

# OHIO STREAM PRESERVATION

CONSERVATION EASEMENT BASELINE DOCUMENTATION

## EXHIBIT D

Baseline Documentation Report for

HENKEL CONSUMER ADHESIVES, INC.

13.7 ACRE PRESERVATION AREA

City of Avon, Ohio



Date: May 14, 2009

## **PROPERTY LOCATION**

Permanent Parcel #:04-00-028-101-086  
Address: 32150 Just Imagine Drive & Krebs Road  
County: Lorain  
Acres Preserved: 13.7 acres

## **CHECKLIST OF DOCUMENTS INCLUDED WITH THIS REPORT**

- Conservation Easement
- Maps -- general
  - Location
  - Aerial View
  - Topography and Water
  - Soils
  - NWI
  - USGS (Attached Figure 1)
- Photographs (see Attached Photo Location Map – Figure 2)
- Species List
- Form 8283
- Appraisal
- Title Documents
- Lot Split Plat

## **CONSERVATION EASEMENT DETAILS**

### **Purpose:**

Preserving, protecting, and maintaining as a scenic natural habitat for plants, animals, wildlife, and together with the right of visual access to and view of the Protected Property in its scenic, natural, and open condition.

### **Specific Restrictions:**

(For a complete list of specific restrictions, refer to the Conservation Easement)

### **Specific Reserved Rights:**

(For a complete list of specific reserved rights, refer to the Conservation Easement)

## **BASELINE INVENTORY**

### **List and describe existing residential or other structures:**

No existing residential structures are located within the 13.7 acre preservation area (Conservation Easement), however, miscellaneous farm equipment, a chicken coop, gas well, and a grain silo were observed.

**Describe land cover (approximate percent forest, field, yard, etc.):**

The Conservation Easement is approximately 20% forest (riparian), 20% scrub/shrub, 50% old field and 10% constructed wetland.

**Condition of watercourses or water bodies:**

Porter Creek traverses through the Conservation Easement and is protected by a wooded riparian buffer. Porter Creek is channelized contains sections of woody debris that are causing blockages within the channel. A 1.3 acre constructed wetland is also present within the Conservation Easement. The wetland was constructed in the fall of 2007 and is heavily vegetated with hydrophytic (water tolerant) plant species such as cattails, sedges, and rushes.

**Power lines present? If so describe location and condition of Right-of-way:**

No power lines are located within the Conservation Easement. A utility line is located to the north of the Conservation Easement, adjacent to Krebs Road.

**Describe existing trails or access roads and note condition:**

A dirt access road (fair condition) is utilized to access the constructed wetland area within the Conservation Easement for the purpose of monitoring and maintaining the mitigation area.

**Existing dumps/disturbances?**

Miscellaneous debris was observed in portions of the Conservation Easement – the debris included tires, asphalt from construction, broken glass and farm equipment as noted above. Two spoils piles were observed along the south edge of the Conservation Easement – one pile contains broken asphalt and the other is soil. We recommend adjusting the Conservation Easement approximately 20 feet to the north to remove the piles from the protected area and allow access so that the materials can be moved without entering the Conservation Easement.

**Industrial or Commercial Activity?**

No industrial or commercial activities are taking place within the Conservation Easement. Henkel's existing facility is located to the south of the Conservation Easement (see attached map). As noted above, an old gas well is located within the Conservation Easement and is situated between the west end of the constructed wetland and Porter Creek – Conservation Easement provisions allow for capping the gas well.

**Encroachments from adjacent property?**

No encroachments observed.

**Note presence or absence of tree stumps, other signs of recent cutting:**

There were no signs of recent cutting within the Conservation Easement.

**PHOTO POINTS\*:**



Photo 1: Northwest corner of Conservation Easement (CE), view of typical scrub/shrub section.



Photo 2: View of farm equipment in west end of CE.



Photo 3: View of typical vegetation in east end of CE.



Photo 4: View looking northwest at constructed wetland and utility line easement along north edge of CE.

**\* ADDITIONAL SITE PHOTOGRAPHS ON FILE WITH OSP**

## **NARRATIVE DESCRIPTION OF CONSERVATION VALUE OF THE PROTECTED PROPERTY**

On May 14, 2009, Chagrin Valley Engineering personnel, under contract with Ohio Stream Preservation, Inc., visited the Conservation Easement for the purpose of establishing a documentation of said easement. The site review included general vegetative cover, types of disturbances, existing structures, and any other significant features of the property that could enhance or degrade the ecological value of the Conservation Easement.

### ***Site Location***

The Conservation Easement is located in the city of Avon, Lorain County between Just Imagine Dive and Krebs Road. Railroad tracks and a power line easement border the north edge of the Conservation Easement and the existing Henkel Consumer Adhesives, Inc. facility is located to the south of the Conservation Easement.

### ***Site Background***

The SCS Map taken from the *Soil Survey of Lorain County, Ohio* indicates three (3) soil types occurring within the Conservation Easement:

- 1) Haskins loam, 0 to 2 percent slopes (has)
- 2) Mahoning silt loam, 0 to 2 percent slopes (MgA)
- 3) Miner silty clay loam (Mr)

The 1987 US Department of Agriculture publication entitled *Hydric Soils of the United States*, as well as the Lorain County SCS office publication entitled *Lorain County, Ohio, List of Hydric Soils*, recognizes one of the map units, **Mr** as a hydric soil and that **MgA** can contain hydric inclusions. The National Wetland Inventory Map does not indicate the presence of wetland types within the Conservation Easement.

### ***Site Description***

A small section of the Conservation Easement is dominated by scrub/shrub vegetation. The riparian corridor associated with Porter Creek is forested. The constructed wetland within the Conservation Easement is dominated by emergent vegetation and surrounded by old field vegetation.

### ***Habitat Assessment***

The constructed wetland was created in such a way that it contains areas that are permanently inundated and others that are seasonally saturated. This variation in levels of hydrology along with a diverse plant community provide quality habitat for a number of waterfowl and aquatic organisms. The riparian corridor Porter Creek is wooded and provides buffer, shading and wildlife habitat.

### ***Ecological Value***

The protected property contains multiple habitat types including wetlands, stream (Porter Creek), old field, scrub/shrub, and forest (riparian). These habitats provide nesting, foraging, and resting environments for small mammals and bird species. The presence of these natural features makes this property worth protecting by way of a Conservation Easement.

**ACKNOWLEDGMENT OF CONDITION**

This Baseline Documentation Report is an accurate representation of the Protected Property at the time of transfer.

Ohio Stream Preservation:

\_\_\_\_\_  
By: JEFFREY MARKLEY, Executive Director

State of Ohio            )  
                                  ) SS:  
County of \_\_\_\_\_ )

BEFORE ME, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and JEFFREY MARKLEY who acknowledged that they did execute the foregoing instrument and that the same is their own free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_