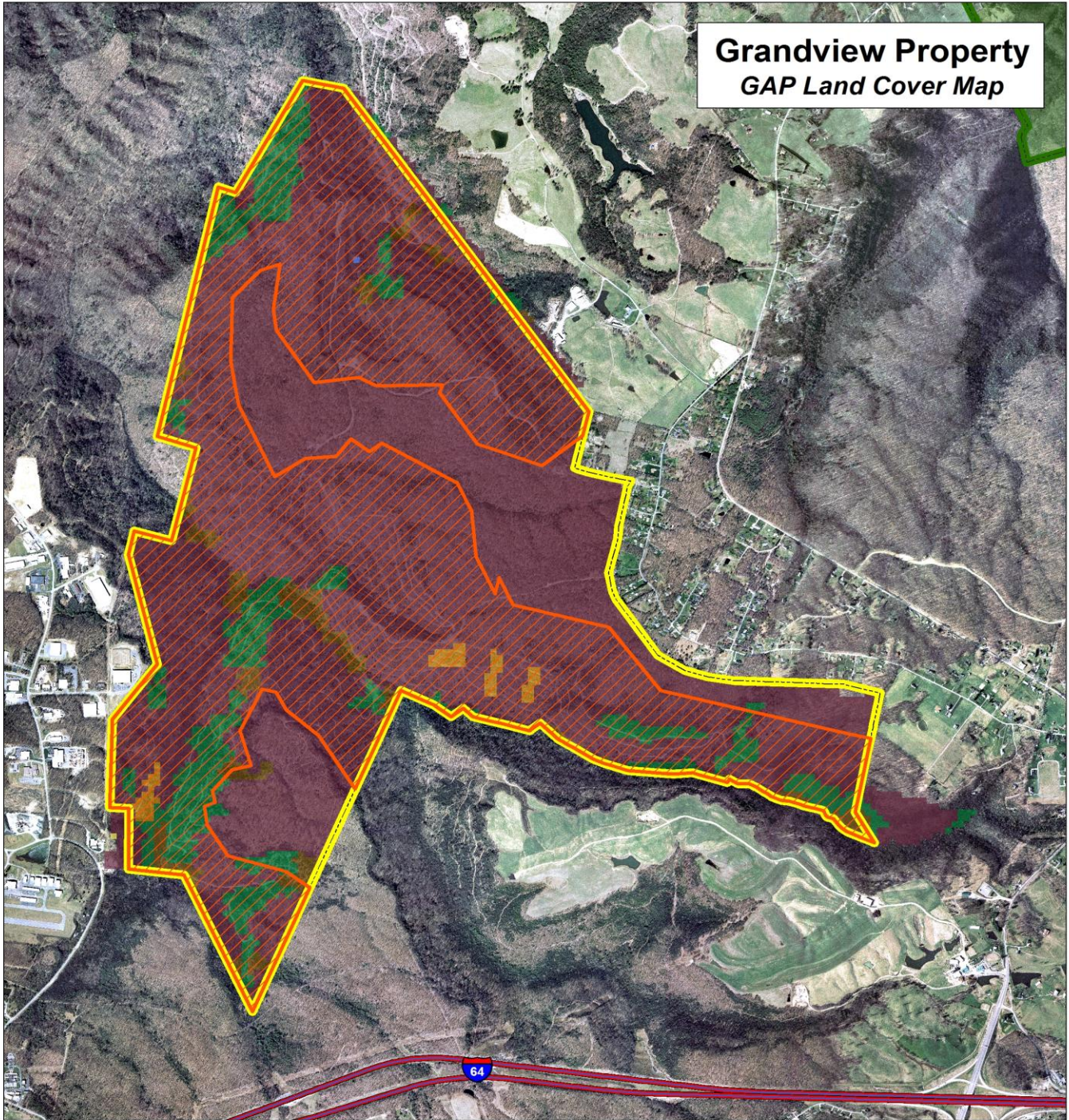
- Conservation Easement
- 400' Riparian Buffers
- Building Locations
- Grandview Property Boundary



*Note: Property boundaries are approximate. This is not to be construed as a survey

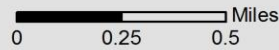
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Appendix H



**Grandview Property
GAP Land Cover Map**

-  Conservation Easement
-  Grandview Property Boundary
-  Woodland
-  Surface Water
-  Cove Hardwood Forest
-  Diverse/Mesophytic Hardwood Forest
-  Oak Dominant Forest
-  Mountain Hardwood Forest

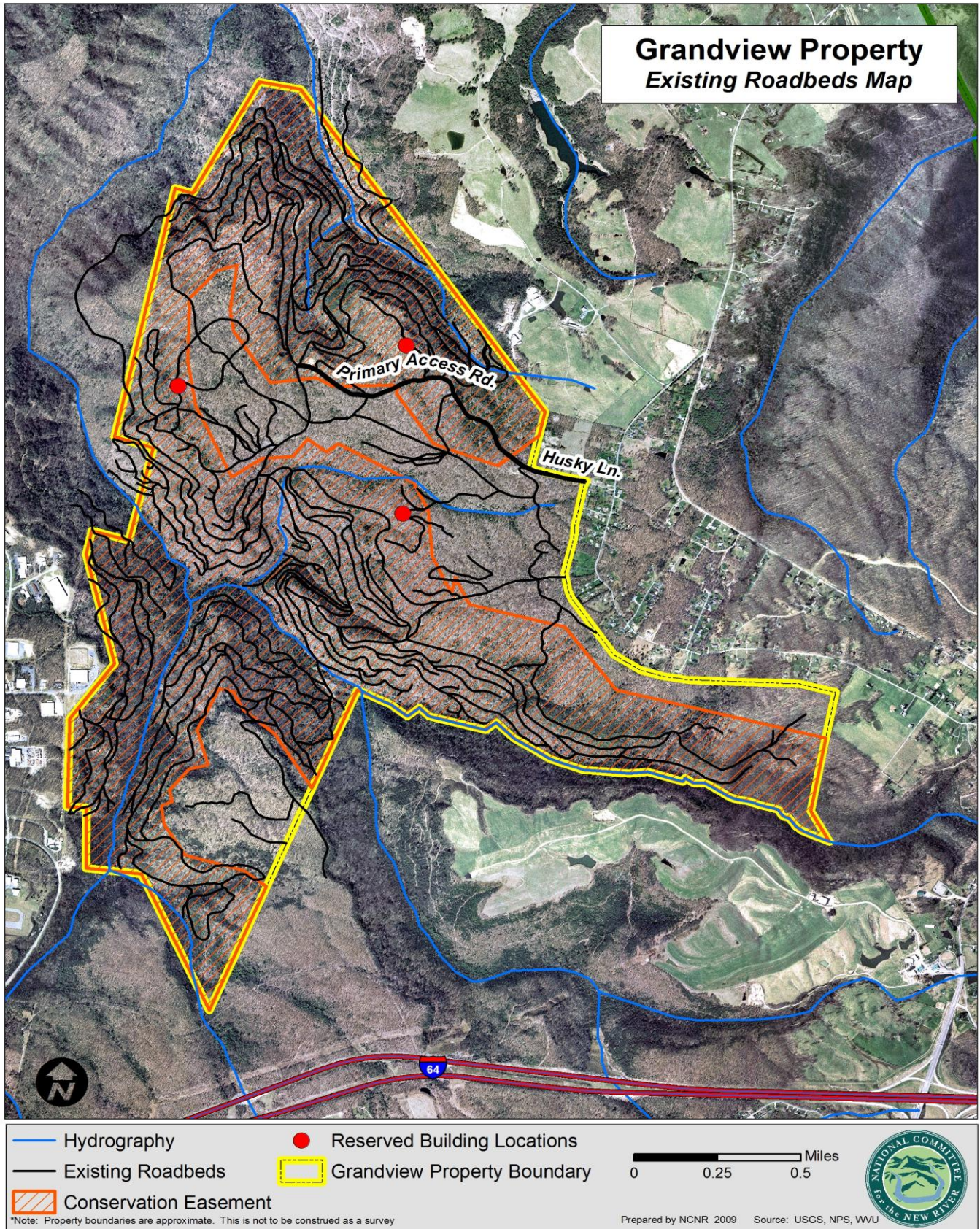


Prepared by NCNR 2009
Source: USGS, WW GAP Analyses

*Note: Property boundaries are approximate. This is not to be construed as a survey

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Appendix I



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Appendix K

Recorded Conservation Easement