



ENTERED FOR TRANSFER

JAN 11 2021

COLUMBIANA COUNTY AUDITOR  
NANCY G. MILLIKEN

This Conveyance has been examined & the  
Grantor has complied with Sec. 319.202 of  
the Ohio Revised Code.

FEE \$ 880.00 Exempt

Nancy Milliken, Auditor

### CONSERVATION EASEMENT

This Conservation Easement (hereinafter referred to as the "Easement") is made and entered into this 10<sup>th</sup> day of October, 2020, by Buckeye Council, Boy Scouts of America, Inc., whose address is 2301 13<sup>th</sup> Street NW #436, Canton, Ohio 44708 (hereinafter referred to as "Grantor"), and Western Reserve Land Conservancy ("WRLC"), an Ohio nonprofit corporation, whose address is 3850 Chagrin River Road, Moreland Hills, Ohio 44022, together with its successors and assigns, (hereinafter referred to as "Grantee") in cooperation with the Ohio Environmental Protection Agency ("Ohio EPA") and the United States acting through the United States Department of the Interior, United States Fish & Wildlife Service ("U.S. FWS") on behalf of the Nease Natural Resource Damage Trustees, which consist of authorized representatives of the U.S. FWS and the Ohio EPA (hereinafter referred to as the "Nease Trustees"). The Grantor, the Grantee, and the Nease Trustees are hereinafter collectively referred to as the "Parties." The terms Grantor and Grantee as used herein include heirs, successors and assigns of each.

This is an agreement for the granting of a conservation easement by Grantor and the monitoring and enforcement of such Easement by Grantee. Specifically, Grantee agrees to purchase the Easement from the Grantor for Two Hundred Twenty Thousand Dollars (\$220,000.00) pursuant to the United States' and the State of Ohio's natural resource damage settlement with Rutgers Organics Corporation (ROC) filed as a consent decree on December 22, 2016, United States District Court, Northern District of Ohio, Eastern Division, Civil Action No. 4:16-CV-2254. Grantee agrees to monitor and enforce the Easement in perpetuity.

### RECITALS

#### A. Conserved Land

Whereas, Grantor is the owner in fee simple of approximately 195.097 acres of real property located at on Furnace Road in Center Township, Columbiana County, known as permanent parcel numbers 08-00028.000, 08-02438.001, 08-50003.000 and 08-50014.000 (hereinafter referred to as the "Conserved Land"), legally described on Exhibit A attached hereto and to which this Easement applies. Grantor has full authority to convey this Easement and has a good and indefeasible fee simple title to the Conserved Land, which Grantor hereby warrants is free and clear of all liens and encumbrances not beneficial to the conservation of natural resources or otherwise impacting the enforceability of this Easement, except for those pre-existing this Easement and disclosed in that unrecorded title commitment dated September 15, 2020, as updated immediately prior to the recording of this Easement (the "Preexisting Obligations").

## **B. Current Conditions Report**

In particular, the Conserved Land consists of land that is devoted predominantly to the conservation of natural resources. See Sections 5301.67-.70 of the Ohio Revised Code. Grantor intends to preserve the Conserved Land for conservation of natural resources. Specifically, the Conserved Land conserves the following natural resources (together herein after referred to as the "natural resource values"):

1. Approximately 1.3 miles of the Middle Fork of Little Beaver Creek;
2. Approximately 1.3 miles of Class III headwater tributaries to Little Beaver Creek;
3. Approximately 50 acres of the Conserved Land is FEMA designated floodplain areas;
4. Approximately 146 acres of various successional stages of hardwood and pine forests;
5. Approximately 30 acres of the Conserved Land consists of riparian forest and marsh wetlands; and
6. High quality habitat which provides shelter, food, and nesting areas for birds, fish, small and large mammals, and other wildlife;

The natural characteristics, the physical conditions, any existing physical structures, and the conservation uses/natural resource values of the Conserved Land as of the date of this Easement, including a map that accurately identifies the ecological habitat(s) of the Conserved Land ("Current Conditions"), are documented in the attached Current Conditions Report (hereinafter referred to as the "Report") and signed and acknowledged by Grantor and representatives of Grantee, establishing the condition of the Conserved Land as of the date of this Easement, including photographs, maps and other documents, as set forth in Exhibit B and incorporated by reference herein.

There are situated within the approximately 19-acre existing building area (the "Existing Building Area"), existing structures and other improvements, including, but not limited to, a residential structure, a lodge building, various outbuildings, multiple shelters, and landscaping (including mowed areas), a septic system, driveways and parking areas, and utilities and appurtenances associated with such improvements (the "Existing Building Area Structures and Improvements") as described and depicted in the attached Exhibit B.

Additionally, situated in various locations on the Conserved Land, but outside of the Existing Building Area, are existing structures and other improvements, including cabins, tent sites, an archery range, mowed areas, and other various recreational structures and improvements (the "Non-Building Area Structures and Improvements") as described and depicted in the attached Exhibit B.

## **C. Qualified Organization**

Grantee is a qualified organization under Section 170 of the U.S. Internal Revenue Code, as amended from time to time, and under the regulations promulgated thereunder, to receive conservation easements, and is also qualified under Section 5301.69 of the Ohio Revised Code to hold conservation easements.

## **Terms and Conditions of the Conservation Easement**

Now therefore, in consideration of the mutual promises, conditions, restrictions and obligations contained herein pursuant to the laws of the State of Ohio and the United States, Grantor hereby voluntarily grants and conveys with limited warranty covenants to Grantee a perpetual conservation easement, as defined in

Sections 5301.67 through 5301.70 of the Ohio Revised Code, and which is intended to meet the terms and conditions of a Qualifying Conservation Contribution under U.S. Internal Revenue Code Section 170(h), with respect to the Conserved Land. The Easement is subject to the following terms and conditions:

**1. Statement of Purpose.** It is the purpose of this Easement to assure that the natural resource values of the Conserved Land, as identified by the Report in Exhibit B, will be preserved and that the entire Conserved Land will be retained forever in its natural condition, and to prevent any use of the Conserved Land that will significantly impair or interfere with the natural resource values of the Conserved Land or that is inconsistent with the purpose of this Easement, all through a perpetual restriction on the use of the Conserved Land (hereinafter referred to as the "Purpose of this Easement"). However, nothing in this Easement shall prevent or hinder Grantor's continued use of the Conserved Land for scouting purposes that are not inconsistent with conservation of the natural resource values of the Conserved Land.

**2. General Authority provided to the Grantee by this Easement.** By granting this Easement, Grantor hereby grants to Grantee the following rights:

2.1. To preserve and protect the natural resource values of the Conserved Land.

2.2. To post or clearly mark the boundaries of the Conserved Land, including any conserved natural resources, at reasonable boundary intervals.

2.3. To enter upon the Conserved Land at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Easement; provided that such entry shall be upon prior reasonable notice to Grantor, and Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Conserved Land except in cases in which immediate action is necessary to protect the natural resource values.

2.4. To prevent any activity on or use of the Conserved Land that is inconsistent with the natural resource values of the Conserved Land as described in the Current Conditions Report and the Purpose of this Easement, save and except where such activity or use is done pursuant to rights granted by the Preexisting Obligations or as required by court order, and to require the restoration of such areas or features of the Conserved Land that may be damaged by any inconsistent activity or use.

**3. Current Conditions Report and Conserved Lands Management Plan.** Grantor intends to preserve Conserved Land in a manner consistent with the Current Conditions as described in the Report, Exhibit B. In addition, Grantor or the Grantee may develop and implement a Conserved Lands Management Plan that is tailored to the unique needs of the Conserved Land in issue and to the Conserved Land's continued availability and suitability for compatible scouting purposes, and that proposes how that Conserved Land is to be managed. Examples of items that may be included in a Conserved Lands Management Plan are fences, utility services management, water rights, hunting rights, and vehicle use restrictions. The Conserved Lands Management Plan is intended to serve as a supplement to the purposes of this Easement and no provision of the Conserved Lands Management Plan shall supersede the purposes or terms of this Easement. If there is a conflict between the language of the Conserved Lands Management Plan and the Easement, the language of the Easement shall govern.

Grantee shall have the same rights under this Easement with respect to monitoring and enforcing compliance with the Conserved Lands Management Plan. Any Conserved Lands Management Plan shall be signed and acknowledged by all parties and incorporated by reference herein.

**4. Prohibited Uses/Restrictions.** Except to the extent that activities and uses are authorized in this Easement, ordered by a Court, or in the Preexisting Obligations, any activity on or use of the Conserved

Land inconsistent with the natural resource values of the Conserved Land, or with the Purpose of this Easement, is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited throughout the Conserved Land:

4.1. Except for the Existing Building Area, the Conserved Land shall be kept in its natural state, i.e., no new buildings, billboards, signs or other structures of any kind, either temporary or permanent, shall be placed or erected on the Conserved Land, unless otherwise expressly provided hereunder. Signs which are consistent with the Purpose of this Easement and whose placement and number do not diminish the natural resource values of the Conserved Land are permitted, including (1) educational signage; (2) signs stating the name and address of the Conserved Land or the name and address of the current owner of the Conserved Land; (3) signs facilitating directions; (4) signs identifying the natural resource value of the Conserved Land and restricting access to the same; and (5) signs related to the use of the land for compatible scouting purposes.

4.2. Subject to all rights granted third parties in the Preexisting Obligations or by court order, and the Grantor's reservation of rights in Paragraph 5 of this Easement, there shall be no filling, excavating, or removal of top soil, sand, gravel, or rock, minerals or other materials on or at the Conserved Land, nor any building of roads or change in topography of the land in any manner, other than that caused by the forces of nature, except as approved by the Grantee and the Nease Trustees and/or as specified in the Conserved Lands Management Plan. Any existing roads or trails constructed as of the date of this Easement may continue to be maintained but any new trails or road constructed on the Conserved Land after the date of this Easement must be constructed of pervious material.

4.3. Subject to all rights granted third parties in the Preexisting Obligations or by court order, and Grantor's reservation of rights in Paragraph 5 of this Easement, there shall be no construction or placement on the Conserved Land of new commercial, industrial, or municipal antennas, poles, towers, pipes, conduit lines, or other infrastructure intended for electric power, natural gas, petroleum products, sewage, drainage, telecommunications, or any other utilities; and no sale, transfer, or granting of any interest in the Conserved Land for such purposes. The area affected by any repair work for existing infrastructure shall be the minimum necessary to accomplish the task. Upon completion of all construction for such utilities, the area shall be restored to its previous state.

4.4. Subject to all rights granted third parties in the Preexisting Obligations or by court order, the mining or extraction of any mineral, including oil or gas, by any method that disturbs the surface of the Conserved Land is prohibited. Methods of mineral extraction that are managed so as to have a limited and localized impact on the Conserved Land and that do not have a materially adverse effect on the natural resource values of the Conserved Land may be permitted upon notice to and approval by the Grantee and the Nease Trustees. Grantor shall not transfer, encumber, lease, sell, or otherwise separate mineral rights from the Conserved Land, except upon notice to and approval by the Grantee and the Nease Trustees.

4.5. The control, management and eradication of animal or plant species on the Conserved Land must comply with the State and Federal requirements including the federal Endangered Species Act, 16 U.S.C. §§1531 to 1599, and manufacturer guidelines. Unless allowed by the Conserved Lands Management Plan, notice must be given to the Nease Trustees prior to implementing any control, management and eradication of any animal or plant species.

4.6. No native trees, ground cover or other vegetation shall be removed from the Conserved Land, except that which is necessary to: perform activities permitted on the Conserved Land under this Easement; maintain the foot paths and trails; perform compatible scouting activities, restore natural habitat areas; promote native vegetation; protect life and property and/or as allowed by the Conserved Lands Management Plan.

4.7. The Conserved Land shall at all times be kept free of garbage, trash, and machinery; and no other unsightly material shall be allowed to accumulate or be stored thereon.

4.8. Use of motorized vehicles for recreation, including snow mobiles, all-terrain vehicles or other motorized vehicles, shall not be permitted on any non-road portions of the Conserved Land. However, non-recreational motorized vehicles (e.g., road vehicles, tractors and other non-recreational all-terrain vehicles) are permitted on the Conserved Land for maintenance, monitoring and management of the Conserved Land (including permitted trails and roads) and improvements thereon provided such vehicles are used as specified in the Conserved Lands Management Plan, or for maintenance or other purposes relating to compatible scouting operations on the Conserved Land

4.9. Each and every other activity or construction that is inconsistent with the purpose of this Easement or which may endanger, affect or impair the natural resource values of the Conserved Land is prohibited.

4.10. The legal subdivision of the Conserved Land, including the recording of a subdivision plan, partition, or any other division of the Conserved Land into two or more parcels, is prohibited. The Grantor, its successors or assigns shall notify the Grantee and the Nease Trustees of any proposed transfer of the Conserved Land, or any portion thereof, at least sixty (60) days prior to any such proposed transfer.

**5. Retained and Reserved Rights.** Grantor retains for itself, and for its beneficiaries, successors, and assigns, all rights accruing from Grantor's ownership of the Conserved Land that are not prohibited in this Easement or inconsistent with the maintenance of the natural resource values of the Conserved Land, including: the right of access to, and quiet enjoyment of, all portions of the Conserved Land; the right to exclude any member of the public from trespassing on the Conserved Land; the right to sell or otherwise transfer the Conserved Land subject to the terms hereof; and the right to engage in and perform recreational activity that is conducted so as not to compromise the natural resource values of the Conserved Land and compatible scouting activities that are consistent with the terms of this Easement. This Easement shall not be construed as a dedication of the Conserved Land for public use, nor is the Grantee authorized by this Easement to make any use of the Conserved Land other than as provided herein.

#### **5.1. Existing Building Area Structures Improvements.**

5.1.1. Notwithstanding the terms, conditions, and restrictions expressed above, Grantor, Grantee, and the Nease Trustees agree that the Existing Building Area Structures and Improvements shall be permitted to remain on the Protected Property and be used by Grantor, and Grantor's successors and assigns for scouting purposes or in substantially the same manner as they are being used as the effective date of this Easement.

5.1.2. The Existing Building Area Structures and Improvements may be maintained, remodeled, resurfaced, regraded, and removed, and replaced. Additionally, the Existing Building Area Structures and Improvements may be expanded, provided that any such expansion must be confined to and remain within the Existing Building Area, and conform to all governmental regulations then in effect. Unless otherwise provided herein, any removal of any of the Existing Building Area Structures and Improvements shall be followed by Grantor either (1) grading and restoring the site of such removed structure(s) and/or improvement(s) to a vegetated state and removing from the Conserved Land all materials resulting from such removal, or (2) replacing the same within a reasonable time after such removal.

5.1.3. Notwithstanding anything to the contrary contained in this Easement, Grantor, Grantee, and the Nease Trustees agree that non-residential structures and associated improvements typically associated with passive recreation, such as, but not limited to, pavilions, cabins, parking areas, roads for access and for management activities, restroom facilities, fencing, landscaping and lawns (collectively, the "Future

Improvements”), may be constructed and thereafter maintained (including mowing of the lawns), remodeled or expanded within the Existing Building Area as depicted in Exhibit B.

## **5.2. Non-Building Area Structures and Improvements.**

5.2.1. Notwithstanding anything to the contrary contained herein, Grantor, Grantee, and the Nease Trustees agree that the Non-Building Area Structures and Improvements can continue to be maintained, remodeled, resurfaced, and replaced within their current existing footprint or up to a ten percent (10%) greater footprint and any removal of any of the Non-Building Area Structures and Improvements shall be followed by Grantor either (1) grading and restoring the site of such removed structure(s) and/or improvements to a vegetated state and removing from the Conserved Land all materials resulting from such removal, or (2) replacing same within its existing footprint as depicted in Exhibit B within a reasonable time after such removal. Aside from temporary construction relating to compatible traditional scouting activities, including, but not limited to temporary structures such as tents or unpaved trails no wider than 8’, no new Non-Building Area Structure shall be constructed anywhere on the Conserved Land.

**6. Ongoing Responsibilities of Grantor.** Other than as specified herein, this Easement is not intended to impose any legal or other responsibility on the Grantee or the Nease Trustees, or in any way to affect any existing obligation of Grantor as owner of the Conserved Land. In particular, but without limitation:

6.1. Taxes. Grantor shall continue to be solely responsible for payment of all taxes and assessments levied against the Conserved Land, and is required to do so by the scheduled due date. If the Grantee is ever required to pay any taxes or assessments on its interest in the Conserved Land, or if Grantee determines that it should pay taxes or assessments in order to protect its interest, Grantor shall within fifteen (15) days of written demand reimburse Grantee for the amount of such taxes,

6.2. Upkeep and Maintenance. Grantor shall continue to be solely responsible for the upkeep and maintenance of the Conserved Land, to the extent it may be required by local, state and federal laws and regulations. The Grantee and the Nease Trustees shall have no obligation for the upkeep and maintenance of the Conserved Land.

6.3. Liability and Indemnification. Grantor shall indemnify and hold harmless Grantee and the Nease Trustees, their employees, agents and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and costs of actions, sanctions asserted by or on behalf of any person or governmental authority, and other liabilities, whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys’ fees and attorneys’ fees on appeal, to which the Grantee or the Nease Trustees may be subject or incur relating to the Conserved Land, including, but not limited to, Grantor’s negligent acts or omissions or Grantor’s breach of any representation, warranty, covenant, or agreement contained in this Easement, or violations of any Federal, State, or local laws, including all Environmental Laws.

**7. Enforcement Rights and Remedies of the Grantee and the Nease Trustees.** In order to enforce the terms of this Easement, the Grantee and the Nease Trustees shall have the following rights and remedies:

7.1. To file any legal action Grantee and/ or the Nease Trustees determine is appropriate to enforce this Easement, and to obtain evidence during any visit to the Conserved Land for the purpose of seeking judicial enforcement of this Easement. Grantee and/or the Nease Trustees may seek money damages, injunctive relief, restoration of the Conserved Land to its condition at the time of the conveyance of this Easement and any other remedy available under applicable law. Grantor acknowledges that money damages are not a sufficient remedy for Easement violations.

In addition to the general right of entry specified in Paragraph 2.3 of this Easement, Grantee and/ or the Nease Trustees and successors or assigns, shall have a right to access to the Conserved Land to ensure implementation and compliance.

7.2. Grantee and others holding an interest in the Easement may also enter the Conserved Land without notice to Grantor if, in the reasonable judgment of either party, it is necessary to protect the natural resource values of the Conserved Land.

7.3. The Attorney General of Ohio, on behalf of the Ohio EPA, and the Department of Justice, on behalf of U.S. FWS (the Nease Trustees), may seek to enforce the terms of this Easement as permitted under any and all authorities available under Federal or State law.

**8. Enforcement Costs.** All reasonable costs incurred by Grantee or the Nease Trustees in enforcing the terms of this Easement against Grantor, including, without limitation, costs and expenses of suit and reasonable professional services fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Easement, shall be borne by Grantor.

**9. Extinguishment.** This Easement may be extinguished, in whole or in part, only with the approval of Grantee and the Nease Trustees, or by a judicial ruling by a court of competent jurisdiction that, inter alia, an unexpected change in condition has occurred that renders impossible the protection of all of the natural resource values of the Conserved Land and fulfillment of the Purpose of this Easement. If this Easement is extinguished, in whole or in part, Grantor shall reimburse Grantee and the Nease Trustees. In such a case, Grantee and the Nease Trustees, no later than the time of subsequent sale of the formerly restricted land, shall be entitled to compensation for the rights thereby extinguished. The Grantee and the Nease Trustees shall be entitled to the value of the Easement as compensation for their share of the loss in a condemnation proceeding, or in the event of an extinguishment and the generation of proceeds from the formerly restricted land through subsequent sale or other means.

The Grantee and the Nease Trustees shall receive, at the time the Easement is extinguished or terminated, their share of the Easement based on the appraised fair market value of the Easement at the time the Easement is extinguished or terminated.

Grantor, upon receipt of notification of any pending condemnation action brought by any governmental entity affecting and/or relating to the Conserved Land, shall notify the Grantee and the Nease Trustees, in writing, within fifteen (15) days of receipt of said notification.

**10. Appropriation.** Notwithstanding any other provision of this Easement, public roads which are open to the public may be constructed, repaired, relocated, maintained, etc. by the authorized governmental entity, subject to applicable state and federal law, within the existing right of way. In such a circumstance of a governmental appropriation of any portion of the Conserved Land, applicable state and federal law shall be supplemented as between the Parties to this Easement by the terms of this Easement.

**11. Notices to Grantee.** In the event Grantor is notified by a government agency of any proposed design/improvement to an existing public road adjoining/affecting the Conserved Land, Grantor shall notify Grantee, in writing within a reasonable time of such proposal, so as to allow Grantee to exercise its obligations and protect its rights hereunder. Upon receipt of such notice, the Grantee shall notify the Nease Trustees, in writing, of such proposal.

**12. Promotion.** With the written permission of Grantor, Grantee may post a sign(s) which states that the Conserved Land is preserved by a conservation easement.



**13. Perpetual Burden.** This Easement shall run with and burden the Conserved Land in perpetuity and shall bind Grantor and Grantee, their heirs, successors and assigns.

**14. Assignment.** Subject to the restrictions set forth herein, this Easement is in gross and may be assigned or transferred by Grantee, in whole or in part, with a minimum of sixty (60) day written notice given to the Nease Trustees. The transferee or assignee will be required to carry out in perpetuity the Purpose of this Easement. In addition, the Grantee agrees to the following:

14.1. The organization or entity receiving this interest must be (a) a qualified organization as that term is defined in Section 170(h)(3) of the U.S. Internal Revenue Code, as that section may be amended from time to time, and in the regulations promulgated thereunder; (b) an entity which is organized and operated primarily for one of the conservation purposes specified in Section 170(h)(4)(A) of the U.S. Internal Revenue Code, as that section may be amended from time to time, and in the regulations promulgated thereunder; and (c) a qualified organization under RC 5301.69 as that section may be amended from time to time, and in the regulations promulgated thereunder.

14.2. If either Grantee, or its assignee, ever ceases to exist or no longer qualifies under Section 170(h) of the U.S. Internal Revenue Code or RC 5301.69 as those sections may be amended from time to time, and in the regulations promulgated thereunder and the Nease Trustees decline to take or accept such party's rights and obligations under the Easement, a court of competent jurisdiction shall order the transfer of this Easement to another qualified organization that agrees to assume the responsibility imposed by this Easement on such party.

**15. Immediate Property Right.** This perpetual Easement gives rise to a property right, immediately vested in the Grantee, which is equal to the proportionate value that the restrictions of this Easement bear to the value of the Conserved Land absent the restrictions at the time of this conveyance of the Conserved Land, as required by Treasury Reg. 1.170A-14(g)(6)(ii).

**16. Compliance Reporting.** Beginning with a submittal one year and 30 days after the effective date of this Easement, the Grantee shall annually submit to the Nease Trustees written documentation describing the status of the natural resource values which are the subject of this Easement, and verifying the extent to which the activity and use limitations remain in place and are being complied with in accordance with this Easement and the Conserved Lands Management Plan. Each report shall include a complete enumeration and description of any alterations or disturbances made to the Conserved Lands that have occurred within or beyond the terms of the Easement and that have not been identified in a previous compliance report.

Beginning five years after effective date of this Easement, Grantee and the Nease Trustees may agree to an alternative compliance reporting schedule according to a mutual determination regarding the needs of the Easement.

**17. Transfer of Conserved Land.** Unless this Easement is extinguished pursuant to Paragraph 9, the terms, conditions, restrictions and purposes of this Easement will either be referenced or inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in all or part of the Conserved Land. In addition to the pre-transfer notice requirements in Paragraph 4.10, Grantor agrees to notify the Grantee and the Nease Trustees, their successors and assigns, of any such conveyance in writing by certified mail within fifteen (15) days after closing.

**18. Compliance with Environmental Laws.** "Environmental Law" or "Environmental Laws" means any and all Federal, state, local or municipal laws, rules, orders, regulations, statutes, ordinances, codes, guidelines, policies or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous



materials, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, inland wetlands and watercourses, health protection and similar environmental health, safety, building and land use as may now or at any time hereafter be in effect.

“Hazardous Materials” means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials and any other element, compound, mixture, solution or substance which may pose a present or potential hazard to human health or the environment.

Grantor warrants that to Grantor’s knowledge, the Conserved Land is in compliance with, and shall remain in compliance with, all applicable Environmental Laws. Grantor warrants that to Grantor’s knowledge, there are no notices by any governmental authority of any violation or alleged violation of, non-compliance or alleged non-compliance with, or any liability under any Environmental Law relating to the operations or conditions of the Conserved Land. Grantor warrants that they have no actual knowledge of a release or threatened release of any Hazardous Materials on, at, beneath, or from the Conserved Land exceeding regulatory limits.

**19. Amendment of Easement.** Subject to the restrictions set forth herein, this Easement may be amended only with the written consent of Grantor, Grantee, and the Nease Trustees. Any such amendment shall not confer financial benefit upon Grantor and shall be consistent with the Purpose of this Easement and shall comply with Section 170(h) of the U.S. Internal Revenue Code or any regulations promulgated in accordance with that Section. Any such amendment shall also be consistent with Section 5301.67 et seq., of the Ohio Revised Code or any regulations promulgated pursuant to those laws. Any such amendment shall be duly recorded. Boundary line adjustments are permitted in the case of technical errors made in the survey or legal description. Any adjustments shall be duly recorded as well, with costs borne by Grantor.

**20. Subordination of Subsequent Liens.** Any mortgage or lien arising after the date of this Easement must be subject to the terms of this Easement. Any liens, mortgages, easements, or other clouds on the title of the Conserved Land existing prior to the date of the Easement, except for those listed on the attached Exhibit C, must be subordinated to this Easement or eliminated prior to recording this Easement.

**21. Recording.** The Grantee is authorized to record or file this Easement and any subsequent amendments to this Easement to this Easement, as well as any notices or instruments appropriate to assure the perpetual enforceability of this Easement; for such purpose, Grantor appoints Grantee as its attorney-in-fact to execute, acknowledge and deliver any necessary instrument on its behalf. Without limiting the foregoing, Grantor agrees to execute any such instruments upon request.

**22. Notices.** Any notices required by this Easement shall be sent by overnight courier with proof of delivery to Grantor, Grantee and the Nease Trustees, at the following addresses or such addresses as may be hereafter specified in writing:

**Grantor:**

Buckeye Council, Boy Scouts of America, Inc.  
2301 13th Street NW #436  
Canton, Ohio 44708

With a copy to:  
Michael S. Gruber, Esq.  
Gruber Thomas & Co.  
6370 Mt. Pleasant Street NW  
North Canton, Ohio 44720

**Grantee:**  
Western Reserve Land Conservancy  
3850 Chagrin River Road  
Moreland Hills, Ohio 44024

**Trustees:**  
Ohio EPA - CDO: Nease NRD Project Coordinator Ohio EPA P.O. Box 1049, Columbus, Ohio 43216-1049

**U.S. FWS:**  
Regional Director U.S. Fish and Wildlife Service, Region 3 1 Federal Drive, Fort Snelling, Minnesota 55111

23. **Severability.** If any provision of this Easement or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

24. **Entire Agreement.** This instrument sets forth the entire agreement of the Parties with respect to the Easement and supersedes all prior discussion, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein.

25. **Termination of Rights and Obligations.** A Party's rights and obligations under this Easement terminate upon transfer of the Party's interest in the Easement or the Conserved Land, except that the Party's liability for acts or omissions prior to transfer shall survive transfer.

26. **Counterparts.** This Easement may be executed in multiple counterparts by Grantor, Grantee, and the Nease Trustees, each acting at different times and at separate locations, whether or not in the presence of each other, and any copy of this Easement to which signatures of Grantor, Grantee, and the Nease Trustees have been appended shall constitute one and the same original, and one of which shall constitute proof of the terms of this Easement without the necessity of producing any other original copy.

27. **Waiver.** Any forbearance by Grantee or the Nease Trustees to exercise its rights under this Easement shall not be deemed or construed to be a waiver by Grantee or the Nease Trustees of such violation or another violation of this Easement or any of Grantee's and the Nease Trustees' rights under this Easement. No delay or omission by Grantee or the Nease Trustees in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed a waiver.

28. **Governing Law.** This Easement shall be governed by and interpreted under the laws of the State of Ohio and applicable federal law. Except as otherwise specifically provided, all references to statutes and regulations that are contained in this Easement shall be construed to mean the version of that statute or regulation in effect as of the date on which this Easement is recorded. Any action or proceeding arising out of the terms of this Easement shall be brought in the applicable court of competent jurisdiction.

29. **No Merger.** Should Grantee obtain fee title to the Conserved Land, either the purposes, terms, obligations and restrictions of this Easement shall continue to bind and govern Grantee with respect to its

rights and obligations regarding the Conserved Land, or Grantee shall, with notice given to the Nease Trustees a minimum sixty (60) days in advance, transfer this Easement to a State or local government agency or non-profit organization which, at the time of transfer, is a qualified organization under Ohio law and Section 170(h) or successor provision of the U.S. Internal Revenue Code, which has among its purposes the conservation and preservation of land and water areas.

30. **Recitals.** The recitals shall be considered substantive terms of this Easement.

**TO HAVE AND TO HOLD** the above-described Conservation Easement to the use, benefit, and behalf of the Grantee, and its successors and assigns forever.

**The Grantor**

Buckeye Council, Boy Scouts of America, Inc.

Signature: [Signature]

Print Name: Jesse Lopez II

**Acknowledgement**

State of Ohio )

) ss:

County of Stark )

The foregoing instrument was acknowledged before me, without the administration of an oath or affirmation to the signer, this 7 day of October, 2020 by Jesse Lopez II, CEO of Buckeye Council, Boy Scouts of America, Inc.

[Signature]  
Notary Public, State of Ohio  
My Commission Expires:



LISA A. LEACH  
Notary Public State of Ohio  
My Comm. Expires May 1, 2021

Acceptance by WESTERN RESERVE LAND CONSERVANCY

Grantee: WESTERN RESERVE LAND CONSERVANCY

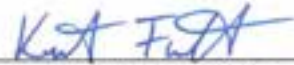
Signature: 

Print Name: ROBERT B. OWEN, Asst. Secretary

Acknowledgement

State of Ohio            )  
                                  ) ss:  
County of Cuyahoga )

The foregoing instrument was acknowledged before me, without the administration of an oath or affirmation to the signer, this 10<sup>th</sup> day of September, 2020 by Robert B. Owen, Assistant Secretary of Western Reserve Land Conservancy, an Ohio nonprofit corporation, on behalf of the corporation.

  
Notary Public, State of Ohio  
My Commission Expires: 7/2/2023



KRISTA FUTREL  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
July 2, 2023

Acceptance by Ohio EPA on behalf of the Nease Trustees

The Ohio Environmental Protection Agency, an agency of the State of Ohio, on behalf of the Nease Trustees, which consist of authorized representatives the United States Department of the Interior (Fish & Wildlife Service), and the Ohio Environmental Protection Agency, hereby accepts and approves the foregoing Conservation Easement, and the rights conveyed therein, on behalf of the Nease Trustees.

Signature: Laurie A. Stevenson

Print Name: Laurie A. Stevenson, Director

Acknowledgement

State of Ohio       )  
                                  ) ss:  
County of Franklin )

The foregoing instrument was acknowledged before me, without the administration of an oath or affirmation to the signer, this 29<sup>th</sup> day of October, 2020 by Laurie A. Stevenson, Director of the Ohio Environmental Protection Agency, acting for and on behalf of the Nease Trustees and on behalf of the Agency.

William R. Damschroder

Notary Public, State of Ohio

My Commission Expires:



WILLIAM R. DAMSCHRODER  
Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

Acceptance by US Fish & Wildlife Service on behalf of the Nease Trustees

The United States Fish & Wildlife Service, a bureau of the United States Department of the Interior, on behalf of the Nease Trustees, which consist of authorized representatives of the Ohio Environmental Protection Agency and the United States Department of the Interior (U.S. Fish & Wildlife Service), hereby accepts and approves the foregoing Conservation Easement, and the rights conveyed therein, on behalf of the Nease Trustees.

Signature: Charles Wooley

Print Name: Charles Wooley, Regional Director,  
Unified Region 3 - Great Lakes

Acknowledgement

State of Minnesota )  
 ) ss:  
County of Hennepin )

The foregoing instrument was acknowledged before me, without the administration of an oath or affirmation to the signer, this 9<sup>th</sup> day of December, 2020 by Charles Wooley, Regional Director of the United States Fish & Wildlife Service, acting for and on behalf of the Nease Trustees, who acknowledged that he executed the same for and on behalf of the U.S. Fish & Wildlife Service and the Nease Trustees.

Conni J. Conner  
Notary Public, State of ~~Ohio~~ Minnesota  
My Commission Expires: January 31, 2025



This Instrument Prepared By:  
Robert B. Owen, Esq.  
Western Reserve Land Conservancy  
3850 Chagrin River Road  
Moreland Hills, Ohio 44022

EXHIBIT A

Property Description

For

Boy Scout Camp-195.0970 Acres

Known as and being a tract of land situated in Section #15, Center Township, Township #14, Range #3, Columbiana County, State of Ohio and being more fully described as follows:

True place of beginning being a stone found at the southwest corner of the northwest quarter of said Section #15;

Thence N 00°-35'-35" W with the west line of said Section #15, the east line of Section #16 and being the east line of lands now or formerly of Lisbon Area Coon Hunters (Deed Volume #1413, Page #261) a distance of 37.00 feet to a point in Furnace Road (T.R. #868 - 30' R/W) and being the southwest corner of lands now or formerly of Jeremiah D. & Julia F. Hollingshead (O.R.V. #2317, Page #420),

Thence N 62°-10'-35" E with said road and the south line of said Hollingshead lands a distance of 158.10 feet to a rail road spike set,

Thence N 55°-45'-08" E with said road and the south line of said Hollingshead lands a distance of 278.50 feet to a rail road spike found,

Thence N 87°-38'-59" E with said road, the south line of said Hollingshead lands and the south line of lands now or formerly of Lisa J. McCullough (O.R.V. #410, Page #80) a distance of 380.92 feet to a rail road spike set,

Thence N 81°-44'-04" E with said road and the south line of said Hollingshead lands a distance of 207.39 feet to a point at the southeast corner of said Hollingshead lands,



Thence N 00°-07'-55" W with the east line of said Hollingshead lands a distance of 1762.51 feet to an iron pin found at the northeast corner of said Hollingshead lands, but passing through an iron pin found capped "Howells & Baird" at a distance of 45.00 feet,

Thence N 64°-28'-24" W with the north line of said Hollingshead lands a distance of 59.92 feet to an iron pin found,

Thence S 88°-09'-49" W with the north line of said Hollingshead lands a distance of 146.20 feet to an iron pin found,

Thence N 81°-20'-16" W with the north line of said Hollingshead lands a distance of 783.08 feet to an iron pin found capped "Howells & Baird" at the northwest corner of said Hollingshead lands on the common line of said Sections #15 & #16 and being the east line of lands now or formerly of Bozo, LLC (O.R.V. #2253, Page #422), but passing through an iron pin found at a distance of 773.96 feet,

Thence N 00°-35'-35" W with the common line of said Sections #15 & #16 and the east line of said Bozo, LLC lands a distance of 324.50 feet to an iron pin set at the southwest corner of lands now or formerly of Charles & Jenna L. Sattler (O.R.V. #2176, Page #864),

Thence S 85°-02'-38" E with the south line of said Sattler lands and the south line of lands now or formerly of Columbiana County Park District (O.R.V. #611, Page #323) a distance of 155.57 feet to an iron pin found, but passing through an iron pin found capped "Chamberlin" at a distance of 77.71 feet,

Thence S 73°-16'-37" E with the south line of said Park District lands a distance of 224.05 feet to an iron pin found at the southeast corner of said Park District lands and the southwest corner of lands now or formerly of Angelo L. Cianni & Joseph E. Cianni (O.R.V. #2026, Page #705),

Thence S 78°-37'-08" E with the south line of said Cianni lands, the south line of lands now or formerly of Michael A. & Lisbeth E, Cianni (O.R.V. #1043, Page #131), lands now or

formerly of John E. & Starlyn M. Cianni (O.R.V. #780, Page #220) and lands now or formerly of Larry G. Taylor (O.R.V. #1961, Page #335) a distance of 263.62 feet to an iron pin set at a corner of said Taylor lands,

Thence N 65°-47'-25" E with the south line of said Taylor lands a distance of 55.65 feet to an iron pin found capped "Browne" at the southeast corner of said Taylor lands and the southwest corner of lands now or formerly of Michael A. & Lisbeth Cianni (O.R.V. #242, Page #658),

Thence S 79°-18'-24" E with the south line of said Cianni lands a distance of 164.22 feet to an iron pin found capped "Browne" at the southeast corner of said Cianni lands and the southwest corner of lands now or formerly of Daniel R. & Belinda L. Cochran (O.R.V. #555, Page #517),

Thence S 88°-15'-11" E with the south line of said Cochran lands a distance of 225.91 feet to an iron pin set at the southeast corner of said Cochran lands and the southwest corner of lands now or formerly of John Corfee (O.R.V. #978, Page #218),

Thence N 89°-34'-13" E with the south line of said Corfee lands and parallel with the north line of said Section #15 a distance of 173.58 feet to an iron pin set at the southeast corner of said Corfee lands,

Thence N 00°-35'-35" W with the east line of said Corfee lands and parallel with the west line of said Section #15 a distance of 252.78 feet to a railroad spike set in St. Jacob Logtown Road (T.R. #760 - 60' R/W) at the northeast corner if said Corfee lands, the north line of said Section #15, the south line of Section #10 and the south line of lands now or formerly of Columbiana County Park District (O.R.V. #628, Page #904),

Thence N 89°-34'-13" E with the said St. Jacob Logtown Road, the common line of said Sections #10 & #15, the south line of said Park District lands, lands now or formerly of Louis Cianni O.R.V. #1864, Page #156), lands now or formerly of Kevin Ray & Virginia Brown (O.R.V. #1517, Page #167), lands now or formerly of John Utt (O.R.V. #492, Page #824 & O.R.V. #1052, Page #127), Mark A. & Reba J. Boso (O.R.V. #220, Page #877 & O.R.V. #775, Page #203) a distance of 1382.51 feet to an

un-marked stone found at the northeast corner of the northwest quarter of said Section #15,

Thence N  $89^{\circ}-30'-05''$  E with the common line of Section #10 & #15, the south line of said Boso lands and with said St. Jacob Logtown Road a distance of 113.71 feet to an iron pin set at the northwest corner of lands now or formerly of Debra L. Moore (O.R.V. #2003, Page #451),

Thence S  $68^{\circ}-59'-26''$  E with the southerly line of said Moore lands and said St. Jacob Logtown Road a distance of 159.72 feet to a railroad spike found, but passing through a stone found at a distance of 5.62 feet,

Thence S  $45^{\circ}-25'-09''$  E with the southerly line of said Moore lands, said road and the southerly line of lands now or formerly of Michael K. Shaw (O.R.V. #2114, Page #802 & O.R.V. #1284, Page #629) a distance of 195.06 feet to a railroad spike set, but passing through an iron pin found at a distance of 119.38 feet,

Thence S  $51^{\circ}-37'-17''$  E with the southerly line of said Shaw lands, said road, lands now or formerly of Columbian County Park District (O.R.V. #594, Page #967) and lands now or formerly of Eidie Kelly (O.R.V. #1673, Page #814) a distance of 440.02 feet to a railroad spike set,

Thence S  $66^{\circ}-32'-26''$  E with the south line of said Kelly lands and said road a distance of 515.72 feet to a railroad spike set on the westerly line of said Park District lands,

Thence with the westerly line of said Park District lands with a curve to the right having a radius of 1095.28 feet, a delta of  $01^{\circ}-47'-33''$ , an arc length of 34.26 feet, a chord bearing of S  $43^{\circ}-44'-13''$  E and a chord distance of 34.26 feet to a railroad spike set in said road at the most northerly corner of lands now or formerly of Dawn M. Baker & Christopher R. Baker (O.R.V. #2051, Page #719),

Thence S  $22^{\circ}-52'-20''$  E with the said road, the west line of said Baker lands and the west line of lands now or formerly of

Robert J. & Iris L. Marshalek (O.R.V. #243, Page #318) a distance of 544.49 feet to a railroad spike set,

Thence S 07°-36'-03" E with said road, the west line of said Marshalek lands and the west line of lands now or formerly of Kraig R. & Anna M. Kasten (O.R.V. #1695, Page #239) a distance of 448.28 feet to a survey nail set,

Thence S 18°-13'-06" E with said road and the west line of said Kasten lands a distance of 241.58 feet to an iron pin set,

Thence S 35°-00'-02" E with said road and the west line of said Kasten lands a distance of 206.28 feet to a railroad spike set,

Thence S 52°-00'-26" E with said road, the southerly line of said Kasten lands and the south line of lands now or formerly of Jacob D. & Jessica L. Kampfer (O.R.V. #2249, Page #257) a distance of 296.02 feet to an iron pin set,

Thence S 70°-30'-45" E with said road and the south line of said Kampfer lands a distance of 187.07 feet to an iron pin set,

Thence S 81°-29'-58" E with said road and the south line of said Kampfer lands a distance of 536.00 feet to the southeast corner of said Kampfer lands on the east line of said Section #15, the west line of Section #14 and being the west line of lands now or formerly of The Village of Lisbon (Deed Volume #1276, Page #387, but passing through an iron pin found at a distance of 535.71 feet,

Thence S 00°-51'-41" E with the common line of said Sections #14 & #15 and the west line of said Village of Lisbon lands a distance of 240.27 feet to a stone found at the southeast corner of the northeast quarter of said Section #15 and the northeast corner of lands now or formerly of John G. & Jane H. Ramsey (O.R.V. #1709, Page #411), but passing through an iron pin set at a distance of 25.00 feet,

Thence S 89°-30'-47" W with the quarter section line, the north line of said Ramsey lands and the north line of lands now or formerly of Frank Ierpoli (O.R.V. #208, Page #144) a distance

of 2623.04 feet to an iron pin found at the southwest corner of the northeast quarter of said Section #15,

Thence S 89°-18'-26" W with the quarter section line and the north line of lands now or formerly of Leah M. Klusch, Trustee (O.R.V. #1929, Page #899) a distance of 2621.92 feet to the true place of beginning of the tract of land herein described.

Containing in area 195.0970 Acres with approximately 6.3451 Acres in road right of way and being subject to all legal highways, right of ways and easements.

All iron pins set are 5/8" in diameter re-bar 30" long with I.D. Caps bearing Chamberlin #6744.

The reference bearing of N 00°-35'-35" W was assumed for the west line of Section #15 to denote angles only.

This description is based on a survey prepared by Keith A. Chamberlin P.S. #6744 May 5<sup>th</sup>, 2020 and being lands now or formerly of Buckeye Boy Scout Foundation (O.R.V. #2083, Page #146), Parcels #08-50003.000, #08-50014.000, #08-02438.001 & #08-00028.000.

  
Keith A. Chamberlin P.S. #6744





## Western Reserve Land Conservancy

land • people • community

### **EXHIBIT B**

Current Conditions Report

### **CAMP MCKINLEY PROPERTY**

in

Center Township, Columbiana County, Ohio

Report Prepared By: Sarah Kitson and Haley Surckla

Date of Site Visit: February 12, 2020

Date Finalized: September 10, 2020

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## **SECTION 1: INTRODUCTION**

### **1.1 PURPOSE**

For the purposes of this report, Baseline Documentation Report, Current Conditions Report, and BDR shall mean the same thing. This Baseline Documentation Report (BDR) is being prepared as an exhibit to the Conservation Easement. The Purpose of the BDR is to describe the existing conditions and the conservation values on the Protected Property at the time of the grant of the Conservation Easement. The BDR is used by the Grantor and Grantee primarily for monitoring and enforcing the terms of the Conservation Easement.

Western Reserve Land Conservancy (the “Land Conservancy”) has a standard practice of preparing BDRs for Conservation Easements. This practice helps ensure that BDRs are created in a consistent manner and include the necessary details for monitoring and enforcing the terms of the Conservation Easement. The BDR site visit and completion of the BDR document is done as close to recording of the Conservation Easement as possible. The BDR is created and kept in the course of Western Reserve Land Conservancy’s regularly conducted business, and it is the organization’s practice to create and maintain the BDR as one of its records. The information in this BDR is as complete and accurate as possible based on at least one property visit and property research using available resources.

In order to be eligible to receive a federal tax deduction in connection with the grant of a Conservation Easement, the federal Treasury Regulations require the Grantor to provide the Grantee with a BDR at the time the Conservation Easement is granted. If the Grantor decides to file for a tax deduction in connection with the grant of the Conservation Easement, then it is the Grantor’s sole responsibility to ensure that the BDR meets the IRS requirements. The Grantor approves the BDR by signing the Acknowledgement of Condition page within this document.

### **1.2 STATEMENT OF QUALIFICATIONS**

Western Reserve Land Conservancy ensures that all BDRs are written by qualified professionals. The organization employs individuals with undergraduate and graduate level degrees and training in various fields of biology, environmental planning, law, GIS, soil/water conservation, and other related degrees. All individuals involved in creating BDRs are trained in collecting the appropriate field data and information for documenting conservation values. All BDRs are drafted by individuals that have direct knowledge of the Protected Property or by individuals that have been provided information by someone with direct knowledge of the Protected Property.

### **1.3 GENERAL INFORMATION & SUMMARY OF FUNDING SOURCES & PROPERTY RESTRICTIONS**

#### **General Information**

For the purpose of this document, the property being protected by the Conservation Easement is referred to by the property name referenced on the title page or as the “Protected Property”. On February 12, 2020, Sarah Kitson, Land Steward – Southern and Western Regions, Haley Surckla, Land Steward Intern, and Isaac Hoffman, AmeriCorps Member for the Western Reserve Land Conservancy, visited the Camp McKinley property for the purpose of establishing a BDR of the Protected Property. During the site visit, they walked the Protected Property and took photos at the property corners and at other significant locations.

If the date of the BDR field visit and the date of recording of the Conservation Easement differ significantly, then the Land Conservancy makes a practice of revisiting the Protected Property again prior to the closing date in order to determine that the existing conditions have not changed significantly. The Protected Property was revisited by Brett Rodstrom for Western Reserve Land Conservancy, on November 6, 2020 who confirmed, based on a brief site visit, that the existing conditions on the Protected Property do not differ significantly from those described in this report.

#### Summary of Funding Sources and Property Restrictions

The Protected Property will be encumbered by a CE granted by the Grantor. This project was completed in partnership with the Ohio Environmental Protection Agency and the United States Department of the Interior, United States Fish & Wildlife Service. Funding for this project is pursuant to the United States' and the State of Ohio's natural resource damage settlement with Rutgers Organics Corporation filed as a consent decree on December 22, 2016, United States District Court, northern District of Ohio, Eastern Division, Civil Action No. 4: 16-CV-2254.

#### SECTION 2: GRANTOR INFORMATION

Grantors: Buckeye Council, Boy Scouts of America, Inc.  
Address: 2301 13<sup>th</sup> Street NW #436, Canton, Ohio 44708

#### SECTION 3: PROPERTY REPRESENTATIVE(S) CONTACT INFORMATION

Role: Property Owner  
Name: Buckeye Council, Boy Scouts of America, Inc.  
Address: 2301 13<sup>th</sup> Street NW #436, Canton, Ohio 44708  
Phone: 330.580.4272  
Email: buckeye.council@scouting.org

Role: Property Manager  
Name: Jeff Dugan  
Address: 37748 Furnace Road, Lisbon, OH 44432  
Phone: 330.309.5596

#### SECTION 4: GRANTEE INFORMATION

Role: Grantee  
Name: Western Reserve Land Conservancy  
Address: 3850 Chagrin River Road, Moreland Hills, OH 44022-1131  
Phone: 440.528.4150

Role: Nease Natural Resource Damage Trustee  
Name: Ohio Environmental Protection Agency, Nease NRD Project Coordinator  
Address: P.O. Box 1049, Columbus, OH 43216-1049

Role: Nease Natural Resource Damage Trustee  
Name: United States Department of the Interior, United States Fish & Wildlife Service, Regional Director, Region 3  
Address: 1 Federal Drive, Fort Snelling, MN 55111-4080

#### **SECTION 5: PARCEL INFORMATION**

Acres Preserved: 195.0970 acres (See Exhibit A – the legal description.)

County: Columbiana

Municipality: Center Township

Watershed: Little Beaver Creek

HUC 12: 050301010403

HUC 12 Narrative: Stone Mill Run-Middle Fork Little Beaver Creek

HUC 14: 05030101070040

HUC 14 Narrative: Middle Fork Little Beaver Cr. below E. Branch to above Lisbon

Protected Property Address: 37748 Furnace Road, Lisbon, OH 44432

Adjacent to: The Protected Property is adjacent to private property on all sides except in the southeastern corner of the Protected Property where it is adjacent to Willow Grove Park. The Little Beaver Creek Greenway Trail bisects the northern portion of the Protected Property. The northeastern and eastern portion of the Property is adjacent to St. Jacobs Logtown Road. Furnace Road runs through the center of the Protected Property.

Access Notes: Access the Protected Property from the driveway at 37748 Furnace Road, Lisbon, OH 44432 (40.780224, -80.790238) or at the Little Beaver Creek Greenway Trail along St. Jacobs Logtown Road east of the neighboring residence at 7944 Saint Jacobs Logtown Road, Lisbon, OH 44432 (40.784462, -80.798805). Parking is available in the many parking lots on the Protected Property off of Furnace Road or north of the Protected Property on St. Jacobs Logtown Road at a parking lot for the Little Beaver Creek Greenway Trail (40.784677, -80.802469).

Permanent Parcels: Parcel information for this report was gathered from the legal description for each permanent parcel. The total acreage was gathered from the legal description for the Protected Property (Exhibit A to the Conservation Easement).

Parcel Number or ID	CE covers all or a portion of the parcel	Road Frontage	Total Parcel Acres	Acres covered by CE
08-00028.000	All	Furnace Road	195.0970	195.0970
08-02438.001	All	St. Jacob Logtown Road		
08-50003.000	All	Furnace Road and St. Jacob Logtown Road		
08-50014.000	All	Furnace Road		
<b>Total Acres:</b>			195.0970	195.0970

#### **SECTION 6: PROTECTED PROPERTY SUMMARY DESCRIPTION**

##### **6.1 LOCATION & SURROUNDING LAND USE**

The Protected Property is located along St. Jacobs Logtown Road and Furnace Road in Center Township in Columbiana County, OH. The intersection of North Market Street and Lincoln Highway in the center

of Lisbon is approximately one mile southeast of the Protected Property. Highway 11 is approximately 2.5 miles northeast of the Protected Property. St. Jacobs Logtown Road is located adjacent to the northern and eastern sides of the Protected Property, and Furnace Road runs through the center of the Protected Property. The Protected Property is within the Little Beaver Creek watershed. The Little Beaver Creek Greenway Trail cuts through the northern section of the Protected Property and extends just off but parallel to the eastern side of the Protected Property. Topographically, the Protected Property contains high ridges that slope steeply towards the Middle Fork of Little Beaver Creek and other perennial streams on the Protected Property (see Appendix C: Topography map). Approximately 7,075 linear feet of the Middle Fork Little Beaver Creek and approximately 6,700 linear feet of perennial, Class III headwater tributaries flow through the Protected Property. McKinley Lake is located in the eastern portion of the Protected Property. This steep topography is characteristic of unglaciated Ohio.

The surrounding land use consists of large blocks of forested land along steep slopes, wet areas, and stream corridors. Large blocks of agricultural land exist in flatter areas. Scattered small residential lots exist along the road frontage, with commercial, industrial, and residential development concentrated around village centers.

## **6.2 CURRENT USE(S) & MANAGEMENT OF THE PROTECTED PROPERTY**

### *General Uses*

The Protected Property is currently managed as a camp for the Boy Scouts of America with many camp-related structures present throughout the Protected Property. The majority of the Protected Property is forested land with trails running throughout these natural areas. The remainder of the Protected Property is primarily managed for camp activities. Furnace Road runs through the center of the Protected Property. Middle Fork Little Beaver Creek and other perennial streams flow through the Protected Property.

## **6.3 PAST USE(S) OF THE PROTECTED PROPERTY**

In order to understand past uses on the Protected Property, the Land Conservancy reviewed historical aerial photos and noted any evidence of past uses during the BDR visit. Based on reviewing aerial photography it appears that the uses of the Protected Property have not changed significantly in the last 26 years. According to Rutgers Organic Chemical, Lisbon Dam EDR arials indicate no significant changes in the last 60 years and a review of topographical maps dating back to 1905 show no significant changes in topography on the Protected Property since that time. According to the Buckeye Council website about Camp McKinley (<http://www.buckeyecouncil.org/Camping/CampMcKinley/>), the Protected Property has been used as a camp for the Boy Scouts of America since 1934. In the mid-1800s, the Sandy and Beaver Canal was built, and the remains of this canal can be seen on the Protected Property. The Rebecca Furnace was built in the early 1800s by Gideon Hughes that was used for the production of iron. According to a sign on the Protected Property describing the history of the Rebecca Furnace, a flood in 1832 stopped the use of this structure. The remains of the Rebecca Furnace as well as large piles of used coal (Photo Point 81) from the furnace can be found in the southeastern portion of the Protected Property. These piles of used coal have been in place for many years and have been overtaken by vegetation.

## **SECTION 7: PROTECTED PROPERTY INVENTORY**

(Refer to the Photo Point Photos section and Appendix C: Maps for visual depictions of some of the following Protected Property features.)

### **7.1 RESIDENTIAL AREAS, STRUCTURES, IMPROVEMENTS, AND/OR NOTED FEATURES**

Approximate sizes of structures, improvements, and other noted features were estimated in the field using tape measures or pacing, or in the office using GIS and aerial imagery.

#### *Campsites and Troop Sites*

These campsites and troop sites are located throughout the Protected Property as identified in Appendix C: Camp McKinley Buckeye Council and vary in size. Many campsites contain a fire ring approximately 3-5ft in diameter, wooden tables, and a firewood stand. Most sites are maintained by mowing. These campsites and troop sites along with their corresponding photo points are listed below:

- Commissioner's Area – (Photo Points 22 and 118)
- Arrow Campsite – (Photo Point 24)
- Adirondacks – (Photo Points 28-29)
- Buckskin Troop Site – (Photo Point 54)
- Cliff Campfire Area – (Photo Point 58)
- Tupelo Campsite – (Photo Point 67)
- Eagle's Nest Troop Site – (Photo Point 114)
- Aspen Campsite – (Photo Point 115)
- Thompson-Seton Campsite – (Photo Point 101)
- Dan Beard Site Polar Bear Field – (Photo Point 98)
- Pavilion Campsite – (Photo Point 123)
- Camporee Field – (Photo Point 124)
- Indian Rock Campsite – (Photo Point 126)
- Riddle Campsite – (Photo Point 133)

#### *Structures Within the Existing Building Area*

The ~19-acre Existing Building Area is located in the east-central portion of the Protected Property.

- Bridges – (Photo Points 93 and 110) – Four bridges are present within the Existing Building Area. The bridge located in the southwestern portion of the Existing Building Area crosses a tributary to the Middle Fork Little Beaver Creek and is made of metal and contains two metal hand rails. A similar bridge crosses a tributary to the Middle Fork Little Beaver Creek northwest of the Trading Post. The third bridge is located northwest of the Central Lodge. The fourth bridge is a small wooden bridge near the northwestern corner of the Existing Building Area
- Central Lodge – (Photo Point 106) – The Central Lodge is approximately 5,950 square feet located in the western portion of the Existing Building Area. An impervious drive provides access to this building. A large mowed lawn is present east of this building.
- Chapel – (Photo Point 86) – The Chapel is an A-frame structure consisting of one open face, facing the lake. The sides of the building are made of asphalt roofing. The Chapel is approximately 10x15ft or 150 square feet. A picnic table is located west of the Chapel.
- Commemorative Plaque – (Photo Point 107) – A commemorative plaque that describes land donated to Camp McKinley is located southwest of the Central Lodge. The commemorative plaque is located

on a 4ft tall stone. Old fencing surrounds an area approximately 7x7ft.

- Dock – (Photo Point 87) – A dock is located in the northeastern corner of the lake within the Existing Building Area. The dock is in a “T” shape and extends approximately 20 feet into the lake.
- Ford Stream Crossing – (Photo Point 95) – A ford crosses a tributary to the Middle Fork Little Beaver Creek. The ford contains concrete debris and is sandy on both sides of the creek. The ford is approximately 6ft wide.
- Gates – At least two gates are located within the Existing Building Area north of Furnace Road. These gates provide access to two impervious access drives.
- Impervious Parking Area – (Photo Point 112) – An impervious parking area exists south of the access drive to the Trading Post. Grass grows in this area on top of heavily compacted soil.
- Latrines – (Photo Points 98 and 108) – One latrine is located in the Thompson-Seton Campsite and is approximately 7x24ft or 168 square feet. Another latrine is located west of the access drive to the Central Lodge and is approximately 6x7ft or 42 square feet.
- Little Library – A small structure with a pole and a box for books is located north west of the trading post, north of a Middle Fork Little Beaver Creek tributary.
- O.A. Adirondacks – (Photo Point 97) – The O. A. Adirondacks area contains three Adirondack structures that are approximately 10x8ft or 80 square feet each. A picnic table and fire pit are located in the center of these buildings. A firewood stand is located northwest of the O. A. Adirondacks.
- Pavilion – (Photo Points 110-111) – A pavilion is located alongside a tributary to the Middle Fork Little Beaver Creek in the southwestern portion of the Existing Building Area. The pavilion is approximately 20x6ft or 120 square feet. The pavilion contains a picnic table and a firewood stand.
- Pipes – (Photo Point 88) – Pipes are located east of the lake.
- Pool and Pool House – (Photo Point 96) – An in-ground Pool with a 10ft concrete buffer around the edges exists north of the Trading Post. A pool house is located west of the Pool. The Pool and associated pool house contain approximately 5,620 square feet of impervious surface.
- Propane Tanks – One propane tank is located west of the Central Lodge and a second is located east of the Stone House.
- Rebecca Furnace – (Photo Point 62-63) – The remains of the Rebecca Furnace, an old iron furnace that was active in the early 1800s, are present south of Furnace Road and west of the Middle Fork Little Beaver Creek. This sandstone furnace structure is approximately 30x30ft and is approximately 10-15ft tall. Signage describing the history of the Rebecca Furnace is located north of the structure.
- Sheds – (Photo Points 90 and 105-106) – One shed is located southeast of the Rock House and is approximately 14x18ft or 252 square feet (Photo Point 90). A second shed is located northwest of the Central Lodge and is approximately 8x10ft or 80 square feet (Photo Point 106). A third woodshed is located north of the Central Lodge (Photo Point 105).
- Signs – (Photo Points 62, 65, 92, and 137) – The main Camp McKinley entrance sign is located along the access driveway to the Central Lodge (Photo Point 65). A second Camp McKinley entrance sign is located south of the eastern end of Furnace Road (Photo Point 137). A welcome sign with a small roof is located west of the Trading Post (Photo Point 92). Signage describing the history of the Rebecca Furnace is located north of the structure (Photo Point 62).
- Trading Post – (Photo Points 84 and 92) – The Trading Post is approximately 4,000 square feet located north of the lake in the Existing Building Area. An impervious drive provides access to this building.
- Wastewater Treatment Facility – (Photo Point 99) – Two fenced-in water treatment facility structures

are present in the northwestern portion of the Existing Building Area. The northern wastewater treatment facility structure is approximately 35x20ft, and the southern wastewater treatment facility structure is approximately 15x20ft for a total of 1,050 square feet. According to the landowner, this active facility services the Central Lodge.

- Water Wells – (Photo Points 94 and 109) – At least three water wells are present within the Existing Building Area. One water well is located north of the trading post, a second located along the northern boundary of the Existing Building Area, and a third in the southwestern corner of the Existing Building Area. The water wells contain concrete structures less than 25 square feet.

#### *Structures Outside of the Existing Building Area*

The total square footage of impervious buildings, structures, or access drives outside of the Existing Building Area is approximately 68,060 square feet or approximately 1.6 acres.

- Adirondacks – (Photo Points 28-29) – The Adirondack campsite contains a total of six structures in the south-central portion of the Protected Property. These structures are approximately 8x10ft, or 80 square feet each. The center of this campsite contains a picnic table and a campfire ring approximately 3ft in diameter.
- Archery-Rifle Range – (Photo Points 51-52) – The Archery-Rifle Range is located on the plateau in the western portion of the Protected Property. The area around the Archery-Rifle Range is mowed and maintained. The Archery-Rifle Range contains a wooden building approximately 10x50ft with chairs located inside. A flag pole is located adjacent to the southeast corner of this building. The northern side of the archery-rifle range contains a large dirt pile in the shape of a horse-shoe that acts as a backstop.
- Bridges – (Photo Points 12-13, 26, and 102) – At least six bridges are located throughout the Protected Property. A large bridge is located along the Little Beaver Creek Greenway Trail at an intersection with a Middle Fork Little Beaver Creek Tributary (Photo Points 12 and 13). A small metal bridge is located along the intersection of a Middle Fork Little Beaver Creek Tributary and a trail that leads to the Adirondacks (Photo Point 26). Four small wooden bridges are located throughout the Protected Property at locations with ephemeral creeks or wet spots along foot trails.
- Sandy and Beaver Canal Locks – (Photo Points 34 and 41) – The remains of at least two canal locks are located in the southwestern portion of the Protected Property along a Middle Fork Little Beaver Creek Tributary. Each canal lock contains two large piles of sandstone reaching up to 15ft in height.
- Concrete Foundation – (Photo Point 47) – An old concrete foundation is found in the mid-successional oak maple forest. This concrete foundation is located near the western Protected Property boundary and southwest of the Archery-Rifle Range. The foundation is approximately 50x40ft.
- Council Ring – (Photo Point 60) – The Council Ring is located alongside Middle Fork Little Beaver Creek northwest of the Existing Building Area. The Council Ring contains four rows of wooden benches along the hillside in a “V” shape, creating an amphitheater. A gravel stage area is approximately 15x30ft. A fire ring with a diameter of approximately 5ft is located within the stage area. A firewood stand is located in the northeastern corner of the Council Ring.
- Gates – (Photo Points 25, 66, and 121) – At least four gates are located throughout the Protected Property alongside Furnace Road. These gates provide access to two impervious access drives and two natural surface trails.
- Indian Rock – (Photo Point 129) – Indian Rock is located south of Furnace Road in the southeastern portion of the Protected Property. This area contains flat natural open surface made of sandstone. A



small stone lectern is present on the edge of the cliff on Indian rock.

- Latrines – (Photo Points 23, 27, 53, 100, 117-118, 125, 128, 132, and 139) – Multiple latrines are located throughout the Protected Property near significantly visited locations and cabins. A total of eight latrines were found outside of the Existing Building Area. These latrines range in size from approximately 4x6ft to 7x24ft. Some of the larger latrines contain concrete hand washing stations or water wells.
- Picnic Area – (Photo Point 48) – A picnic area is located southwest of the Archery-Rifle Range in the early-successional white oak grove. This site contains two picnic tables, a small 3ft in diameter fire ring, and a firewood stand.
- Riddle Cabin – (Photo Point 131) – The Riddle Cabin is located in the southeastern portion of the Protected Property at the western end of a maintained area. Riddle Cabin is approximately 1,232 square feet.
- Rock Quarry – An old rock quarry is present alongside an impervious access driveway north of Furnace Road. This rock quarry contains a large sandstone wall that is approximately 30ft tall. Pieces of sandstone are located along the edge of the large sandstone wall creating a cove. A small fire ring, is present at the center of this cove.
- Signs – (Photo Points 62, 121, and 137) – The Protected Property contains multiple signs indicating locations of various structures and areas. Two main Camp McKinley signs are located outside of the Existing Building Area and can be viewed from Furnace Road. These signs have two wooden posts with wooden painted slats (Photo Points 121 and 137). Another sign is located north of Rebecca Furnace describes the history of the Furnace (Photo Point 62).
- Spiker Cabin – (Photo Point 123) – The Spiker Cabin is located near the southern boundary in the southeastern portion of the Protected Property. A large, maintained field is present north of the cabin. The Spiker Cabin is approximately 18x43ft, or 774 square feet.
- Stairs – (Photo Point 117) – A wooden staircase is located south of Furnace Road along a hillside leading to the Commissioner's Area.
- Water Wells – (Photo Points 30, 50, and 127) – At least four water wells are located outside of the Existing Building Area on the Protected Property. These water wells range from containing metal pipes that stick out of the ground to small 7x3ft structures.
- Zaplata Cabin – (Photo Points 119-120) – The Zaplata Cabin is located just south of Furnace Road. Power line posts surrounding the cabin provide electricity. A small impervious access drive leads to the Zaplata Cabin. The Zaplata Cabin is 25x75ft, or 1,875 square feet.

## **7.2 POWER/UTILITY RIGHTS-OF-WAY**

- Power Lines – (Photo Points 3, 15-16, 45, 71, 108, and 140) – A power line corridor is located in the plateau in the western portion of the Protected Property. This corridor is approximately 1800 feet long, 15 feet wide, and runs northeast from the western boundary. The corridor is mowed in the northeastern portion, but the southwestern portion contains multiflora rose, black raspberry and blackberry (Photo Points 45 and 140). Power lines also run along a portion of the northern boundary along St. Jacobs Logtown road. The power lines are located in a mowed buffer along St. Jacobs Logtown road adjacent to the Protected Property (Photo Points 3, 15-16, and 71). Additionally, power lines run along the eastern portion of Furnace Road and provide power to many of the buildings within the Existing Building Area (Appendix C: Existing Building Area) as well as main buildings in the southeastern portion of the Protected Property (Photo Point 108).

- High Tension Power Line – (Photo Points 36 and 69) – A high tension power line runs through the western portion of the Protected Property. This corridor is approximately 200 feet wide and occupies approximately 1.9 acres of the Protected Property containing old field and marsh wetland habitat.
- Gas Line – (Photo Point 49) – Gas line markers were noted in the maintained area in the west-central portion of the Protected Property.

### **7.3 OTHER EXISTING EASEMENTS OR RIGHTS-OF-WAY**

- Little Beaver Creek Greenway Trail – (Photo Points 11-13 and 71) – The Little Beaver Creek Greenway Trail is approximately 12.5 miles long including road routes running from Lisbon to Leetonia in Columbiana County. This trail is part of a 100-mile network in Northeastern Ohio. The Little Beaver Creek Greenway Trail runs along the eastern portion of St. Jacobs Logtown Road, east of the Protected Property. The Little Beaver Creek Greenway Trail crosses St. Jacobs Logtown Road and enters into the northeastern portion of the Protected Property. The Little Beaver Creek Greenway Trail is approximately 10 feet wide, composed of paved asphalt, and runs through approximately 1,830 feet in the northeastern portion of the Protected Property. Public Access to the Little Beaver Creek Greenway Trail is located northwest of the Protected Property along St. Jacobs Logtown Road. For more information, see Section 7.4 below.
- Furnace Road – (Photo Points 21, 38-39, 42, and 65-66) – Furnace Road runs approximately 4,420ft through the center of the Protected Property. This road is an impervious paved asphalt road and is approximately 20ft wide. Pieces of asphalt and dirt create a buffer approximately 1 foot on either side of the road. Two bridges in the eastern end of Furnace Road: one located at the intersection with a tributary to the Middle Fork Little Beaver Creek and another at the intersection with Middle Fork Little Beaver Creek.
- Refer to the updated title commitment on file with the Grantee for the most up to date list of existing easements and/or Rights-of-Way found on the Protected Property.

### **7.4 ACCESS ROADS & TRAILS**

- Little Beaver Creek Greenway Trail – (Photo Points 4, 11-12, and 71) – The Little Beaver Creek Greenway Trail is an impervious paved pathway, approximately 10 feet wide, and is located in the northern portion of the Protected Property. A bridge on this pathway crosses over a tributary to the Middle Fork Little Beaver Creek (Photo Point 13). The trail runs through approximately 1,830 feet of the Protected Property. For more information, see Section 7.3 above.
- Impervious Access Drives – (Photo Points 44, 66, 91-92, 95, 104-106, 108, 121, and 138) – Impervious access drives run throughout the Protected Property and provide access to campsite areas and building areas. Many of these drives provide access from Furnace Road to these significant locations. These access roads are approximately 10-15ft wide and consist of compacted gravel.
- Natural Surface Trail – (Photo Points 25-27, 43, 46, 57, 59, 68, 113, 116, 130, and 135) – Multiple natural surface trails run throughout the Protected Property that provide access to different significant locations and provide scenic views of the Protected Property. These natural surface trails range from 12ft wide to around 2ft wide and contain either mowed grass or compacted dirt and leaf litter.

### **7.5 DUMPS, MAJOR DISTURBANCES, OR ENVIRONMENTAL HAZARDS**

- Coal Furnace Spoils – (Photo Point 136) – Soil located south of the 19<sup>th</sup> century Rebecca Furnace may contain spent coal remnants based on visual observations. The remains of spent coal used as fuel are commonly found near historic furnace operations. At the time of the visit, one small spring in this

area was orange in color, visually indicating that some acid rock drainage may be present. Acid rock drainage is common in areas with historical furnace activity and can also occur naturally where coal deposits are present. Due to the very small area and limited impact of this spring, it is not considered to be a concern or anticipated to impact the conservation values of the Protected Property.

- Concrete Structures – (Photo Points 74 and 136) – Two old concrete structures are located on the Protected Property. One concrete structure, approximately 4x4ft is located along a hillside in the northwestern portion of the Protected Property near the neighboring residential properties (Photo Point 74). A second concrete structure, approximately 1x3ft, is located south of the Rebecca Furnace (Photo Point 136). No recent activity or hazardous material was noted.
- Wood Lattice Residential Dumpsite – (Photo Point 5) – A dumpsite containing wood lattice is present in the early-to-mid successional mixed maple forest near the neighboring residential property at 7907 St. Jacobs Logtown Road, Lisbon, OH 44432 in the northwestern portion of the Protected Property. No recent activity or hazardous material was noted.
- Hillside Residential Dumpsites – (Photo Points 70 and 75) – Multiple dumpsites and scattered trash are located on the south side of the neighboring residential properties in the northwestern portion of the Protected Property. The residential properties are located east of 7829 St. Jacobs Logtown Road, Lisbon, OH 44432. Tires, plastic pieces, foam, glass bottles, and other miscellaneous trash have been piled off-property near the Protected Property boundary and have rolled down the hillside into the early-to-mid-successional floodplain forest on the Protected Property. No new activity was noted, but trash uphill is continuing to roll onto the Protected Property. This could also be considered an encroachment.
- Pit Residential Dumpsites – (Photo Point 72) – Two pits, approximately 6 feet in diameter, containing concrete and metal wire are located in the early-to-mid successional mixed maple forest near the neighboring residential properties in the northwestern portion of the Protected Property. No recent activity or hazardous material was noted.
- Roadside Sediment Placement – (Photo Point 80) – Piles of sediment including dirt, rocks, and turf are being placed along the western side of St. Jacobs Logtown Road. The newest pile at the time of the visit was approximately 4x20 feet and older piles of similar size were noted. This may be associated with ongoing Columbiana County road maintenance. No hazardous material was noted.
- Roadside Dumpsites – (Photo Points 32, 35, and 82-83) – There are multiple roadside dumpsites along St. Jacobs Logtown Road and Furnace Road. Scattered garbage and tires are located in the floodplain to the Middle Fork Little Beaver Creek adjacent to St. Jacobs Logtown Road (Photo Points 82-83). A pile containing pallets and a TV is located on the south side of Furnace Road in the western portion of the Protected Property within the floodplain of a tributary to the Middle Fork Little Beaver Creek (Photo Point 32). No recent activity or other hazardous material was noted.
- Sandstone Pile – (Photo Point 32) – An old pile of sandstone rocks is located in the mid-successional maple cherry forest in the southern portion of the Protected Property. This dumpsite is approximately 10x15 feet. A second old rock pile containing sandstone is located southeast of the Rebecca Furnace near the bank of Middle Fork Little Beaver Creek. No recent activity or hazardous material was noted.
- Yard Waste – (Photo Point 89) – Three yard waste piles are located on the Protected Property. Two of these brush piles are located northwest of the Archery-Rifle Range in the western portion of the Protected Property. Another brush pile is located east-southeast of Stone House. These brush piles appear to be used when maintenance occurs throughout the Protected Property. No hazardous material was noted.

## **7.6 ENCROACHMENTS**

- Encroaching ATV Trail – (Photo Points 8-9) – An ATV trail runs throughout a portion of the early-to-mid-successional floodplain forest in the northwestern portion of the Protected Property near neighboring residential properties. This trail is approximately 6-10ft wide and contains ruts in wet areas. The location of the ATV trail is depicted on the Existing Conditions I map. According to the landowner, steps will be taken to ensure that this activity is discontinued.
- Encroaching Lawn – (Photo Point 9) – Two small areas of lawn totaling approximately 0.18 acres encroach onto the Protected Property. The smaller lawn appears to extend from the residential neighbor at 7847 St. Jacobs Logtown Road, Lisbon, OH 44432. The larger lawn appears to extend from the residential neighbor at 7907 St. Jacobs Logtown Road, Lisbon, OH 44432.
- Encroaching Sheds – (Photo Points 3, 6, and 73) – Three small sheds are located east of the residential neighbor at 7907 St. Jacobs Logtown Road, Lisbon, OH 44432. This area also contains an approximately 10ft wide lawn area, a fence, and yard waste dumping along the boundary. According to the landowner, steps will be taken to work with the neighbor to relocate the encroaching sheds.
- Hammock – (Photo Point 5) – A hammock is located east of the residential neighbor at 7907 St. Jacobs Logtown Road, Lisbon, OH 44432.
- Hillside Residential Dumpsites – See Section 7.5 above for more information.

## **7.7 INVASIVE SPECIES**

- Multiflora rose is found throughout the entire Protected Property. Multiflora rose covers portions of the power line corridor as well as portions of the mid-successional oak maple forest.
- Narrow-leaved cattail is found in the high tension power line corridor along the floodplain.
- Large areas along Little Beaver Creek contain Japanese knotweed and poison hemlock.
- Garlic mustard, Japanese barberry, and privet are found in the understory of the forested areas of the Protected Property.
- Myrtle and running strawberry bush are found in the maple hemlock ridge and along buildings in the southeastern portion of the Protected Property.
- Tree-of-heaven was found in the southeastern portion of the Protected Property along Middle Fork Little Beaver Creek.

## **7.8 MONITORING NOTES**

- Access the Protected Property from the driveway at 37748 Furnace Road, Lisbon, OH 44432 (40.780224, -80.790238) or at the Little Beaver Creek Greenway Trail along St. Jacobs Logtown Road east of the neighboring residence at 7944 Saint Jacobs Logtown Road, Lisbon, OH 44432 (40.784462, -80.798805). Parking is available in the many parking lots on the Protected Property off of Furnace Road or north of the Protected Property on St. Jacobs Logtown Road at a parking lot for the Little Beaver Creek Greenway Trail (40.784677, -80.802469). A robust system of trails provides easy access to the majority of the Protected Property. Steep slopes in the northern portion of the Protected Property limit access to northwestern property corner and steep slopes in the southeastern portion limit access to the southeastern property corner. Caution should be taken to avoid the abundance of poison hemlock found along Little Beaver Creek and other waterways on the Protected Property.

## **SECTION 8: LAND COVER SUMMARY**

The Protected Property encompasses approximately 195.0970 in total land area and contains early and mid-successional coniferous and hardwood forests, scrub shrub, marsh wetland, maintained areas, a lake, tributary creeks, and Middle Fork Little Beaver Creek (see Appendix C: Land Cover map). The acres listed below were calculated using GIS and may not match the exact acreage of the Protected Property. Refer to the Appendix C: Soils map for the location of soil types on the Protected Property.

<b>Natural Resource / Land Cover</b>	<b>Description</b>
Mid-Successional Oak Maple Forest	~38.0 acres
Mid-Successional Maple Cherry Forest	~38.2 acres
Early-to-Mid-Successional Floodplain Forest	~29.7 acres
Maintained Area	~23.4 acres
Mid-Successional Hemlock Maple Forest	~21.7 acres
Early-to-Mid-Successional Mixed Maple Forest	~15.1 acres
Middle Fork Little Beaver Creek	~11.3 acres
Early-Successional Pine Hardwood Forest	~5.8 acres
Impermeable Driveway	~2.9 acres
Lake	~2.2 acres
Road	~3.5 acres
Old Field	~1.7 acres
Marsh Wetland	~1.1 acres
Early Successional White Oak Grove	~0.4 acres
Scrub Shrub	~0.2 acres
Middle Fork Little Beaver Creek	~7,075 linear feet
Middle Fork Little Beaver Creek Tributaries	~6,700 linear feet

## **SECTION 9: NARRATIVE DESCRIPTION OF LAND COVER AND CONSERVATION VALUES**

### **Introduction**

The land cover and habitats described below and depicted on the "Land Cover" map of Appendix C were defined based on observations during the BDR site visit and based on other available natural resource information for the Protected Property and the area in general. These land cover areas describe existing conditions and do not correspond to reserved areas, if any, defined in the conservation easement.

### **Land Cover and Habitats** (Refer to Appendix C: Land Cover map)

#### ***Mid-Successional Oak Maple Forest*** – (Photo Points 43, 57, and 138)

The Protected Property contains approximately 38.0 acres of mid-successional oak maple forest located on a plateau and southern facing slope in the western portion of the Protected Property. This habitat is dominated by mid-successional oak and maple trees in the canopy including red oak, black oak, white oak, red maple, and sugar maple. Canopy trees range from approximately 10-24" dbh (diameter-at-breast-height). Other species such as shagbark hickory, black cherry, and American beech can be found in this habitat as well. A majority of the understory contains American beech saplings ranging in 4-6" dbh, yet a section in the southern portion of this habitat contains a dense stand of multiflora rose in the understory. The southern portion of this habitat has a higher concentration black oak and white oak than the northern

portion. Pockets of hemlock can be seen throughout this habitat along cliff edges.

*Mid-Successional Maple Cherry Forest* – (Photo Points 31-31 and 37)

The Protected Property contains approximately 38.2 acres of mid-successional maple cherry forest located in the southern portion of the Protected Property. This habitat is located on northern facing slopes south of Furnace Road. Sugar maple and black cherry trees dominate the canopy, whereas American beech saplings are found throughout the understory. Larger American beech trees are found in the far western portion of this habitat. Canopy trees range from approximately 10-24" in dbh. The forest floor contains spinulose wood fern, Christmas fern, garlic mustard, privet, and Japanese barberry. Portions of this habitat that are along tributaries to the Middle Fork Little Beaver Creek contain some American sycamore and American elm trees. Some pockets of hemlock can be seen in this habitat along cliff edges.

*Early-to-Mid-Successional Floodplain Forest* – (Photo Points 1, 2, 8-10, 14, 19, 61, and 78-83)

The Protected Property contains approximately 29.7 acres of early-to-mid successional floodplain forest. This habitat is located along the Middle Fork Little Beaver Creek in the northern and eastern portions of the Protected Property. This habitat canopy contains American sycamore, American elm, black walnut, and sugar maple. American elm and black walnut have a dbh of approximately 6-12", whereas American sycamore can reach up to approximately 36" in dbh in this habitat. Vernal pools containing redosier dogwood are located alongside Middle Fork Little Beaver Creek. Some areas in the southeastern portion of this habitat contain a thick privet understory. Grape vines hang from many of the canopy trees. Japanese knotweed covers a majority of the Middle Fork Little Beaver Creek's banks. Wingstem, black raspberry, blackberry, and multiflora rose are found throughout the forest floor.

*Maintained Area* – (Photo Points 9, 24, 49-51, 62-63, 65, 73, 84-93, 95-99, 112, 123-126, 131-133, and 139-140)

The Protected Property contains approximately 23.4 acres of maintained area located in pockets across the Protected Property. A majority of this maintained area is located within the Existing Building Area in the eastern portion of the Protected Property along Furnace Road and St. Jacobs Logtown Road. Small mowed areas alongside the properties located east of 7829 St. Jacobs Logtown Road, Lisbon, OH 44432 contribute to this habitat cover. A large section of gas line corridor and power line corridor in the western portion of the Protected Property near the archery-rifle range is mowed and provides open field habitat. Campsites in the southern portion of the Protected Property contain large sections of mowed and maintained habitat.

*Mid-Successional Hemlock Maple Forest* – (Photo Points 28-29, 46, 58, 63, 103, 113, 130, 134, and 137)

The Protected Property contains approximately 21.7 acres of mid-successional hemlock maple forest. This habitat is located on steep northern facing slopes and in ravines across the Protected Property. This habitat is dominated by hemlock trees ranging from approximately 10-24" in dbh. Sugar maple and black cherry trees are overtopped in the understory ranging from approximately 6-12" in dbh. The forest floor contains Christmas fern, Japanese barberry. Due to steep slopes, the forest floor in this habitat is fairly sparse.

*Early-to-Mid-Successional Mixed Maple Forest* – (Photo Points 5, 72, and 77)

The Protected Property contains approximately 15.1 acres of early-to-mid-successional mixed maple forest located in the northern portion of the Protected Property. A majority of this habitat contains sugar

maple and red maple trees ranging from 6-24" in dbh. Some sugar maple trees reach over 30" in dbh. American beech and black cherry are overtopped in the understory of this habitat. Privet and multiflora rose are found scattered throughout the forest floor.

*Early-Successional Pine Hardwood* – (Photo Points 122 and 127-128)

The Protected Property contains approximately 5.8 acres of early-to-mid successional pine hardwood forest. This habitat is located in the plateau in the southeastern portion of the Protected Property. This habitat contains is dominated by red pine and scots pine trees. Red maple, black cherry, and Norway spruce are also found in this habitat. The average dbh of these trees is from 6-12" in dbh. American beech trees are present in the understory of this habitat.

*Impermeable Driveway* – (Photo Points 44, 66, 91-92, 95, 104-106, 108, 121, and 138)

The Protected Property contains approximately 2.9 acres of impermeable driveway. This habitat prohibits the growth of trees and many herbaceous species due to the compacted gravel or asphalt and consistent use.

*Lake* – (Photo Point 87)

The Protected Property contains an approximately 2.2-acres lake located north of Furnace Road in the eastern portion of the Protected Property. The lake is surrounded by mowed grass up to the edge on all sides with joe-pye weed and other common herbaceous species present along its banks. Canada geese were seen in the lake during the time of visit.

*Road* – (Photo Points 21, 38-39, 42, and 65-66)

The Protected Property contains approximately 3.5 acres of road. The paved asphalt Furnace Road runs through the center of the Protected Property.

*Old Field* – (Photo Points 36 and 100-101)

The Protected Property contains approximately 1.7 acres of old field habitat. This habitat is found in the northwestern corner of the existing building area and in the high tension power line corridor in the western portion of the Protected Property. Herbaceous species such as mullein, wingstem, mares tail, mint, poison hemlock, and pokeweed dominate this habitat. Multiple types of grasses are found in this habitat type. A few shingle oak saplings were found in the northwestern portion of the old field habitat in the high tension power line corridor. The eastern portion of this habitat contains a higher concentration of grasses rather than the species described above.

*Marsh Wetland* – (Photo Point 69)

The Protected Property contains approximately 1.1 acres of marsh wetland habitat located in the northwestern portion of the Protected Property in the high tension power line corridor along the floodplain. This habitat contains seeps that flow out from the hillside. This habitat contains emergent species, yet areas of water can reach up to 2-3' deep. Species such as skunk cabbage, narrow-leaf cattail, sensitive fern and pokeweed are present in this habitat. Poison hemlock, blackberry and black raspberry are found along the habitat's edge.



*Early Successional White Oak Grove* – (Photo Point 48)

The Protected Property contains approximately 0.4 acres of early successional white oak grove located in the maintained area southwest of the archery-rifle range. This habitat contains a stand even aged planted white oak around approximately 5-7" in dbh. The area underneath the white oak grove is mowed.

*Scrub Shrub* – (No Photo Points)

The Protected Property contains approximately 0.2 acres of Scrub Shrub habitat located in the dirt mound north of the archery-rifle range area. This habitat contains mostly staghorn sumac, as well as blackberry, black raspberry, and wingstem. The area around this habitat is mowed.

*Middle Fork Little Beaver Creek* – (Photo Points 1-2, 10, 61, 76, 78-79, 81-82, and 134)

The Protected Property contains approximately 7,075 linear feet of Middle Fork Little Beaver Creek located in the northern and eastern portions of the Protected Property. The Middle Fork Little Beaver Creek is approximately 50-75ft wide and contains approximately 60% silty sand, 20% gravel and 15% cobble, and 5% boulders. The creek appears to range from approximately 2-10ft deep. The Middle Fork Little Beaver Creek contains Japanese knotweed or redosier dogwood along a majority of its banks.

*Middle Fork Little Beaver Creek Tributaries* – (Photo Points 13-14, 26, 33, 41, 95, and 110-111)

The Protected Property contains approximately 6,700 linear feet of Middle Fork Little Beaver Creek Tributaries. These tributaries are located in a portion of the Early-to-Mid-Successional Floodplain forest in the northern portion of the Protected Property and in a portion of the Mid-Successional Maple Cherry forest in the southern portion of the Protected Property. Large sycamore trees can be found along the banks of these tributaries. These tributaries range from approximately 10-15' wide and contain approximately 50% gravel, 30% cobble, and 20% sand. The southern portions of these tributaries contain more cobble than the northern portions.

For a complete list of species found on the Protected Property during the site visit, refer to Appendix B: Natural Resource Inventory. For the general location of habitats on the Protected Property, refer to Appendix C: Land Cover map.

Summary of Conservation Values

The Protected Property possesses significant scenic, aesthetic, open space, and natural conservation values that add to the natural character of Center Township in Columbiana County. Furnace Road and St. Jacobs Logtown Road provide scenic views of the Protected Property's natural areas. The Protected Property has natural resource conservation value based on its approximately 195.0970 acres of high quality habitats such as; coniferous forests, marsh wetland habitat, riverine and floodplain habitat, as well as diverse hardwood forests, including mid-successional hemlock maple forests, mid-successional oak maple forests, and mid-successional maple cherry forests. Forested buffers along the Middle Fork Little Beaver Creek tributaries and Middle Fork Little Beaver Creek promote high quality tributaries to Little Beaver Creek. These buffers along the tributaries help control run-off, prevent erosion, and mitigate flooding to downstream properties thus helping to improve water quality in the Little Beaver Creek watershed. The changes in topography throughout the Protected Property provides a range of forest diversity and unique habitat for niche species. In These habitats provide shelter, food, and nesting areas for birds, fish, small and large mammals, and other wildlife. Natural areas preservation also promotes groundwater recharge for local aquifers.

**SECTION 10: PHOTO POINT COORDINATES**

Coordinate System: Latitude/Longitude (Decimal Degrees)

GPS points were taken on February 12, 2020 using a Trimble Juno 3B Series GPS

Point Number	Latitude	Longitude
1	40.78424	-80.8036
2	40.78423	-80.8036
3	40.78443	-80.7990
4	40.78443	-80.7990
5	40.78392	-80.7983
6	40.78383	-80.7990
7	40.78386	-80.7990
8	40.78382	-80.8008
9	40.78384	-80.8013
10	40.78330	-80.8007
11	40.78412	-80.7964
12	40.78389	-80.7944
13	40.78374	-80.7947
14	40.78294	-80.7965
15	40.78434	-80.7936
16	40.78427	-80.7933
17	40.78272	-80.7905
18	40.78236	-80.7897
19	40.78201	-80.7894
20	40.77987	-80.7888
21	40.77953	-80.7885
22	40.78022	-80.7916
23	40.78004	-80.7916
24	40.78000	-80.7928
25	40.77962	-80.7937
26	40.77920	-80.7940
27	40.77769	-80.7944
28	40.77794	-80.7938
29	40.77806	-80.7938
30	40.77764	-80.7944
31	40.77757	-80.7961
32	40.77790	-80.7954
33	40.77807	-80.7962
34	40.77819	-80.7969
35	40.77812	-80.7977
36	40.77770	-80.8028
37	40.77725	-80.8036
38	40.77803	-80.8014

71	40.78448	-80.7988
72	40.78398	-80.7987
73	40.78396	-80.7988
74	40.78387	-80.8006
75	40.78374	-80.8013
76	40.78333	-80.8000
77	40.78430	-80.7985
78	40.77775	-80.7848
79	40.77773	-80.7848
80	40.77810	-80.7869
81	40.77830	-80.7880
82	40.77886	-80.7882
83	40.77796	-80.7863
84	40.78095	-80.7915
85	40.78140	-80.7905
86	40.78134	-80.7903
87	40.78130	-80.7902
88	40.78105	-80.7897
89	40.78047	-80.7893
90	40.78004	-80.7895
91	40.78022	-80.7902
92	40.78112	-80.7918
93	40.78128	-80.7916
94	40.78129	-80.7915
95	40.78122	-80.7919
96	40.78152	-80.7920
97	40.78178	-80.7913
98	40.78200	-80.7918
99	40.78240	-80.7930
100	40.78269	-80.7936
101	40.78259	-80.7940
102	40.78267	-80.7941
103	40.78254	-80.7945
104	40.78226	-80.7934
105	40.78157	-80.7930
106	40.78160	-80.7932
107	40.78103	-80.7931
108	40.78043	-80.7932
109	40.78003	-80.7934

39	40.77806	-80.8013
40	40.77817	-80.8002
41	40.77767	-80.8012
42	40.77805	-80.8003
43	40.77850	-80.7982
44	40.77920	-80.7988
45	40.77926	-80.7987
46	40.77929	-80.7993
47	40.77982	-80.7994
48	40.78024	-80.7990
49	40.78006	-80.7984
50	40.77994	-80.7980
51	40.78047	-80.7984
52	40.78073	-80.7985
53	40.78067	-80.7980
54	40.78071	-80.7978
55	40.78154	-80.8000
56	40.78225	-80.8001
57	40.78173	-80.7987
58	40.78175	-80.7976
59	40.78216	-80.7942
60	40.78262	-80.7953
61	40.78274	-80.7954
62	40.77973	-80.7893
63	40.77967	-80.7892
64	40.77929	-80.7889
65	40.78023	-80.7928
66	40.77908	-80.7947
67	40.78086	-80.7957
68	40.78145	-80.7937
69	40.78409	-80.8028


110	40.78037	-80.7931
111	40.78052	-80.7929
112	40.78038	-80.7925
113	40.78140	-80.7937
114	40.78014	-80.7942
115	40.78004	-80.7947
116	40.78012	-80.7947
117	40.78037	-80.7915
118	40.78020	-80.7916
119	40.78022	-80.7909
120	40.78029	-80.7912
121	40.78010	-80.7901
122	40.77813	-80.7915
123	40.77758	-80.7918
124	40.77742	-80.7917
125	40.77730	-80.7924
126	40.77870	-80.7913
127	40.77838	-80.7911
128	40.77839	-80.7909
129	40.77958	-80.7905
130	40.77860	-80.7922
131	40.77839	-80.7895
132	40.77791	-80.7896
133	40.77800	-80.7896
134	40.77798	-80.7889
135	40.77820	-80.7888
136	40.77904	-80.7890
137	40.77981	-80.7894
138	40.77891	-80.7961
139	40.78039	-80.7954
140	40.78076	-80.7945

Note: The coordinates for each point were determined using the GPS unit; however, it should be noted that there is a small amount of error inherent in the GPS readings.

**SECTION 11: ACKNOWLEDGMENT OF CONDITION**


This Baseline Documentation Report is an accurate representation of the Protected Property, including conservation resources and existing conditions, at the time of the recording of the conservation easement.

**GRANTOR: BUCKEYE COUNCIL, BOY SCOUTS OF AMERICA, INC.**

  
BY: BUCKEYE COUNCIL, BOY SCOUTS OF AMERICA, INC.

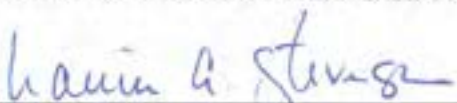
DATE: 10/7/2020

**GRANTEE: WESTERN RESERVE LAND CONSERVANCY**

  
BY: ROBERT B. OWEN  
ASSISTANT SECRETARY

DATE: 9/10/2020

**OHIO EPA ON BEHALF OF THE NEASE TRUSTEES**

  
BY: LAURIE A. STEVENSON  
DIRECTOR

DATE: 10/29/20

**US FISH & WILDLIFE SERVICE ON BEHALF OF THE NEASE TRUSTEES**

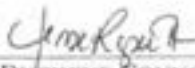
BY: CHARLES WOOLEY, REGIONAL DIRECTOR,  
UNIFIED REGION 3 – GREAT LAKES

DATE: \_\_\_\_\_

**SECTION 11: ACKNOWLEDGMENT OF CONDITION**

This Baseline Documentation Report is an accurate representation of the Protected Property, including conservation resources and existing conditions, at the time of the recording of the conservation easement.

**GRANTOR: BUCKEYE COUNCIL, BOY SCOUTS OF AMERICA, INC.**

  
BY: BUCKEYE COUNCIL, BOY SCOUTS OF AMERICA, INC.

DATE: 10/7/2020

**GRANTEE: WESTERN RESERVE LAND CONSERVANCY**

  
BY: ROBERT B. OWEN  
ASSISTANT SECRETARY

DATE: 9/10/2020

**OHIO EPA ON BEHALF OF THE NEASE TRUSTEES**

\_\_\_\_\_  
BY: LAURIE A. STEVENSON  
DIRECTOR

DATE: \_\_\_\_\_

**US FISH & WILDLIFE SERVICE ON BEHALF OF THE NEASE TRUSTEES**

  
BY: CHARLES WOOLEY, REGIONAL DIRECTOR,  
UNIFIED REGION 3 - GREAT LAKES

DATE: 12/9/2020

**SECTION 12: PHOTO POINT PHOTOS** (Photos were taken by Sarah Kitson with an iPhone 7 and by Haley Surekla with a Fujifilm FinePix on February 12, 2020. All structures depicted in the photos are located on the Protected Property unless otherwise noted.)



1. Looking south along a portion of the western boundary towards Middle Fork Little Beaver Creek from a northwestern corner.



2. Looking east along a portion of the northern boundary towards Middle Fork Little Beaver Creek from a northwestern property corner.



3. Looking south along a western boundary at a power line and lawn encroachment from a northwestern property corner.



4. Looking east along a northern property boundary at the Little Beaver Creek Greenway Trail from a northwestern property corner.





5. Looking southwest at an encroaching hammock and wood lattice residential dumpsite located in the early-to-mid-successional mixed maple forest.



6. Looking north along a western boundary from an inner corner at an encroachment from the neighboring property at 7907 St. Jacobs Logtown Road, Lisbon, OH 44432.



7. Looking west along a northern boundary towards the hillside residential dumping area from an inner property corner.



8. Looking south-southeast at an encroaching ATV trail located in the early-to-mid successional forest floodplain in the northwestern portion of the Protected Property.



9. Looking west at an encroaching lawn, residential dumpsite, and encroaching ATV trail from along a northern boundary in the northwestern portion of the Protected Property.



10. Looking west at Middle Fork Little Beaver Creek from north of Middle Fork Little Beaver Creek in the early-to-mid-successional floodplain forest in the northwestern portion of the Protected Property.



11. Looking south at a picnic table located south of the Little Beaver Creek Greenway Trail from near the northern property boundary.



12. Looking northwest at the Little Beaver Creek Greenway Trail from southeast of the Little Beaver Creek Greenway Trail bridge.





13. Looking north at the Little Beaver Creek Greenway Trail bridge from an unnamed tributary to Middle Fork Little Beaver Creek from within the early-to-mid-successional floodplain forest.



14. Looking southwest at the Middle Fork Little Beaver Creek and tributary confluence from within the early-to-mid-successional floodplain forest.



15. Looking west along the northern boundary at the power lines along St. Jacobs Logtown Road from a curve in the property boundary.



16. Looking southeast along the northeastern boundary along St. Jacobs Logtown Road at the power lines from a curve in the property boundary.



17. Looking northwest along the northeastern boundary and St. Jacobs Logtown Road from a curve in the northeastern boundary.



19. Looking south towards the early-to-mid-successional floodplain forest from alongside St. Jacobs Logtown Road.



18. Looking south-southeast along an eastern boundary along St. Jacobs Logtown Road from a curve in the eastern boundary.



20. Looking north-northwest along an eastern boundary and St. Jacobs Logtown Road from the intersection of Furnace Road and St. Jacobs Logtown Road.





21. Looking northwest at the intersection of St. Jacobs Logtown Road and Furnace Road from south of the Furnace Road bridge.



22. Looking northwest at the Commissioner's Area and fire pit from the eastern end of the Commissioner's Area.



23. Looking south-southwest at a latrine located near the Commissioner's Area from south of the Commissioner's Area.



24. Looking south at the Arrow Campsite from Furnace Road.



29. Looking southwest at the Adirondacks campsite and fire pit from the eastern end of the Adirondacks campsite.



30. Looking south at the water well behind the Adirondacks latrine from the Adirondacks trail.



31. Looking north at the mid-successional maple cherry forest from near the southern boundary.



32. Looking at an old sandstone pile along a hillside within the mid-successional maple cherry forest.





33. Looking west along a tributary to the Middle Fork Little Beaver Creek at the mid-successional maple cherry forest.



34. Looking west at an old canal lock within the mid-successional maple cherry forest just south of Furnace Road.



35. Looking north at a roadside dumpsite south of Furnace Road in the southwestern portion of the Protected Property.



36. Looking south across the high tension power line corridor from a northern property boundary along Furnace Road.



37. Looking east along the southern boundary from the southwestern-most property corner.



38. Looking south along a jog in the property boundary from a northwestern property corner on the north side of Furnace Road.



39. Looking east along a northern boundary and Furnace Road from a property corner on the north side of Furnace Road.



40. Looking north along a western property boundary near an inner property corner near the north side of Furnace Road.





41. Looking west-southwest at an old canal lock from south of Furnace Road in the southwestern portion of the Protected Property.



42. Looking west along a northern boundary and Furnace Road from an inner property corner south of Furnace Road.



43. Looking east-southeast along a natural surface trail from the north side of Furnace Road. A yellow trail blaze can be seen on a tree.



44. Looking southeast along the impervious, rough service road from the intersection of the rough service road and power line corridor.



45. Looking northeast along the power line corridor from the impervious, rough service road.



46. Looking southwest at the natural surface trail in the mid-successional hemlock maple forest near the western property boundary from west of the impervious, rough service road.



47. Looking north at a concrete foundation near the western boundary from northwest of the impervious, rough service road.



48. Looking west-southwest at a picnic area in the early successional white oak grove from southwest of the Archery-Rifle Range.





49. Looking east-northeast at the maintained area and gas pipeline marker from south of the Archery-Rifle Range.



50. Looking south at a water well in the maintained area surrounding the Archery-Rifle Range.



51. Looking west-northwest at the Archery-Rifle Range building and picnic table from north of the early successional white oak grove.



52. Looking south-southwest at the Archery-Rifle Range from the shrub scrub habitat.



53. Looking west at the Archery-Rifle Range latrine site from the Buckskin Troop Site.



54. Looking southwest at the Buckskin Troop Site fire pit, firewood stand, and wooden table from the northeast corner of the Buckskin Troop Site.



55. Looking north at a fence along the western property boundary in the gas line corridor.



56. Looking north along a western boundary towards an inner corner in the northwestern portion of the Protected Property.





57. Looking west along a natural surface trail in the northern portion of the mid-successional oak maple forest.



58. Looking east at a campfire ring and campsite near a cliff in the mid-successional hemlock maple forest.



59. Looking northwest at a cut tree along a natural surface trail that leads to the Council Ring from northwest of the Central Lodge.



60. Looking east at the Council Ring from alongside Middle Fork Little Beaver Creek.



61. Looking west-southwest at Middle Fork Little Beaver Creek from west of the Council Ring.



62. Looking southwest at the Rebecca Furnace and Rebecca Furnace sign from south of Furnace Road.



63. Looking west at the Rebecca Furnace from west of Middle Fork Little Beaver Creek.



64. Looking southeast at an old sandstone pile from southeast of the Rebecca Furnace.





65. Looking east-southeast at the Camp McKinley Boy Scouts of America sign from the entrance of the camp at 37748 Furnace Road, Lisbon, OH 44432.



66. Looking southwest at the entrance gate to the impervious, rough service road from alongside Furnace Road.



67. Looking northeast at the Tupelo Campsite, picnic table, firewood stand, and fire pit from the southwestern corner of the Tupelo Campsite.



68. Looking west-northwest at a trail marked with yellow blazes from near a trail intersection.



69. Looking south along the high tension power line right-of-way and marsh wetland from just south of a northern boundary.



70. Looking east along a northern boundary at the hillside residential dumping encroachment. Most of the material appeared to be dumped off-property uphill. Gravity has moved much of it onto the Protected Property.



71. Looking southeast at the Little Beaver Creek Greenway Trail from along St. Jacobs Logtown Road and the northern property boundary.



72. Looking southwest at pits near neighboring residential properties with dumped concrete pieces and wire from within the early-to-mid-successional mixed maple forest.





73. Looking north at the encroachment from 7907 St. Jacobs Logtown Road, Lisbon, OH 44432 containing a fence, sheds, and other residential improvements.



75. Looking south at tires dumped in the early-to-mid-successional floodplain forest near neighboring residential properties.



74. Looking west along a northern boundary at a concrete structure.



76. Looking south across Middle Fork Little Beaver Creek at a western boundary.



77. Looking southeast at the early-to-mid successional mixed maple forest from near the northern boundary.



78. Looking south along an eastern boundary at Middle Fork Little Beaver Creek from a northeastern corner.



79. Looking west-northwest along a northern boundary at Middle Fork Little Beaver Creek and St. Jacobs Logtown Road from a northeastern corner.



80. Looking west-northwest at dumped piles of dirt along a northern boundary and St. Jacobs Logtown Road. This may be associated with Columbiana County road maintenance.





81. Looking southeast at Middle Fork Little Beaver Creek and what appears to be an old pile of spent coal.



82. Looking southeast at scattered garbage and tires along Middle Fork Little Beaver Creek and the early-to-mid successional floodplain forest from an eastern boundary.



83. Looking southwest at a roadside dump and dense, shrubby understory within the early-to-mid-successional floodplain forest from a northern boundary.



84. Looking northeast at the Trading Post within the Existing Building Area.



85. Looking southwest at a campfire circle northwest of the lake within the Existing Building Area.



86. Looking northwest at the Chapel and a picnic table north of the lake within the Existing Building Area.



87. Looking southeast at the dock, benches, lake, and Stone House within the Existing Building Area.



88. Looking northeast at pipes east of the lake within the Existing Building Area.





89. Looking south at a mowed area and yard waste pile from the edge of the lake's dam in the Existing Building Area.



90. Looking northeast at the shed near the Stone House from north of Furnace Road.



91. Looking northeast at the Stone House, driveway, and propane tanks from north of Furnace Road.



92. Looking east at the Trading Post and camp sign, northeast of the lake, within the Existing Building Area.



93. Looking north-northwest at a wooden carving, a little library, a bridge, and Pool and Pool House within the Existing Building Area.



94. Looking east-northeast at a drinking fountain and fuel tanks northwest of the Trading Post within the Existing Building Area.



95. Looking south at ford stream crossing and impervious access drive northwest of the Trading Post within the Existing Building Area.



96. Looking north at the Pool and Pool House within the Existing Building Area.





97. Looking east-northeast at O.A Adirondacks, west of the Pool and Pool House, within the Existing Building Area.



99. Looking north at the wastewater treatment facility, west of the Thompson-Seton campsite, within the Existing Building Area.



98. Looking north at a latrine and Dan Beard Site Polar Bear Field within the Existing Building Area.



100. Looking northwest at the latrine north of the Thompson-Seton Campsite within the Existing Building Area.



101. Looking east at the Thompson-Seton Campsite and latrine from south of Middle Fork Little Beaver Creek.



102. Looking west at an old wooden bridge west of the Thompson-Seton Campsite.



103. Looking south at the mid-successional hemlock maple forest from south of Middle Fork Little Beaver Creek.



104. Looking southeast along an approximately 12ft wide impervious access road and culvert south of the Thompson-Seton Campsite.





105. Looking north at a woodshed and approximately 12ft wide impervious gravel access drive located north of the Central Lodge.



107. Looking west at a commemorative plaque south of the Central Lodge.



106. Looking southeast at the Central Lodge, shed, and impervious parking lot within the Existing Building Area.



108. Looking north at a latrine and impervious access drive in the southwest corner of the Existing Building Area.



109. Looking northeast at a water pump, latrine, and edge of the maintained area and Existing Building Area from north of Furnace Road.



110. Looking northeast at a bridge and pavilion near a Middle Fork Little Beaver Creek tributary that runs through the Existing Building Area.



111. Looking south, upstream at a Middle Fork Little Beaver Creek tributary and at a portion of the pavilion north of Furnace Road in the Existing Building Area.



112. Looking east-northeast at a parking area north of Furnace Road in the Existing Building Area. Grass grows here on top of heavily compacted, impervious soil.





113. Looking south at the impervious access drive named Indian Trail Road from a trail intersection.



114. Looking north at the Eagle's Nest Troop Site, south of Indian Trail Road.



115. Looking north at the Aspen Campsite, south Indian Trail Road.



116. Looking west-northwest at a 3ft wide natural surface trail that leads to a latrine from the Aspen Campsite.



117. Looking south at the wooden stairs that lead to the Commissioner's Area and latrine from south of Furnace Road.



118. Looking southwest at the Commissioner's Area, latrine, and wood pile from the eastern end of the Commissioner's Area.



119. Looking southeast at the Zaplata Cabin and fire pit area.



120. Looking southeast at the Zaplata Cabin and the impervious access drive from north of the Zaplata Cabin and south of Furnace Road.





121. Looking south at the impervious drive, gate, and camp sign south of the Stone House from Furnace Road.



122. Looking northeast at the early-to-mid successional pine hardwood forest from northeast of Camporee Field.



123. Looking southwest at the Spiker Cabin from Camporee Field.



124. Looking north at Camporee Field from southwest of the Spiker Cabin.



125. Looking southwest at the Spiker Cabin latrine and water well from southwest of the Spiker Cabin near the southern boundary.



127. Looking southwest at a water well in the early-to-mid-successional pine hardwood forest.



126. Looking northeast at the Indian Rock Campsite and sign in the center of the early-to-mid-successional pine hardwood forest.



128. Looking north at a latrine located south of Indian Rock Campsite in the early-to-mid-successional pine hardwood forest.





129. Looking north at Indian Rock and its lectern at the end of the natural surface trail leading to Indian Rock.



130. Looking north at a natural surface trail north of Camporee Field.



131. Looking southwest at the Riddle Cabin in the southeastern portion of the Protected Property.



132. Looking southwest at a latrine located on the southern end of the Riddle Campsite.



133. Looking east at the Riddle Campsite located south and east of Riddle Cabin in the southwest portion of the Protected Property.



134. Looking southeast at the mid-successional maple hemlock forest and early-to-mid-successional floodplain forest along Middle Fork Little Beaver Creek.



135. Looking north from a bridge along an abandoned trail in the southeastern portion of the Protected Property, west of Middle Fork Little Beaver Creek.



136. Looking west at an old concrete structure and spring south of the Rebecca Furnace. The spring is orange in color.





137. Looking southwest at a Camp McKinley Scout Camp sign south of Furnace Road near the Rebecca Furnace.



138. Looking northeast at a portion of the impermeable, rough access road in the mid-successional oak maple forest.



139. Looking east at a latrine with a water well located in the eastern portion of the west-central maintained area.



140. Looking west at the power line right-of-way from the eastern portion of the west-central maintained area.





## **APPENDICES**

## APPENDIX A: SOILS

(For soil locations refer to Appendix C: Soils map)

SOIL SYM.	MAP UNIT KEY	SOIL NAME	FARMLAND CLASSIFICATION	HYDRIC RATING	ACRES
CcB	298741	Canfield silt loam, 2 to 6 percent slopes	All areas are prime farmland	Not Hydric	5.1
CcC	298742	Canfield silt loam, 6 to 12 percent slopes	Not prime farmland	Not Hydric	25.5
CcD	298743	Canfield silt loam, 12 to 20 percent slopes	Not prime farmland	Not Hydric	0.4
ChB	298748	Chili silt loam, 2 to 6 percent slopes	All areas are prime farmland	Not Hydric	5.9
ChC	298749	Chili silt loam, 6 to 12 percent slopes	Not prime farmland	Not Hydric	3.2
CoD	298756	Coshocton silt loam, 15 to 25 percent slopes	Not prime farmland	Not Hydric	0.5
FbB	298759	Fairpoint very channery silt loam, 0 to 8 percent slopes	Not prime farmland	Unknown Hydric	5.7
HeD	298789	Hazleton channery loam, 15 to 25 percent slopes	Not prime farmland	Not Hydric	0.1
HIB	631468	Homewood silt loam, 2 to 6 percent slopes	All areas are prime farmland	Not Hydric	4.9
KnC	298800	Kensington silt loam, 6 to 15 percent slopes	Not prime farmland	Not Hydric	9.2
OrA	633758	Orrville silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	Partially Hydric	24.2
ToA	633815	Tioga loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	Partially Hydric	45.5
W	631475	Water	Not prime farmland	Unknown Hydric	2.1
WkE	298847	Westmoreland-Berks complex, 25 to 40 percent slopes	Not prime farmland	Not Hydric	57.2
WkF	298848	Westmoreland-Berks complex, 40 to 70 percent slopes	Not prime farmland	Not Hydric	1.8
ZeA	631476	Zepernick silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	Partially Hydric	4.0

- The acres listed in the table above were calculated using GIS and may not match the exact acreage of the Protected Property.
- Source: USDA - Natural Resource Conservation Service SSURGO Soils Database for Ohio - 2003

## APPENDIX B: NATURAL RESOURCE INVENTORIES

### Western Reserve Land Conservancy Species Inventory

Survey Date: February 12, 2020

By: Sarah Kitson – Land Steward – Southern and Western Regions, Haley Surckla – Land Steward Intern, and Isaac Hoffinan – AmeriCorps Intern for the Western Reserve Land Conservancy

Note: This inventory is based on a field survey with the intention of documenting major habitat types, other natural features, and as many species as possible found on the Protected Property. More extensive field surveys may yield a more complete inventory.

#### Plant Inventory

Type	Common Name	Scientific Name
Tree	Ash, green	<i>Fraxinus pennsylvanica</i>
Tree	Basswood, American	<i>Tilia americana</i>
Tree	Beech, American	<i>Fagus grandifolia</i>
Herbaceous	Beechdrops	<i>Epifagus virginiana</i>
Vine/briar	Blackberry spp.	<i>Rubus spp.</i>
Herbaceous	Cattail, narrow-leaved	<i>Typha angustifolia</i>
Tree	Cherry, black	<i>Prunus serotina</i>
Shrub	Dogwood spp.	<i>Cornus spp.</i>
Shrub	Dogwood, redosier	<i>Cornus sericea</i>
Tree	Elm, American	<i>Ulmus americana</i>
Herbaceous	Fern, Christmas	<i>Polystichum acrostichoides</i>
Herbaceous	Fern, sensitive	<i>Onoclea sensibilis</i>
Herbaceous	Fern, spinulose wood	<i>Dryopteris carthusiana</i>
Herbaceous	Goldenrod spp.	<i>Solidago spp.</i>
Vine/briar	Grape spp.	<i>Vitis spp.</i>
Herbaceous	Grass spp.	<i>Poaceae spp.</i>
Tree	Hawthorn spp.	<i>Crataegus spp.</i>
Tree	Hemlock, eastern	<i>Tsuga canadensis</i>
Tree	Hickory, bitternut	<i>Carya cordiformis</i>
Tree	Hickory, shagbark	<i>Carya ovata</i>
Herbaceous	Honeysuckle, bush	<i>Diervilla lonicera</i>
Tree	Hornbeam, American	<i>Carpinus caroliniana</i>
Herbaceous	Japanese barberry	<i>Berberis thunbergii</i>
Herbaceous	Knotweed, Japanese	<i>Polygonum cuspidatum</i>
Tree	Maple, red	<i>Acer rubrum</i>
Tree	Maple, sugar	<i>Acer saccharum</i>

Herbaceous	Marestail	<i>Erigeron canadensis</i>
Herbaceous	Mint spp.	<i>Mentha spp.</i>
Herbaceous	Mullein	<i>Verbascum spp.</i>
Herbaceous	Mustard, garlic	<i>Alliaria petiolata</i>
Herbaceous	Myrtle/Lesser periwinkle	<i>Vinca minor</i>
Tree	Oak, black	<i>Quercus velutina</i>
Tree	Oak, red	<i>Quercus rubra</i>
Tree	Oak, shingle	<i>Quercus imbricaria</i>
Tree	Oak, white	<i>Quercus alba</i>
Herbaceous	Partridgeberry	<i>Mitchella repens</i>
Tree	Pine, Scots	<i>Pinus sylvestris</i>
Tree	Pine, white	<i>Pinus strobus</i>
Herbaceous	Poison hemlock	<i>Conium maculatum</i>
Herbaceous	Poison ivy	<i>Toxicodendron radicans</i>
Herbaceous	Pokeweed	<i>Phytolacca americana</i>
Shrub	Privet spp.	<i>Ligustrum spp.</i>
Vine/briar	Raspberry, black	<i>Rubus occidentalis</i>
Shrub	Rose, Multiflora	<i>Rosa multiflora</i>
Vine/briar	Running strawberry bush	<i>Euonymus obovatus</i>
Tree	Sassafras	<i>Sassafras albidum</i>
Herbaceous	Skunk cabbage	<i>Symplocarpus foetidus</i>
Herbaceous	Spotted joe-pye weed	<i>Eupatorium maculatum</i>
Tree	Spruce, Norway	<i>Picea abies</i>
Tree	Sumac, staghorn	<i>Rhus hirta</i>
Tree	Sycamore	<i>Platanus occidentalis</i>
Tree	Tree-of-Heaven	<i>Ailanthus altissima</i>
Tree	Tuliptree	<i>Liriodendron tulipifera</i>
Fungus	Turkey-tail	<i>Trametes versicolor</i>
Tree	Walnut, black	<i>Juglans nigra</i>
Herbaceous	Wild garlic	<i>Allium vineale</i>
Herbaceous	Wingstem	<i>Verbesina alternifolia</i>
Tree	Hophornbeam, American	<i>Ostrya virginiana</i>



Animal Inventory

Type	Common Name	Scientific Name
Bird	Canada goose	<i>Branta canadensis</i>
Bird	Chickadee, Carolina	<i>Poecile carolinensis</i>
Mammal	Deer, white-tailed	<i>Odocoileus virginianus</i>
Bird	Hawk, red-tailed	<i>Buteo jamaicensis</i>
Bird	Kingfisher, belted	<i>Megasceryle alcyon</i>
Mammal	Raccoon	<i>Procyon lotor</i>
Mammal	Squirrel, eastern gray	<i>Sciurus carolinensis</i>

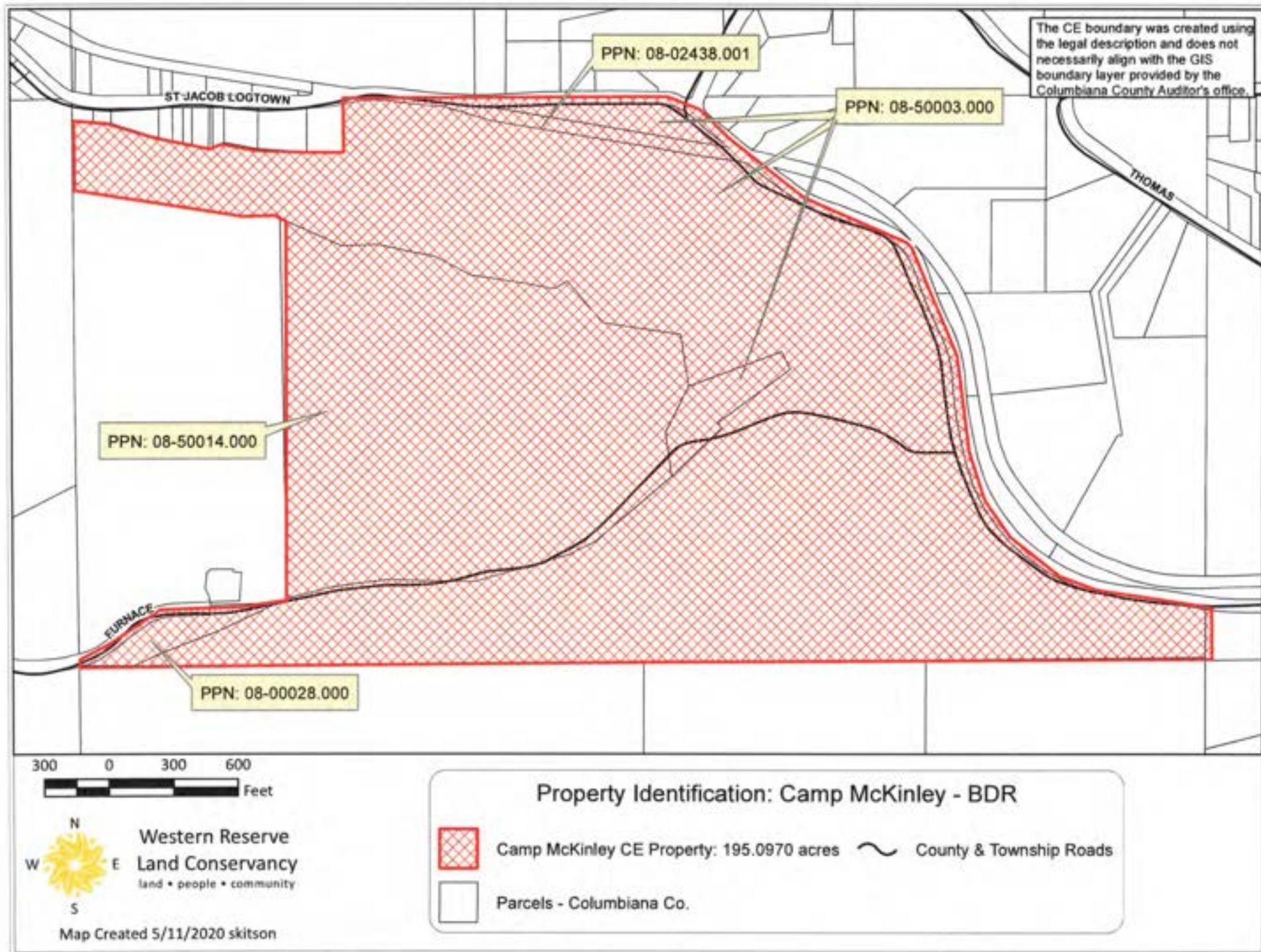
## APPENDIX C: MAPS

### MAP LIST

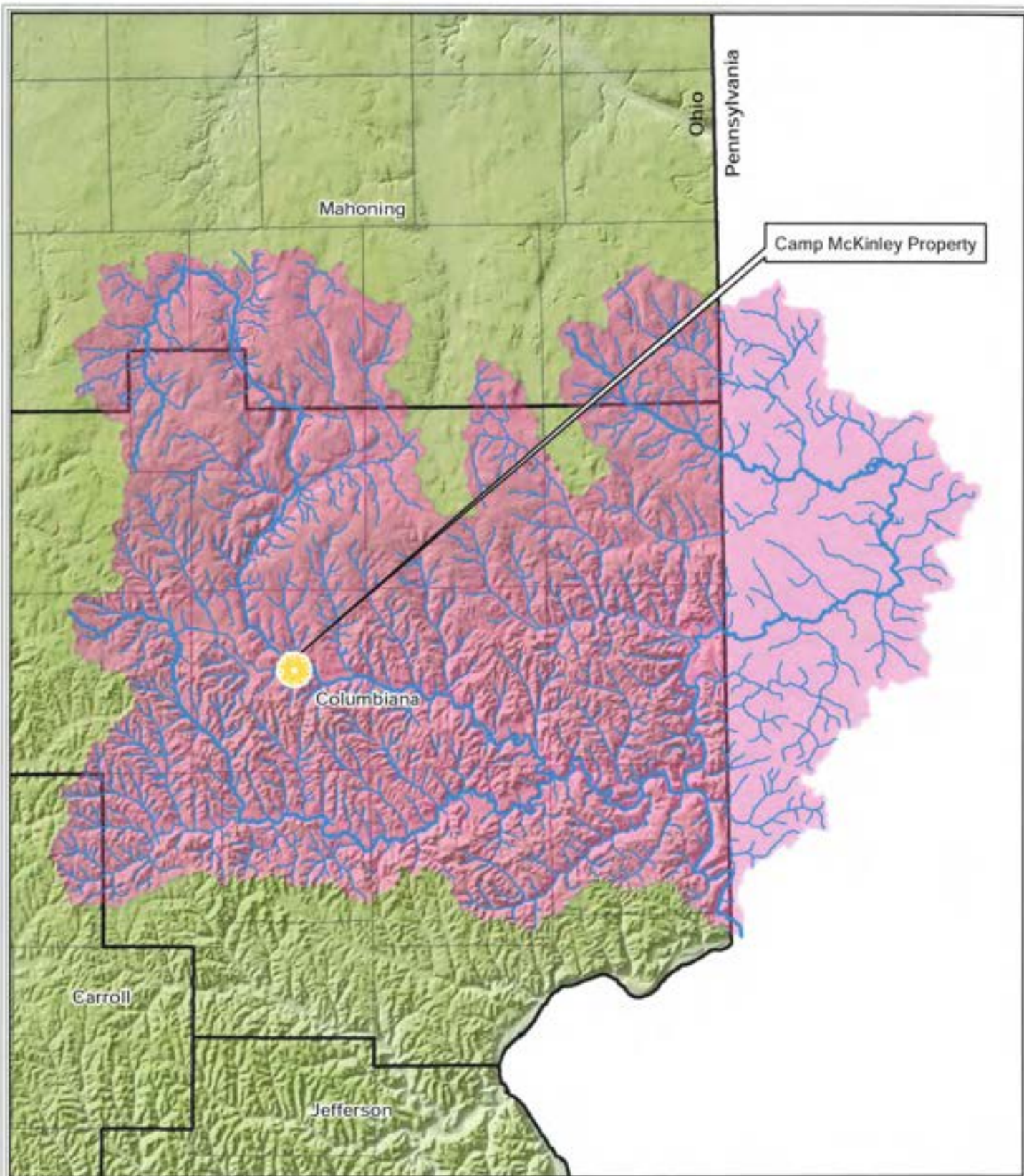
Property Identification  
Watershed Location  
Location  
Aerial View I  
Aerial View II  
Soils  
Topography  
Land Cover  
Existing Building Area  
Existing Conditions I  
Existing Conditions II  
Photo Points  
Camp McKinley Buckeye Council  
Plat Map

**Disclaimer:** The maps included in this appendix are not legal surveys and should not be construed as such. The maps assist Western Reserve Land Conservancy in its efforts to depict the boundaries of the Conservation Easement, the regional property location, neighboring property boundaries, potential encroachments, areas of reserved and/or excluded rights, habitats, and other important existing conditions and property features related to the terms of the Conservation Easement. Property boundaries, while approximate, were established using the best available information, which may include: publicly and privately available local, county, state and federal GIS data, legal surveys, tax maps, field mapping using G.P.S. and other sources.

The legal boundary of the Conservation Easement is derived from the legal description that is an exhibit to the Conservation Easement document. Western Reserve Land Conservancy attempts to make all maps match the legal description as closely as possible.







Camp McKinley Property

Columbiana

Jefferson

Carroll

Ohio  
Pennsylvania

Mahoning

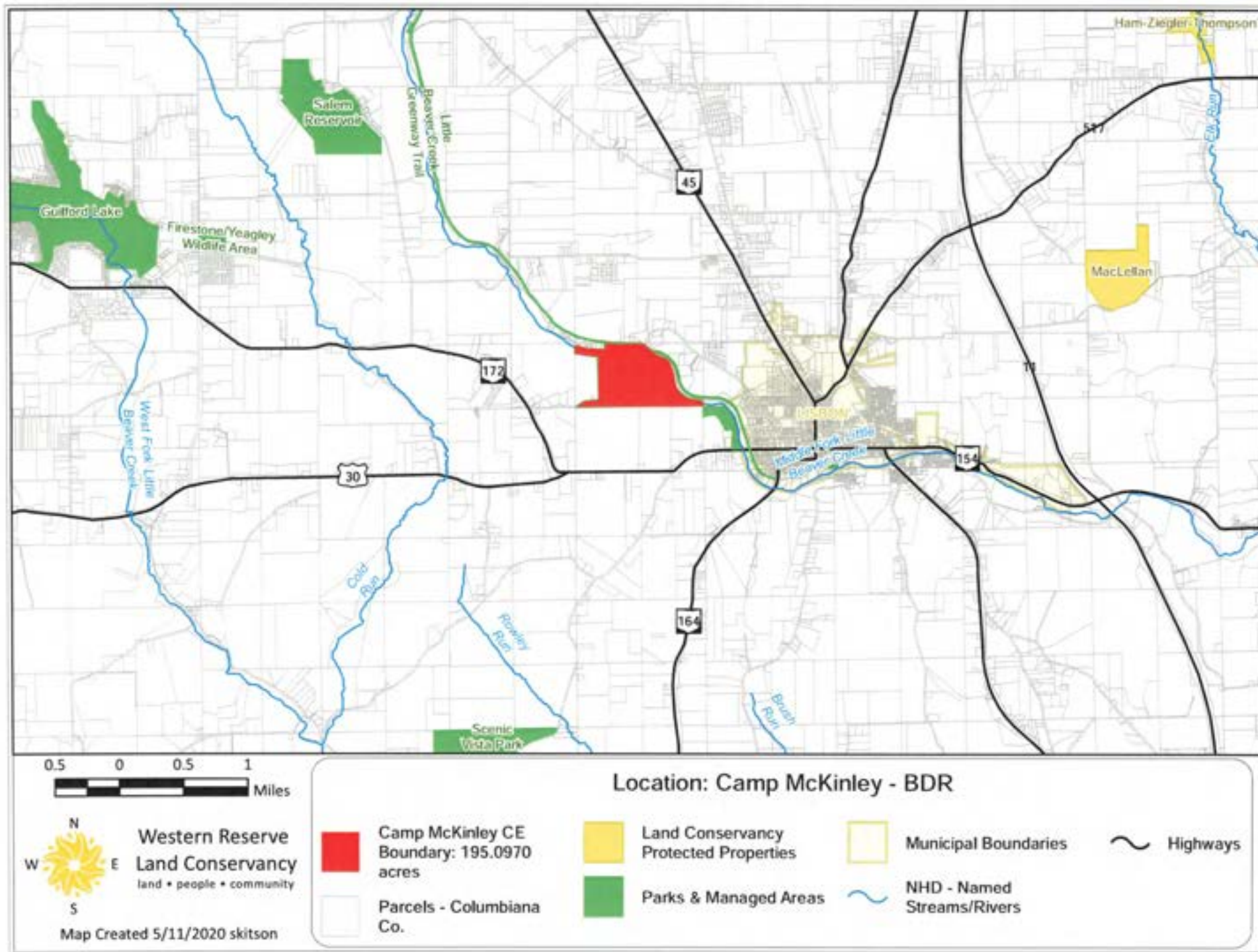


**Western Reserve  
Land Conservancy**  
land • people • community  
Map Created 4/3/2020 skitson

### Watershed Location: Camp McKinley - BDR

-  Little Beaver Creek Main Stem
-  Little Beaver Creek Tributaries
-  Little Beaver Creek Watershed Boundary
-  Counties
-  Townships









300 0 300 600  
Feet



Western Reserve  
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2012 Aerial Photo (OSIP)  
Map Created 5/11/2020 skitson

### Aerial I: Camp McKinley - BDR



Camp McKinley CE Property: 195.0970 acres



Parcels - Columbiana Co.

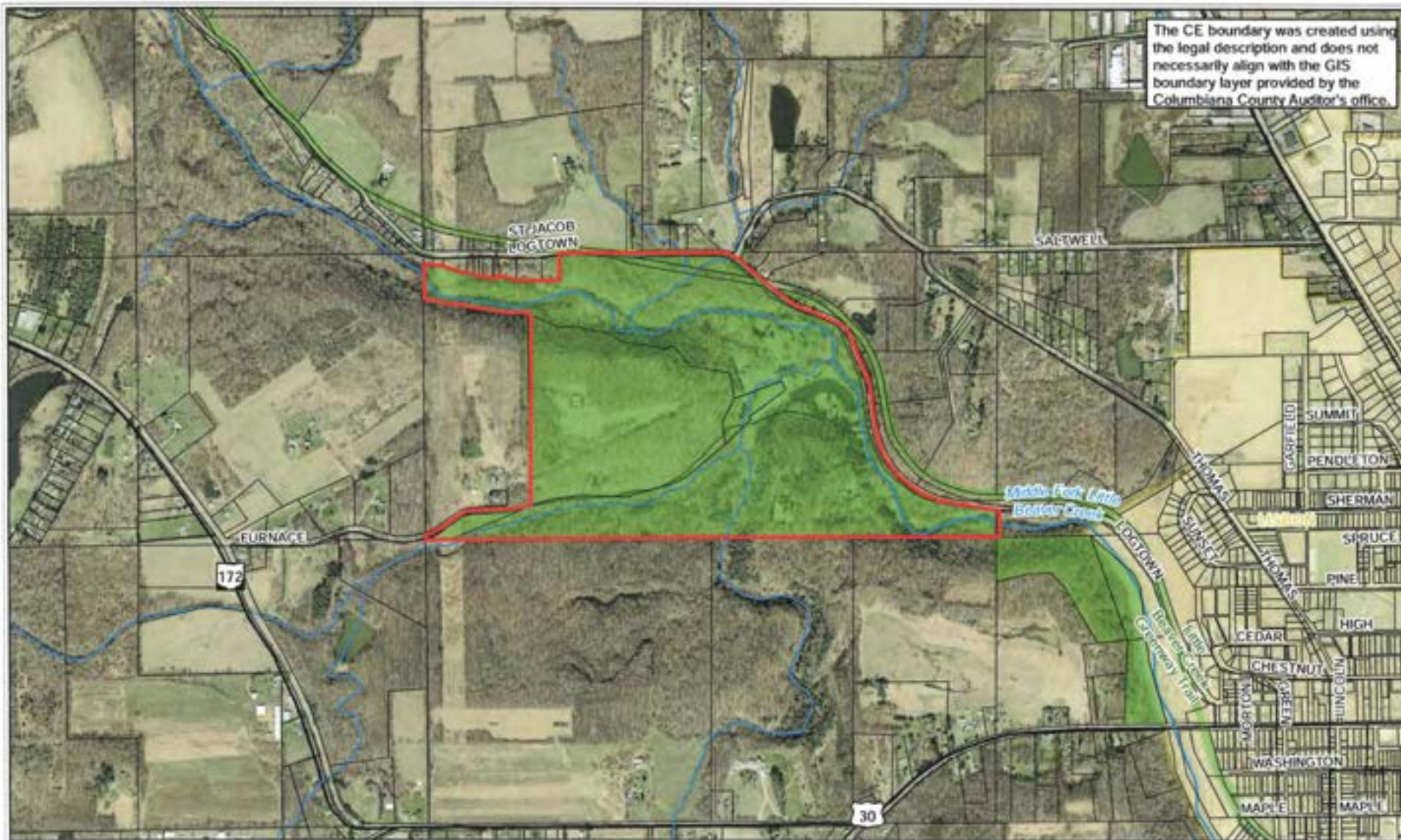


County & Township Roads



NHD - Streams/Rivers





750 0 750 1,500  
Feet



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2012 Aerial Photo (OSIP)  
Map Created 5/11/2020 skitson

### Aerial II: Camp McKinley - BDR



Camp McKinley CE Property:  
195.0970 acres



Parcels - Columbiana Co.



Parks & Managed Areas



Municipal Boundaries



County & Township Roads



NHD - Streams/Rivers





The CE boundary was created using the legal description and does not necessarily align with the GIS boundary layer provided by the Columbiana County Auditor's office.

300 0 300 600  
Feet



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2012 Aerial Photo (OSIP)  
Map Created 5/11/2020 skitson

### Soils: Camp McKinley - BDR



Camp McKinley CE Property: 195.0970 acres



SSURGO Soils - Columbiana

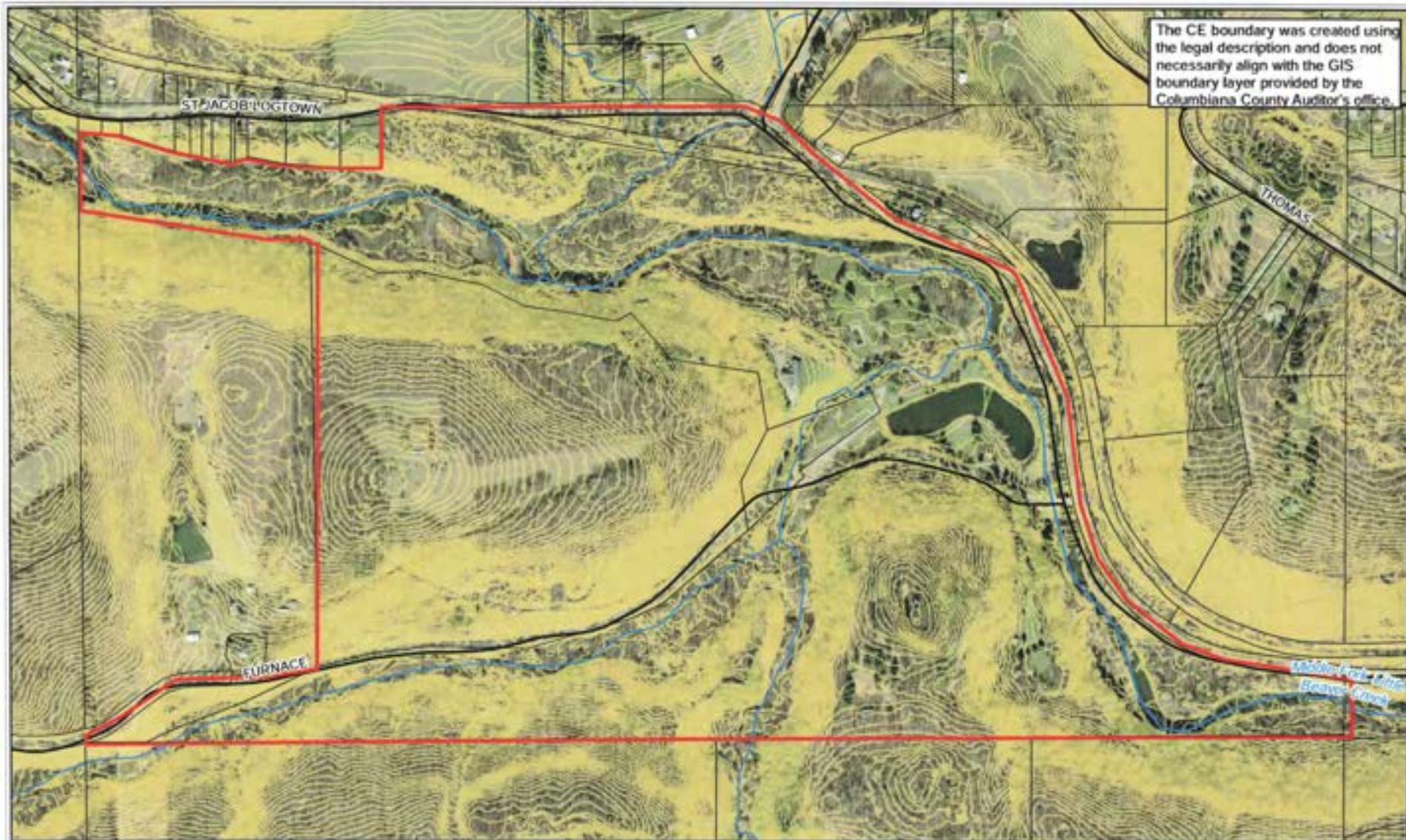


Parcels - Columbiana Co.



County & Township Roads





300 0 300 600  
Feet



**Western Reserve  
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2012 Aerial Photo (OSIP)  
Map Created 5/11/2020 skitson

### Topography: Camp McKinley - BDR



Camp McKinley CE  
Property: 195.0970 acres



Parcels - Columbiana Co.



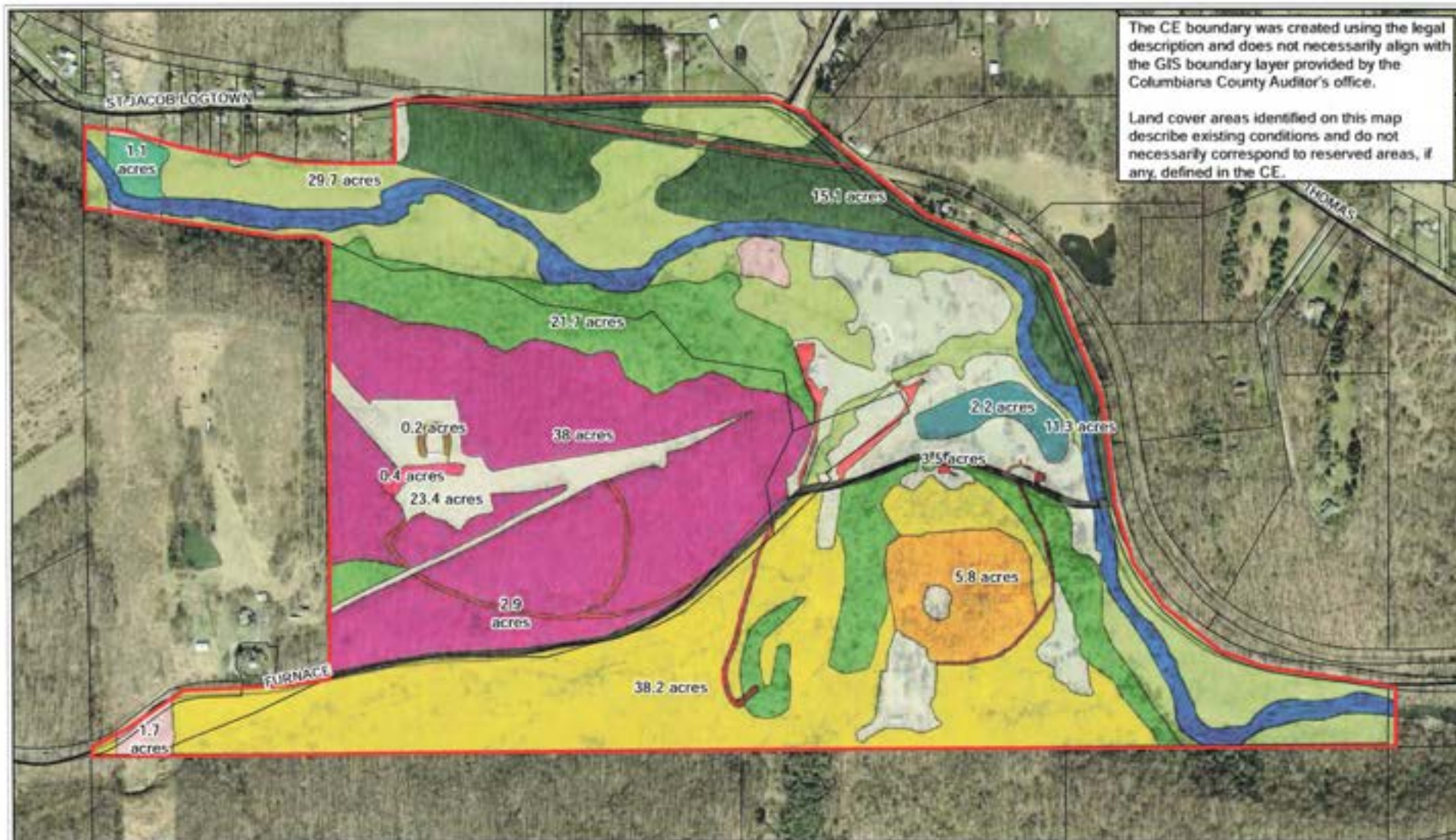
County & Township Roads



NHD - Streams/Rivers

2 ft. Contours -  
Columbiana Co. (from  
OSIP DEM)





The CE boundary was created using the legal description and does not necessarily align with the GIS boundary layer provided by the Columbiana County Auditor's office.

Land cover areas identified on this map describe existing conditions and do not necessarily correspond to reserved areas, if any, defined in the CE.

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Feet

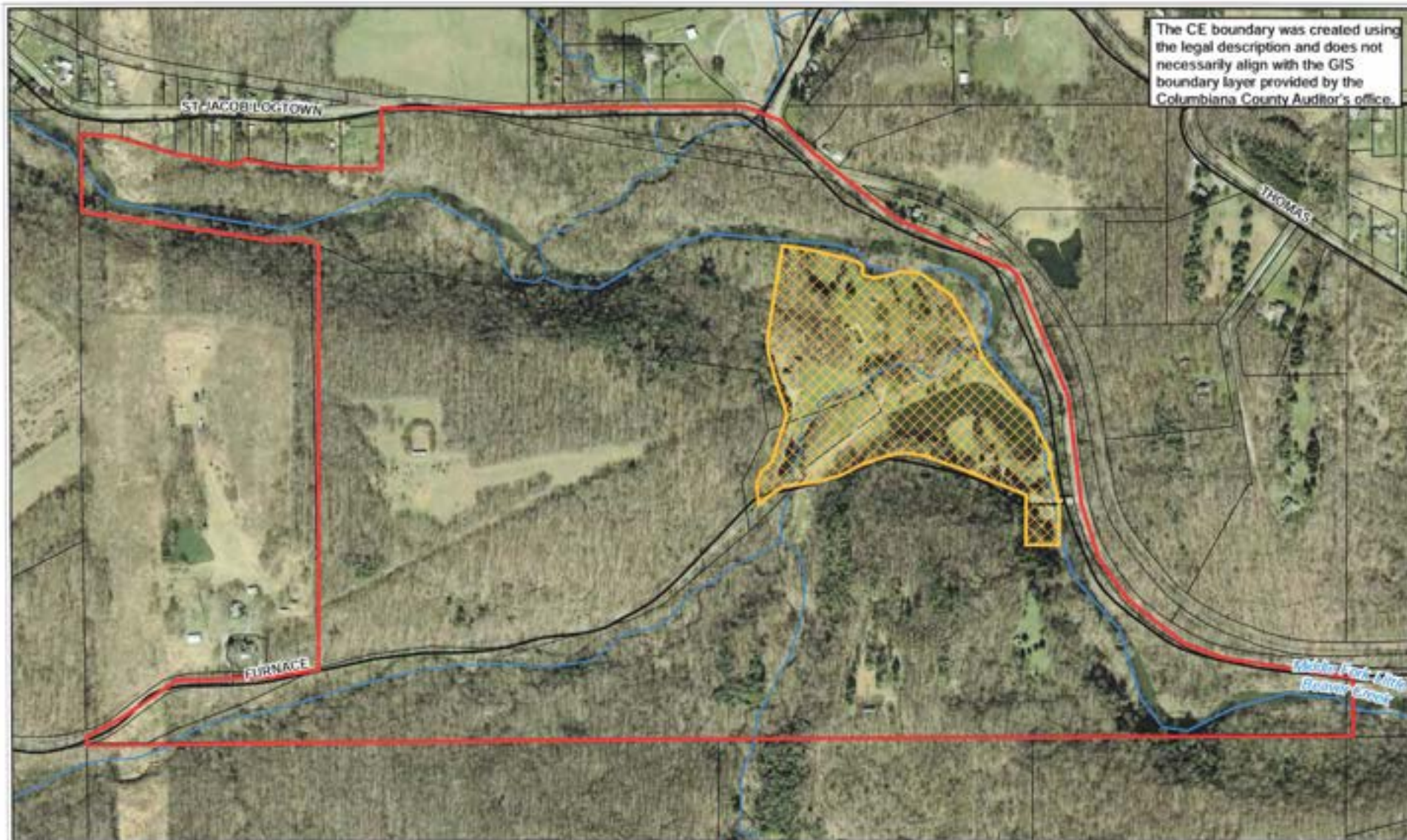


2012 Aerial Photo (OSIP)  
Map Created 7/22/2020 skitson

### Land Cover: Camp McKinley - BDR

Camp McKinley CE Property: 195.0970 acres	Mid-Successional Oak Maple Forest: ~ 38 acres	Mid-Successional Hemlock Maple Forest: ~21.7 acres	Marsh Wetland: ~1.1 acres	Maintained Area: ~23.4 acres
Parcels - Columbiana Co.	Mid-Successional Maple Cherry Forest: ~38.2 acres	Early-to-Mid-Successio... Floodplain Forest: ~29.7 acres	Middle Fork Little Beaver Creek: ~11.3 acres	Road: ~3.5 acres
County & Township Roads	Early-to-Mid-Successio... Mixed Maple Forest: ~15.1 acres	Early Successional Pine Hardwood Forest: ~5.8 acres	Lake: ~2.2 acres	Impermeable Driveway: ~2.9 acres
Scrub Shrub: ~0.2 acres	Early Successional White Oak Grove: ~0.4 acres		Old Field: ~1.7 acres	





The CE boundary was created using the legal description and does not necessarily align with the GIS boundary layer provided by the Columbiana County Auditor's office.

300 0 300 600  
Feet



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2012 Aerial Photo (OSIP)  
Map Created 5/11/2020 skitson

### Existing Building Area: Camp McKinley - BDR



Camp McKinley CE  
Property: 195.0970 acres



Parcels - Columbiana Co.



County & Township Roads

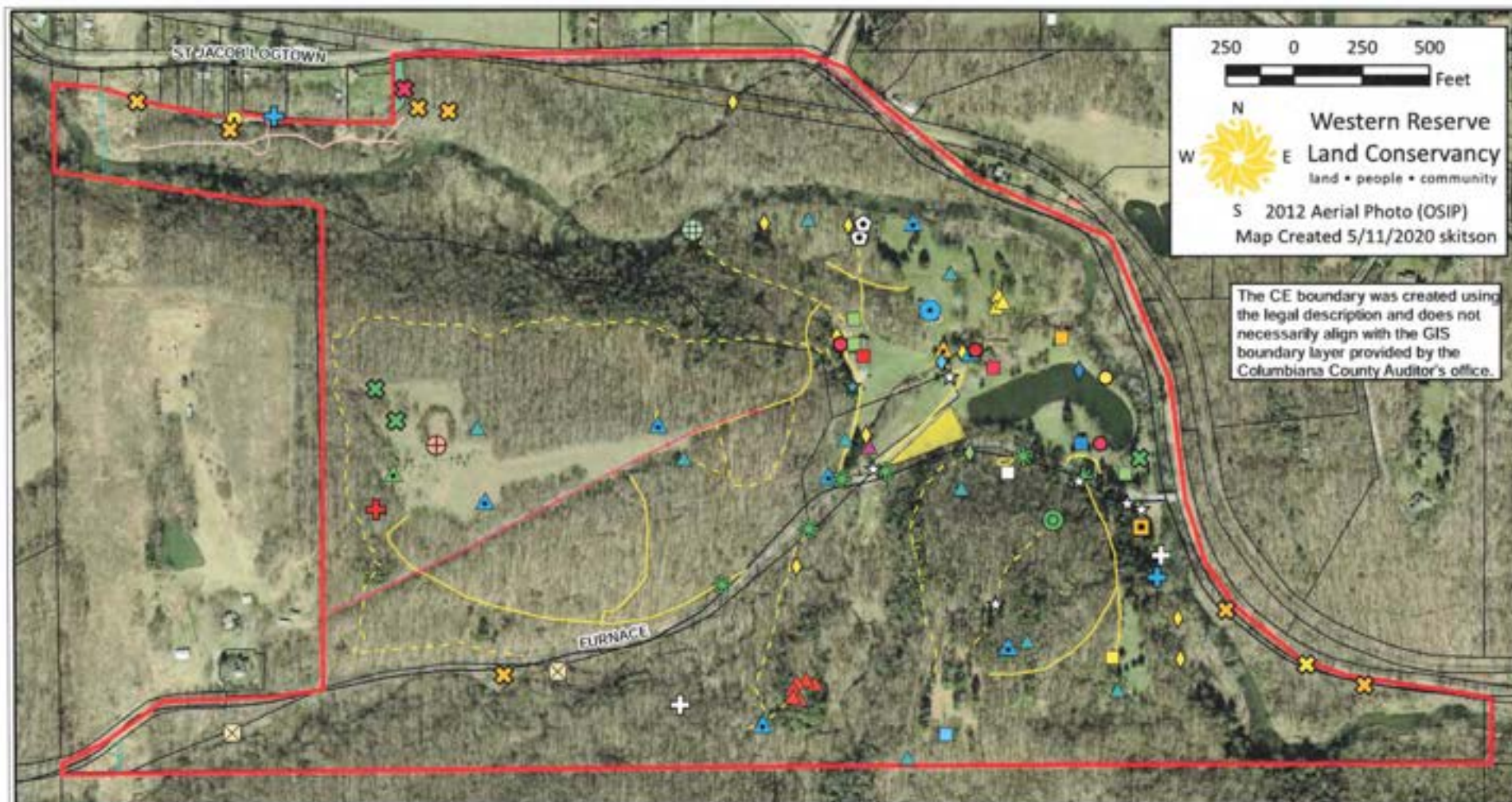


NHD - Streams/Rivers



Existing Building Area:  
~19 acres





### Existing Conditions I: Camp McKinley - BDR



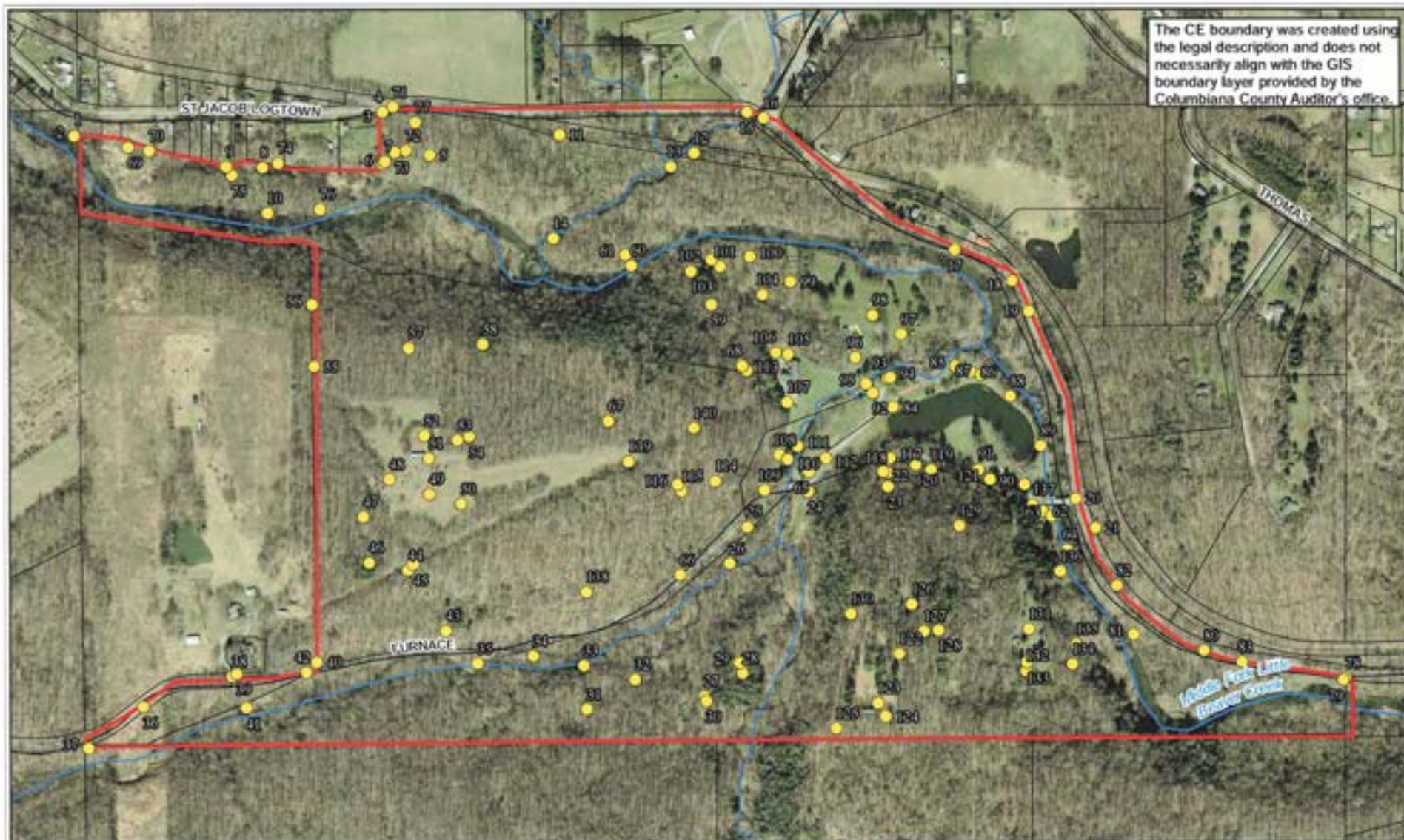




### Existing Conditions II: Camp McKinley - BDR

Camp McKinley CE Property: 195.0970 acres	Impervious Parking Area	Trading Post	Little Library	Pool and Pool House	Bridge	Propane Tank	Power Line
Parcels - Columbiana Co.	Central Lodge	Zapata Cabin	Water Well	Rebecca Furnace	Dock	Pipes	Impervious Access Drive
County & Township Roads	Chapel	Latrine	Commemorative Plaque	Wastewater Treatment Facility	Ford Stream Crossing	Sandstone Pile	Natural Surface Trail
Existing Building Area: ~19 acres	Shed	O.A. Adirondack	Council Ring	Gate	Stairs	Yard Waste	
	Stone House	Pavilion	Indian Rock	Sign	Fuel Tanks		





The CE boundary was created using the legal description and does not necessarily align with the GIS boundary layer provided by the Columbiana County Auditor's office.

300 0 300 600  
Feet



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2012 Aerial Photo (OSIP)  
Map Created 5/13/2020 skitson

### Photo Points: Camp McKinley - BDR



Camp McKinley CE  
Property: 195.0970 acres



Parcels - Columbiana Co.



BDR Photo Points:  
02/11/2020

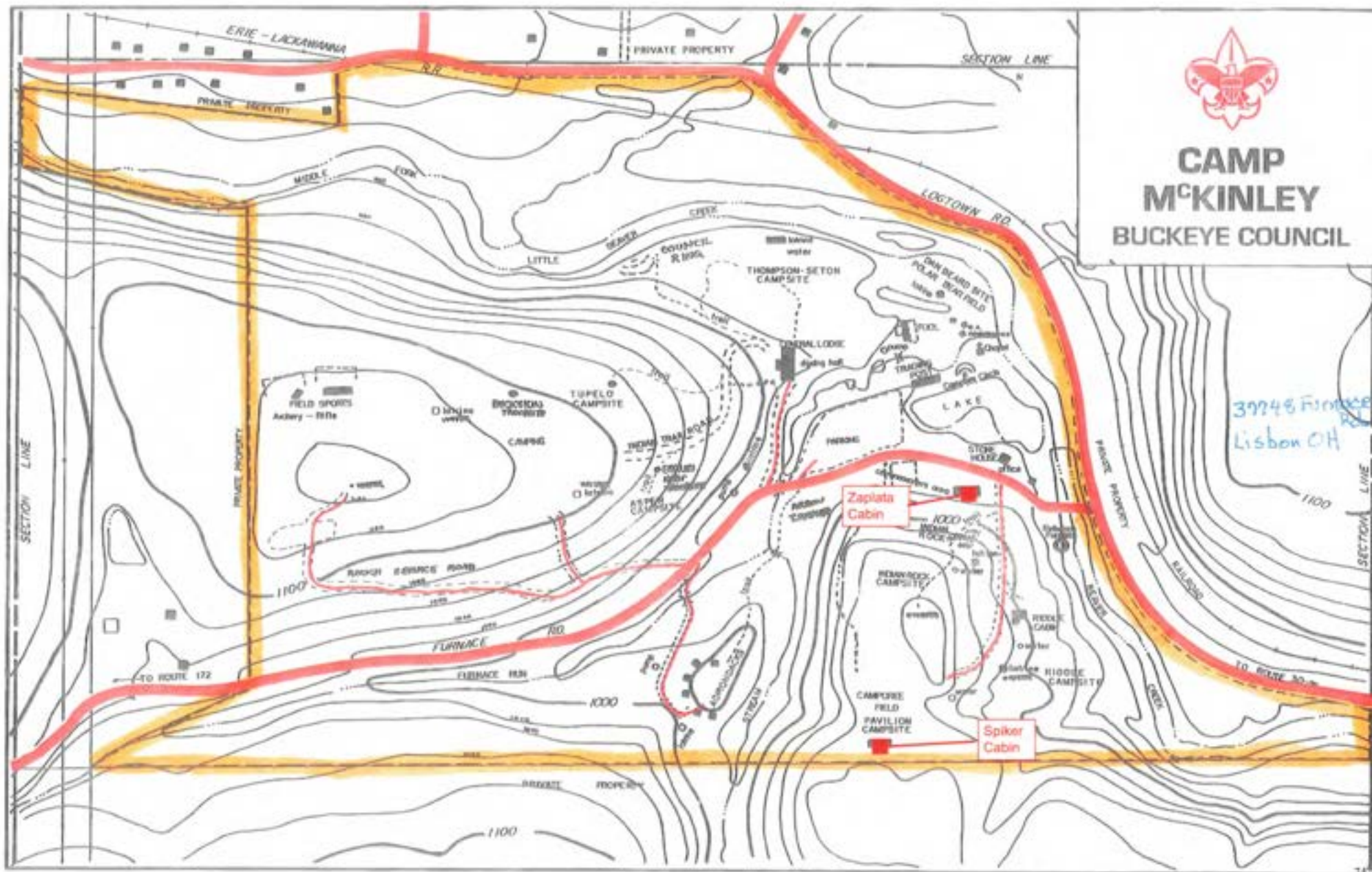


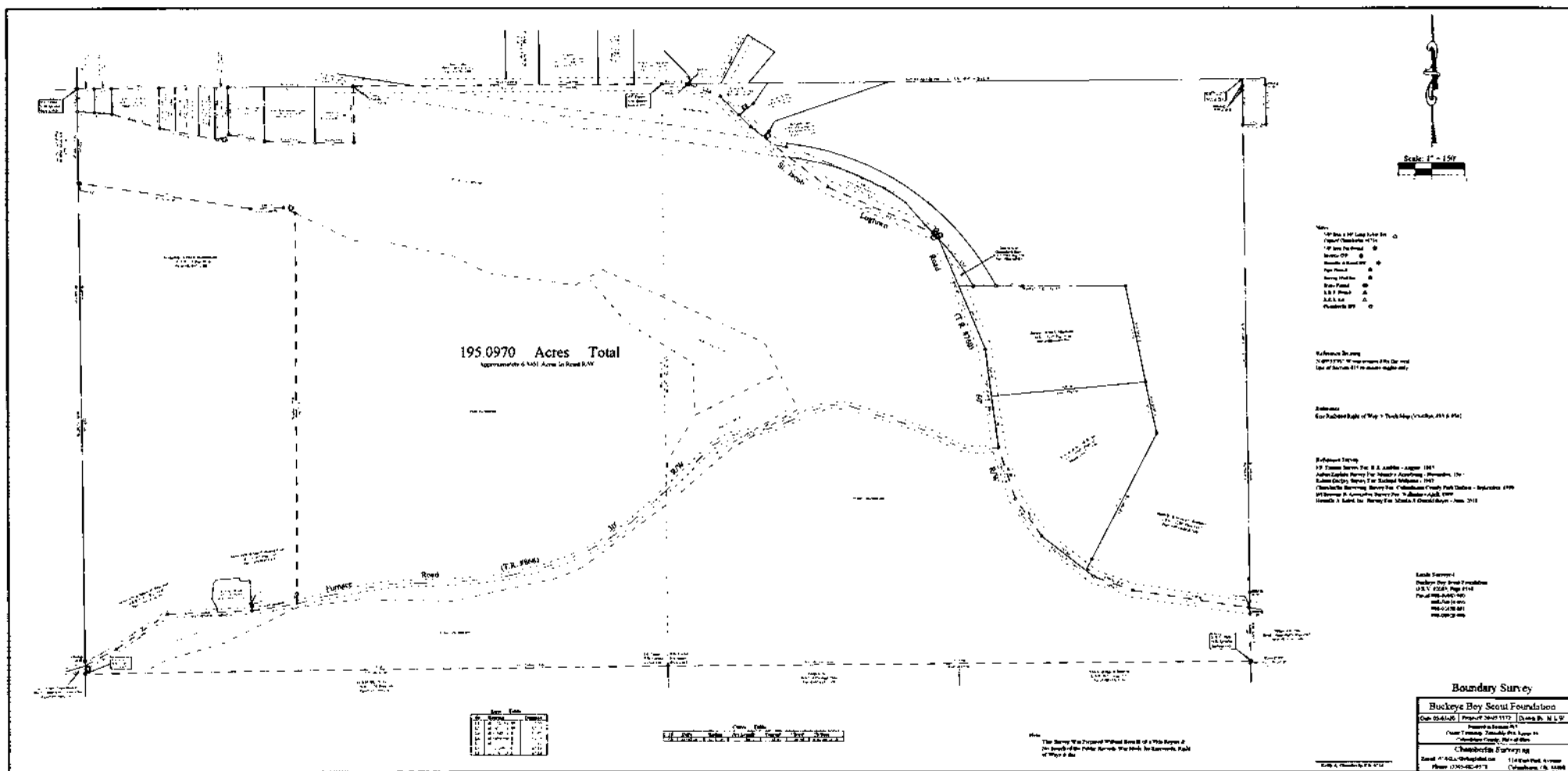
County & Township Roads



NHD - Streams/Rivers







## **EXHIBIT C**

### **Permitted Exceptions**

1. Conditions in Quit Claim Deed from Lodge Riddle, President of the Columbiana County Council, Boy Scouts of America, Grantor to The First National Bank, East Liverpool, Ohio, Grantee, recorded February 9, 1937 in Vol. 588, Page 36 in the Columbiana County, Ohio records.
2. Right of Way in Administrators Deed from W. L. Armstrong, Admr. of the Estate of Perry M. Armstrong, deceased, Grantor to The First National Bank E.L.O. as Trustee for Boy Scouts of America, Columbiana County Council recorded May 28, 1937 in Vol. 590, Page 226 in the Columbiana County, Ohio records.
3. Reservation in Warranty Deed from Mary J. Homer, a widow, Grantor to The First National Bank of East Liverpool, Ohio as Trustee for the Columbiana County Council, Inc., Boy Scouts of America, recorded September 26, 1949 in Vol. 778, Page 453 in the Columbiana County, Ohio records.
4. Easement by and between Maurice W. Armstrong and Marjorie R. Armstrong and Ohio Edison Company, recorded October 18, 1966 in Vol. 1213, Page 175 in the Columbiana County, Ohio records.
5. Oil and Gas Lease by and between Maurice W. Armstrong and Marjorie R. Armstrong, his wife, and Management Control Corp., 234 West 6<sup>th</sup> Street, East Liverpool, Ohio 43920, recorded August 9, 1968 in Vol. 97, Page 467 in the Columbiana County, Ohio records.
6. Easement by and between Council of Boy Scouts of America and Ohio Edison Company recorded November 18, 1971 in Vol. 1322, Page 341 in the Columbiana County, Ohio records.
7. Easement by and between Boy Scouts of America, Columbiana Council and Ohio Edison Company recorded July 30, 1975 in Vol. 1403, Page 525 in the Columbiana County, Ohio records.
8. Easement for Highway Purposes by and between the Columbiana County Council of the Boy Scouts of America and the Commissioners of Columbiana County, recorded December 1, 1976 in Vol. 1431, Page 182 in the Columbiana County, Ohio records.
9. Oil and Gas Lease by and between Columbiana Council, Inc., Boy Scouts of America and The East Ohio Gas Company, recorded July 17, 1978 in Vol. 113, Page 31 in the Columbiana County, Ohio records.
10. Oil and Gas Lease by and between Columbiana Council Boy Scouts of America, Inc. and Beck Energy Corporation, recorded June 12, 1987 in Vol. 142, Page 580 in the Columbiana County, Ohio records.
11. Easement by and between Columbiana County Council, Inc., Boy Scouts of America and Ohio Edison Company, recorded January 3, 1989 in Vol. 198, Page 623 in the Columbiana County, Ohio records.
12. Exception/Reservation in Warranty Deed from Bank One Ohio Trust Co., NA, Successor Trustee by Merger with First National Bank, East Liverpool, Ohio, Trustee, Grantor to Buckeye Council



Boy Scouts of America, Inc., recorded August 29, 1991 in Vol. 290, Page 216 in the Columbiana County, Ohio records.

13. Exception/Reservation in Warranty Deed from Columbiana County Council, Inc. Boy Scouts of America aka Columbiana County Council, Boy Scouts of America, Grantor to Buckeye Council Boy Scouts of America, Inc. recorded August 29, 1991 in Volume 290, Page 219 in the Columbiana County, Ohio records.
14. Grant of Easement of Right of Way by and between Buckeye Council Boy Scouts of America, Inc. and Columbiana County Park District, recorded June 27, 1997 in Vol. 597, Page 577 in the Columbiana County, Ohio records.
15. Easement for Highway Purposes by and between Buckeye Council, Boy Scouts of America, Inc. and Columbiana County Board of Commissioners recorded July 28, 2005 in Book 1392, Page 515 in the Columbiana County, Ohio records.
16. Easement for Highway Purposes by and between Buckeye Council, Boy Scouts of America, Inc. and Columbiana County Board of Commissioners recorded July 28, 2005 in Book 1392, Page 518 in the Columbiana County, Ohio records.
17. Oil and Gas Lease by and between Buckeye Council, Boy Scouts of America, Inc. and Patriot Energy Partners, LLC, recorded September 15, 2008 in Book 1648, Page 303 in the Columbiana County, Ohio records.
18. Affidavit of Non-Development recorded March 9, 2012 in Book 1864, Page 325 in the Columbiana County, Ohio records.
19. Memorandum of Right-of-Way Agreement by and between Buckeye Council Boy Scouts of America, Inc. and Arrowhead Pipeline, L.P. recorded April 21, 2014 in Book 2029, Page 580 in the Columbiana County, Ohio records.  
  
Assignment from Arrowhead Pipeline, LP to Pennant NGL, LLC, recorded February 5, 2015 in Book 2078, Page 462 in the Columbiana County, Ohio records.
20. Memorandum of Right-of-Way Agreement by and between Buckeye Council Boy Scouts of America Inc., and Arrowhead Pipeline, L.P. recorded April 21, 2014 in Book 2029, Page 584 in the Columbiana County, Ohio records.
21. General Warranty Deed (Minerals) Buckeye Council, Boy Scouts of America, Inc., an Ohio not for profit corporation, the Grantor, to Buckeye Boy Scout Foundation, an Ohio not for profit corporation, recorded March 11, 2015 in Book 2083, Page 146 in the Columbiana County, Ohio records.