Triangle Land Conservancy
Conservation Easement Monitoring Report

Easement Name: Carolina North - Bolin Creek East, Bolin Creek West, Crow Branch Conservation Areas
Easement County: Orange County
Date of Inspection: 3/4/2022
Easement Address:

Landowner(s)

Was landowner contacted prior to monitoring inspection?

☐ YES ☐ NO

Contacted by:
Hannah Royal

Date of landowner contact:
Emailed with UNC land manager, Greg, about the visit a few weeks before.

Method of Inspection:
Boundary walk with intermittent trail walking when possible

Describe the weather conditions
70s and sunny

1. Describe any conversation with the landowner(s)
None other discussing the monitoring visit and access points

2. Describe the current land use(s) of the property
Recreation by the public - nature preserve with extensive trail system

Is there a FOREST MANAGEMENT PLAN on file for this property?
☐ Yes ☑ No
Not required - for properties that plan to undergo timber harvests

Is there a CONSERVATION PLAN on file for this property?
☐ Yes ☑ No
Not required - for agricultural properties only
3. Was there any evidence of non-allowed uses or possible violations of the easement?

The Restrictive Covenants list eight restricted or prohibited uses and activities. Are there any violations of the following restricted or prohibited uses and activities?

A.Construction. Construction or placement of buildings, roads, billboards or other advertising, utilities or other structures on or above the ground is prohibited in the Conservation Areas. Construction or placement of signs is prohibited in the Conservation Areas except for directional and boundary signs, interpretive signs describing the conservation values of the Conservation Areas, and signs and kiosks prescribing rules and regulations for the use of the Conservation Areas.

No new construction was observed.

B.Dumping and Landfill Activities. Dumping or placing soil or other substances or materials as landfill, or dumping or placing trash, waste or unsightly or offensive materials is prohibited in the Conservation Areas.

No dumping or landfill activities were observed.

C.Vegetation Destruction. Removal or destruction of healthy native trees, shrubs or other vegetation is prohibited in the Conservation Areas, unless done as a component of an established forest management plan.

No vegetation destruction was observed.

D.Excavation or Dredging. Excavation, dredging or removal of loam, peat, gravel, soil, rock or other mineral substance in such manner as to affect the surface is prohibited in the Conservation Areas.

No excavation or dredging was observed.

E.Detrimental Surface Use. Surface use except for forest or outdoor recreational purposes or purposes permitting the land or water area to remain predominantly in its natural condition is prohibited in the Conservation Areas.

No detrimental surface use was observed.

F.Activities Detrimental to Drainage; Flood Control, etc. Activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation are prohibited in the Conservation Areas.

No activities detrimental to drainage, flood control or other listed items were observed.

G.Other Detrimental Acts. Other acts or uses detrimental to the retention of land or water areas are prohibited in the Conservation Areas.

Based on our observation, the University has been a good steward of the Carolina North property; no detrimental acts were observed during the visit.

H.Construction of New Trails and Greenways. Construction of new trails (except for potential greenways and paths that are located and approved pursuant to the terms of the Development Agreement) is prohibited in the Conservation Areas.

No new trails or greenways were observed.


4. List all man-made alterations observed

- New Structure/Construction
- Timber Harvest/Vegetative Cutting
- Subdivision
- Motorized Vehicle Damage
- Encroachment from Adjacent Property
- Dumping or Storing
- Excavation (Dredging, Filling, Grading, Mining)
- Industrial, Residential or Commercial Use
- Trespass/Vandalism
- Activity on Abutting Land
- New Trails or Roads
- Alteration to Drainage Patterns/Water Quality
- Land Clearing
- Agricultural Use
- Other Activities/Changes (Describe) ✔ No Changes

Describe the activity or alteration, noting the extent, location, purpose and individual responsible, if known.

NA. The neighborhoods that back up to the preserve appear to be dumping small amounts of yard waste on the property. I saw one area with many xmas tree dumpings near the corner at photopoint 4.

5. List natural alterations observed.

- Storm damage
- Insect Infestation(s)
- Animal Activity
- Flooding
- Ice Damage
- Earth Movement
- Fire
- Invasive Exotic Vegetation
- Other Changes (describe) ✔ No Change

Describe the location and nature of the changes.

NA
6. Describe any signs of wildlife observed.
Heard upland chorus frogs, saw a white tail deer

7. List any other observations or comments, management needs, information requests, etc.
None

8. Describe any boundaries or corners that are not clear on the survey map or on the land itself.
None - the property is very well marked and easy to navigate

To the best of your knowledge and observation, is the land owner complying with the conservation easement?
Yes, the Carolina North properties are adhering to the restrictive covenants and the conservation values of the property are in tact.

People present at inspection:

<table>
<thead>
<tr>
<th>Name</th>
<th>Hours</th>
</tr>
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<tbody>
<tr>
<td>Hannah Royal</td>
<td>5</td>
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</table>

Inspection Map
Photos

Photopoint 01

Facing SSW. Taken 3/2/2022 by Hannah Royal.

Facing W. Taken 3/2/2022 by Hannah Royal.

Photopoint 02

Facing WSW. Taken 3/2/2022 by Hannah Royal.

Facing ENE. Taken 3/2/2022 by Hannah Royal.
Photopoint 03

Facing WNW. Taken 3/2/2022 by Hannah Royal.

Facing ESE. Taken 3/2/2022 by Hannah Royal.

Photopoint 04

Facing E. Taken 3/2/2022 by Hannah Royal.

Facing S. Taken 3/2/2022 by Hannah Royal.
Photopoint 05

Facing SSE. Taken 3/2/2022 by Hannah Royal.

Facing W. Taken 3/2/2022 by Hannah Royal.

Photopoint 06

Facing WNW. Taken 3/2/2022 by Hannah Royal.

Facing ESE. Taken 3/2/2022 by Hannah Royal.
Photopoint 07

Facing E. Taken 3/2/2022 by Hannah Royal.

Facing W. Taken 3/2/2022 by Hannah Royal.

Photopoint 08

Facing E. Taken 3/2/2022 by Hannah Royal.
Photopoint 09

Facing WNW. Taken 3/2/2022 by Hannah Royal.

Photopoint 10

Facing NW. Taken 3/2/2022 by Hannah Royal.  
Facing NE. Taken 3/2/2022 by Hannah Royal.
Photopoint 11

Facing NE. Taken 3/2/2022 by Hannah Royal.

Facing S. Taken 3/2/2022 by Hannah Royal.

Photopoint 12

Facing ESE. Taken 3/2/2022 by Hannah Royal.

Facing SSW. Taken 3/2/2022 by Hannah Royal.
Photopoint 13

Facing E. Taken 3/2/2022 by Hannah Royal.

Facing W. Taken 3/2/2022 by Hannah Royal.

Photopoint 14

Facing NNE. Taken 3/2/2022 by Hannah Royal.

Facing ESE. Taken 3/2/2022 by Hannah Royal.
Photopoint 15

Facing NNW. Taken 3/4/2022 by Hannah Royal.

Photopoint 16

Facing SE. Taken 3/4/2022 by Hannah Royal.
Photopoint 17

Facing NE. Taken 3/4/2022 by Hannah Royal.

Facing WNW. Taken 3/4/2022 by Hannah Royal.

Photopoint 18

Facing NNE. Taken 3/4/2022 by Hannah Royal.

Facing SSE. Taken 3/4/2022 by Hannah Royal.
Photopoint 19

Facing SSW. Taken 3/4/2022 by Hannah Royal.

Facing NW. Taken 3/4/2022 by Hannah Royal.

Photopoint 20

Facing SSE. Taken 3/4/2022 by Hannah Royal.
Photopoint 21

Facing W. Taken 3/4/2022 by Hannah Royal.

Photopoint 22

Facing ESE. Taken 3/4/2022 by Hannah Royal.

Facing N. Taken 3/4/2022 by Hannah Royal.
Photopoint 27

Facing SW. Taken 3/4/2022 by Hannah Royal.

Facing ESE. Taken 3/4/2022 by Hannah Royal.

Photopoint 28

Facing ENE. Taken 3/4/2022 by Hannah Royal.

Facing N. Taken 3/4/2022 by Hannah Royal.
Facing NNW. Taken 3/4/2022 by Hannah Royal.

Facing ENE. Taken 3/4/2022 by Hannah Royal.

Facing S. Taken 3/4/2022 by Hannah Royal.

Facing E. Taken 3/4/2022 by Hannah Royal.
Facing W. Taken 3/4/2022 by Hannah Royal.

Facing SSE. Taken 3/4/2022 by Hannah Royal.

Signed:

Hannah Royal

By: Hannah Royal
Date: June 30th, 2022 at 9:26:39 AM GMT-4