



BASELINE DOCUMENTATION REPORT

for

LAKE KORONIS
(PAYNESVILLE TOWNSHIP)
STEARNS COUNTY



SITE: Lake Koronis
TRACT: Paynesville Township
COUNTY: Stearns
PROJECT ID #: 2014-480



BASELINE DOCUMENTATION REPORT

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Baseline Documentation Report completed by: Maggie Karschnia, Wetlands & Grasslands Program Manager

Date: October 10th, 2014

Site visit completed by: Maggie Karschnia, Wetlands & Grasslands Program Manager

Date: September 5th, 2013 and August 11th, 2014

Photographs taken by: Maggie Karschnia, Wetlands & Grasslands Program Manager

Date: August 11th, 2014

Maggie Karschnia, Wetlands & Grasslands Program Manager, has a thorough background in and knowledge of natural and scenic resources and has been trained in the creation of baseline documentation reports.

BASELINE DOCUMENTATION REPORT

PROPERTY OVERVIEW

LOCATION AND OWNERSHIP INFORMATION

- OWNERSHIP:

Original Owner	Paynesville Township
Property Address	N/A
Section, Township, Range	Sections 28 & 33, Township 122 N, Range 32 W
Property Tax ID #(s)	26.15776.0500

- GENERAL LOCATION AND CONTEXT: The property is located in Paynesville Township, approximately two miles south of the City of Paynesville in Stearns County. It lies within Minnesota's Hardwood Hills Ecological Subsection where the landscape has been carved out by glaciers. This has created a unique topography in the area that includes a multitude of glacial lakes and wetland complexes that have posed as a barrier for wildfires and allowed woodlands and hardwood forests to dominate the land cover.

The property is the largest of the three islands on Lake Koronis, and is locally known as "Second Island" or "Winther Island". The North Fork of the Crow River is the major tributary to Lake Koronis, a large 3,014-acre glacial lake that is the recreational hub for the surrounding area.

The property lies within the Edge of the Prairie region, a Minnesota Land Trust critical landscape that presents important conservation challenges in this region where the once vast prairies to the west transitioned into the woods and forests that dominated the eastern portion of the State. The prairie pothole lakes and associated rivers and wetlands in this landscape form the backbone of one of the continent's most important flyways for migratory waterfowl.

This property lies within five-miles of four separate properties protected with conservation easements held by the Land Trust and seven state wildlife management areas. The property also lies north of and is visible from Lake Koronis Regional Park, which is located on the southern shore of Lake Koronis.

The property is located in an area experiencing development into first and second home lots. The property was targeted for resort development in the recent past. Any development of the property would be detrimental to the wildlife habitat provided by the undeveloped shoreline, forest and wetlands, and to the water quality of Lake Koronis.

Preservation of the property provides a unique opportunity to protect a local treasure which is highly visible to those visitors on Lake Koronis. It also provides an opportunity to protect a rare feature that is important to migratory birds traveling through this area, especially American white pelicans.

- ACCESS: The property can be accessed by boat during the warmer months and by foot or snowmobile when the lake is frozen in the winter months.
- LEGAL DESCRIPTION: Lot Three (3) of Section Thirty-three (33), Township One Hundred Twenty-two (122), Range Thirty-two (32), Stearns County, Minnesota.

ALSO: Lot Four (4) of Section Twenty-eight (28), Township One Hundred Twenty-two (122), Range Thirty-two (32), Stearns County, Minnesota.

- CONFIGURATION OF THE PROPERTY: The property consists of a single tax parcel. The conservation easement prohibits division of the property and it may be sold only in its entirety. Exceptions to the single parcel restriction include when a portion of the property is conveyed to a conservation entity or to resolve a boundary line dispute.

TRANSACTION BACKGROUND AND PUBLIC BENEFITS

- DESCRIPTION OF TRANSACTION BACKGROUND:
 - HISTORY OF TRANSACTION: Paynesville Township acquired the fee title ownership to the property in 2013 in order to prevent development of the island as a resort or residence. The township was referred to the Land Trust by one of the major donors for the fee title purchase of the island, who was concerned about its long-term protection.
 - Project Closing Date: October 31, 2014
 - Project Type: Donated conservation easement
 - Easement Value: Unknown
 - Minnesota Land Trust Critical Landscape: Edge of the Prairie
 - HISTORY OF PROPERTY: The property is one of the three islands on Lake Koronis that were part of a land grant to the railroads at the time of settlement. The railroad company later sold the islands to private parties.

Dr. Con and Mary Winther owned the island for many years. In 1965, they decided to donate the land to Camp Courage in hopes that it would be available for future generations to enjoy. A plaque mounted on a stone sits on the south side of the island in remembrance of this gift from the Winther family. Nearly 50 years later, Camp Courage, under financial pressure, decided to sell the island.

Prior to Paynesville Township's purchase of the island, a local resort purchased the island from Camp Courage and attempted to gain approval from Stearns County to zone the property for commercial development. Opposed to such development and with community support, Paynesville Township purchased the island from the resort before any construction took place. As the largest of the three islands on Lake Koronis, this property has the most potential for development and diminishment of the scenic resources on the lake.

- **CONSERVATION VALUES:** The conservation values as listed below are directly quoted from the conservation easement document. For further information about these values, please see the appropriate sections below.
 - Habitat/Natural Area Values: The undeveloped and relatively natural character of the Protected Property provides significant habitat for a variety of fish, wildlife and plants, including short-eared owls and Blanding's turtle.
 - Riparian/Aquatic Values: The undeveloped shoreline along Lake Koronis and the wetlands on the Protected Property help to maintain the water quality of the lake and provide near-shore habitat for a variety of aquatic plants, animals and natural communities.
 - Scenic Values: The open and natural character of the Protected Property provides scenic views enjoyed by the general public from Lake Koronis, Lake Koronis Regional Park, Lake Koronis Recreational Trail, Minnesota State Highway 55, Old Lake Road, Lake Koronis Road, and County Highway 20.
 - Other Values: Access to the Protected Property will provide the general public with opportunities for outdoor recreation and/or education.
- **SUPPORTING PUBLIC POLICIES:**
 - Minnesota Statutes Chapter 103A, which promotes protection of Minnesota's waters and their adjacent lands, and Minnesota Statutes Section 103A.206 in particular, which recognizes the economic and environmental importance of maintaining and enhancing the soil and water resources of this state and the role of private lands in these conservation efforts to, among other things, preserve natural resources, protect water quality, preserve wildlife, and protect public lands and waters.
 - Minnesota Statutes Section 103A.201, which specifically promotes the protection of wetlands, and Minnesota Statutes Section 103A.202, which specifically declares that it is in the public interest to preserve the wetlands of this state to conserve surface waters, maintain and improve water quality, preserve wildlife habitat, reduce runoff, provide for floodwater retention, reduce stream sedimentation, contribute to improved subsurface moisture, and enhance the natural beauty of the landscape.
 - The Stearns County 2030 Comprehensive Plan, which establishes and confirms the County's commitment to encourage shoreland protection and restoration in the Natural/Recreational Lakes Policy Area that encompasses the Sauk River Chain of Lakes south of Minnesota Highway 23.
 - Minnesota Statewide Conservation and Preservation Plan, 2008, which promotes the protection of priority land habitats, critical shorelands and private shorelands via economic incentives and other tools, including conservation easements.
 - Minnesota Statutes Chapter 84C, which recognizes the importance of private conservation efforts by authorizing conservation easements for the protection of

natural, scenic, or open space values of real property, assuring its availability for agriculture, forest, recreational, or open space use, protecting natural resources, and maintaining or enhancing air or water quality.

EXISTING LAND COVER AND CONDITIONS

- **LAND COVER:**

TYPE	ACRES	MAP/PHOTO REFERENCE
Forest	13	Maps #3, 4, 5 Photos #1, 2A, 2B, 3B, 3D, 4B, 4C, 5, 6A, 6B, 7A, 7B, 8A, 8B, 9, 10, 11B, 12A, 12B, 13, 14, 15, 16A, 16B, 16C, 17, 18A, 18B, 18C, 18D, 19, 20, 21
Wetlands	2	Maps #3, 4, 5 Photos #11A, 12A
Grasslands	<1	Maps #3, 4, 5 Photos #4A, 4C
TOTAL ACRES	15	

- **VEGETATION/WILDLIFE HABITAT:** The property is the largest island on Lake Koronis, consisting of approximately 13 acres of hardwood forest and 2 acres of wetland.

The mixed deciduous forest is dominated by bur oak, but also contains cottonwood, silver maple, red maple, green ash, white oak, box elder, quaking aspen and elm, with hackberry dominating the understory. The forest floor contains such species as prickly gooseberry, poison ivy, snakeroot, moonseed, jack-in-the-pulpit, and Virginia waterleaf, as well as some smaller buckthorn trees. In some of the more open canopy areas, Pennsylvania sedge is the dominant ground cover.

The wetland in the center of the property contains some open water areas with bulrush and cattail along the shorelines. Willows are dotted along the edges of the wetland and the lake. This area used to be an old great blue heron rookery years ago, but the birds have since abandoned the site. Some reed canary grass is beginning to move into the wetland.

A rocky shoreline with sandy substrate surrounds the majority of the island. The property includes approximately 4,556 linear feet of undeveloped riparian shoreline on Lake Koronis.

The natural attributes of the property include the relatively natural wildlife habitat provided by the wetlands and hardwood forest dominated by oaks, as well as the extensive undeveloped shoreline and riparian areas along Lake Koronis. The wetlands and upland hardwood forest on the property are key habitats for Species in Greatest Conservation Need such as the short-eared owl and Blanding's turtle, as established by the Minnesota Department of Natural Resources in *Tomorrow's Habitat for the Wild and Rare; An Action Plan for Minnesota Wildlife, Minnesota's Comprehensive Wildlife Conservation Strategy*, 2006.

The property has been mapped by the Minnesota County Biological Survey as a site of moderate biodiversity significance. This type of classification identifies sites that contain occurrences of rare species, moderately disturbed native plant communities, and/or landscapes that have strong potential for recovery for native plant communities and characteristic ecological processes.

A variety of birds, including American white pelicans, a species of special concern in Minnesota, use the property for habitat. This species can consistently be found congregating along the north side of the property in the shallow sand bar that extends off the island. An occupied bald eagle nest can be found on island to the southwest of the property (locally known as “Third Island”), and eagles have been seen on the property on the taller, dying or dead tree limbs.

- **WATERSHED AND ASSOCIATED WATER FEATURES:**

NAME OF FEATURE	SHORELINE PROTECTED (LINEAR FEET)	CLASSIFICATION OR DESIGNATION	MAP/PHOTO REFERENCE
Lake Koronis	4,556	recreational development lake	Maps #3, 4, 5 Photos #1, 2A, 2B, 3B, 3C, 4B, 4C, 7B, 9, 10, 13, 14, 15, 16A, 16B, 16C, 17, 18A, 18B, 18C, 18D, 19, 20, 21

The property contains extensive shoreline along Lake Koronis. Lake Koronis is 3,014 acres in size and has a maximum depth of 132 feet. The largest inlet to the lake is North Fork of the Crow River which enters near the northeast corner and outlets at the southeast corner.

The property is located within the North Fork Crow River Watershed, which lies in portions of ten counties and covers approximately 2,725 square miles. The Crow River is one of the major tributaries of the Upper Mississippi River Basin. The three watershed management priorities of the Lake Koronis Watershed have been identified by Stearns County Soil & Water Conservation District as: soil erosion prevention, septic system management and wetland protection.

- **TOPOGRAPHY/SURFACE ALTERATION/GENERAL GEOLOGY/SOILS:** The property is located within a region of the state that is entirely covered by glacial deposits. A single wetland is located in the center of the property, surrounded by the varied topography of the island.

The landscape of the surrounding area can be characterized as gently rolling plains in the southeast to hilly terrain in the western portions of the county with elevations varying from 1,000 to 1,350 feet. The Mississippi, Sauk, and Watab Rivers lie in valleys that gradually descend from adjacent land surfaces.

The soils in Stearns County vary from lowland river bottom areas to the hilly upland areas. The lands that follow along the Mississippi, North Fork Crow, and Sauk Rivers are, excessively drained soils formed in loamy and sandy outwash materials. The upland areas of the county are comprised of well drained soils formed in sandy loam and loam glacial till.

The conservation easement does not allow for surface alterations, with the exception of those actions incidental to forest management, habitat management, and other activities as specifically permitted in the easement.

- **MINERALS:** The mineral rights have not been severed from the fee title. The easement prohibits any mining, drilling, exploring for, or removing any sand, gravel, rock, or fossil fuels from the property.
- **SCENIC CHARACTERISTICS AND CONTEXT:** The scenic attributes of the property include its wooded and natural character and undeveloped riparian shoreline along Lake Koronis, which are visible to the general public from Lake Koronis, Lake Koronis Regional Park, Lake Koronis Recreational Trail, Minnesota State Highway 55, Old Lake Road, Lake Koronis Road, and County Highway 20. The property is highly visible from a public overlook tower located in Lake Koronis Regional Park, which is along the south side of Lake Koronis.

PROPERTY USES AND IMPROVEMENTS

- **PROPERTY USES:** The property is currently used as a public park for nature observation, picnicking, fishing, and hiking. The public has access to the property year-round. A boat dock allows the public to easily enter the property. A network of established interior trails can be used to access the interior. In the winter, the public can snow shoe or cross-country ski along the trails of the property.

The easement prohibits any industrial, residential or agricultural uses. Forest and habitat management is allowed on the property in accordance with a plan approved by the Land Trust. The property may not be used for more than minimal commercial recreational purposes, which may include, as appropriate, such fees or items as camping fees, facility fees, or low impact recreational equipment rental, in conjunction with the allowed recreational or educational use of the property.

- **BUILDINGS AND STRUCTURES:**

EXISTING BUILDING OR STRUCTURE	MEASUREMENTS	FOOTPRINT (SQ. FT.)	LOCATION	MAP/PHOTO REFERENCE
Three-sided shelter	24' x 30'	720	Park Entry Area	Maps #4, 5 Photos #2A, 3D, 4A, 18A, 18B
Outhouse	4' x 5'	20	Park Entry Area	Maps #4, 5 Photos #4A, 5
TOTAL		740		

The existing three-sided shelter and outhouse may be maintained, repaired, remodeled and improved without the prior approval of the Land Trust. The shelter and outhouse may be expanded, replaced, or relocated only within the Park Entry Area generally depicted on the Property Map and only in accordance with a Park Concept Plan approved by the Land Trust.

The property may be further developed as a public park in accordance with a Park Concept Plan approved by the Land Trust. This plan may provide for up to three primitive campsites, minor rustic structures such as tent platforms, trail barriers, benches, picnic tables, fire rings, informational kiosks, and other similar park structures.

- OTHER IMPROVEMENTS:

	DESCRIPTION OF EXISTING OR ALLOWED IMPROVEMENTS	MAP/PHOTO REFERENCE
Roads	No roads, driveways or parking areas are allowed.	N/A
Trails	Unpaved paths or foot trails, including necessary boardwalks, may be established and maintained for non-motorized recreational uses. Paved trails may be established and maintained only as necessary to meet requirements of the American with Disabilities Act and only with advance written approval from the Land Trust.	Photos #6A, 6B, 7A, 8A, 8B, 9, 11B, 12B, 18A, 18B
Utilities	Utility systems and facilities may be installed, maintained, repaired, extended, and replaced with the prior approval of the Land Trust	N/A
Rights-of-way	No rights-of-way are allowed by the easement without the prior approval of the Land Trust.	N/A
Fences	No fences are allowed without the prior approval of the Land Trust	N/A
Dock	The existing boat dock may be maintained, maintained, repaired, remodeled and improved without the prior approval of the Land Trust. The dock may be replaced and relocated with the prior approval of the Land Trust. One additional dock may also be constructed with the prior approval of the Land Trust.	Map #4 Photos #2A, 21
Campsites	Up to three primitive campsites are allowed by the easement, but they must be in accordance with a park concept plan approved by the Land Trust.	N/A
Signs	No billboards or other signs are allowed on the property except for small, unlighted signs for informational or interpretive purposes. These signs must not impair or interfere with the natural habitat or scenic qualities of the property.	Photos #2A, 3A, 4C, 14, 18B

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	DESCRIPTION OF EXISTING OR ALLOWED IMPROVEMENTS	MAP/PHOTO REFERENCE
Plaques	There is an existing plaque on a rock on the south side of the island recognizing the Winther family's donation to Camp Courage in 1965. A new plaque mounted on granite or other rock for the purpose of recognizing or honoring donors who contributed to the purchase of the public park or the preservation of the property is permitted within the Park Entry Area generally depicted on the Property Map without approval of the Land Trust, or in an alternative location subject to the approval of the Land Trust.	Photo #3A

- BOUNDARY OR NEIGHBORING LAND ISSUES: The property is an island surrounded by public waters. There has been no known issues with trespass in the past.
- KNOWN CONTAMINATION OR ENVIRONMENTAL HAZARDS: An environmental site assessment revealed no signs of contamination or environmental hazards that might affect the conservation values of the protected property. Additionally, a search of Minnesota Pollution Control Agency records on August 11th, 2014 revealed no sites of concern within a one-mile radius to the protected property.

SOURCES USED TO COMPLETE REPORT

Minnesota Department of Natural Resources, Division of Ecological Resources. "MCBS Native Plant Communities." Created by the Minnesota County Biological Survey, using ArcGIS 9.x or ArcView 3.x. January 1, 2000.

Minnesota Department of Natural Resources, 2006. *Tomorrow's Habitat for the Wild and Rare: An Action Plan for Minnesota Wildlife*, Comprehensive Wildlife Conservation Strategy. Division of Ecological Services, Minnesota Department of Natural Resources.

Minnesota Pollution Control Agency. "What's in My Neighborhood?" August 11th, 2014. Online. <<http://www.pca.state.mn.us/backyard/neighborhood.html>>.

BASELINE DOCUMENTATION REPORT

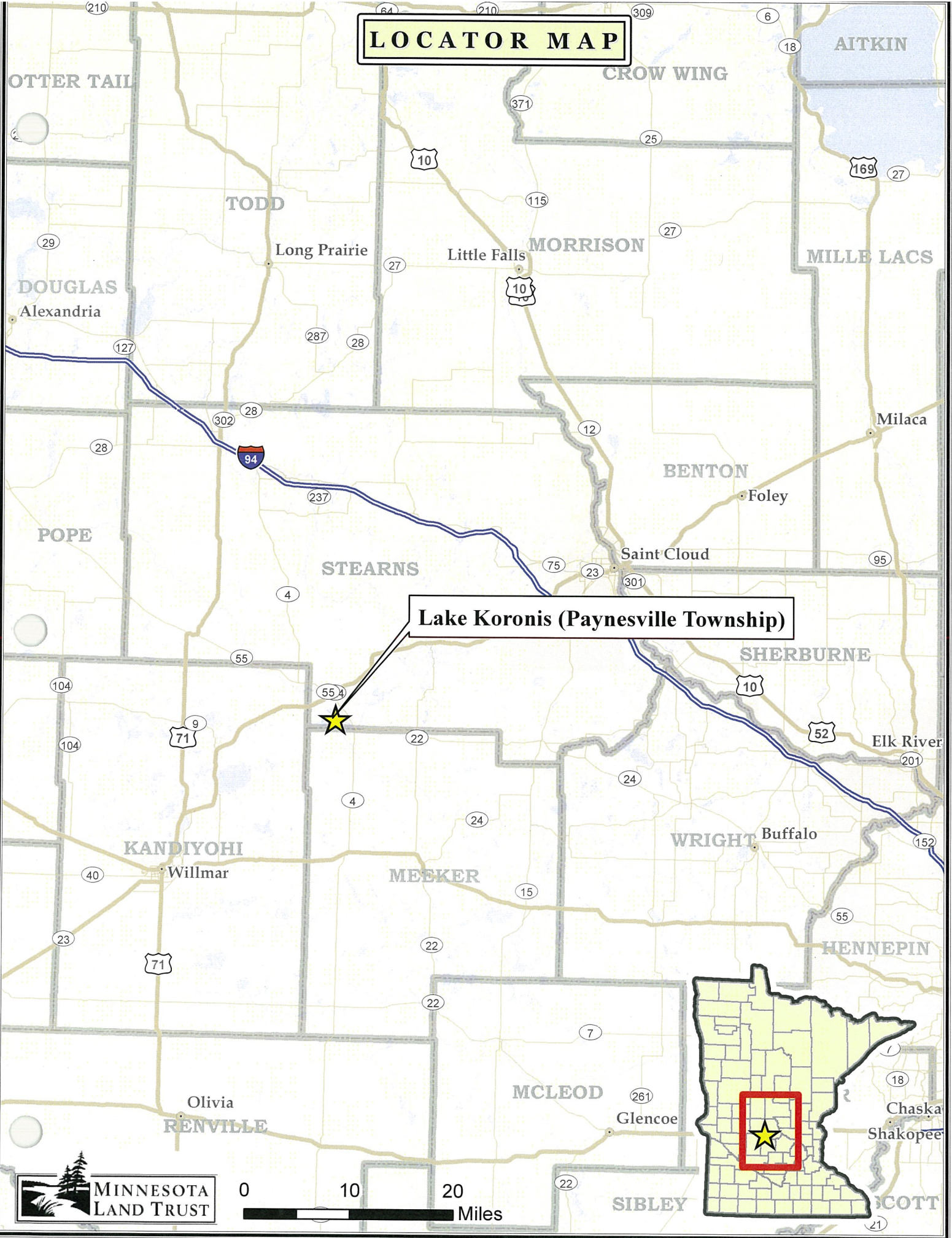
MAP OVERVIEW

The property boundaries were created from the legal description of the property, which was incorporated into Geographic Information Systems (GIS) with the use of AutoCAD. Using AutoCAD, the outlines, distance, and bearings of the property bounds are drawn exactly as described in the legal description.

This property report includes the following maps:

- **MAP 1: LOCATOR MAP:** This map is intended to generally locate the property in the State so that it can be readily found.
- **MAP 2: REFERENCE MAP:** The purpose of this map is to help locate the property more locally and to provide the larger context of surrounding lands.
- **MAP 3: TOPOGRAPHIC MAP:** This map is a standard USGS topographic map with the property boundaries highlighted. It is intended to provide a sense of the topography, watershed context, and other related features.
- **MAP 4: PROPERTY MAP:** This is a copy of the map attached to the conservation easement as Exhibit B.
- **MAP 5: AERIAL PHOTOGRAPH MAP:** This is a color or infrared aerial photograph of the property overlaid with property boundaries and showing roads, vegetation, and other features.

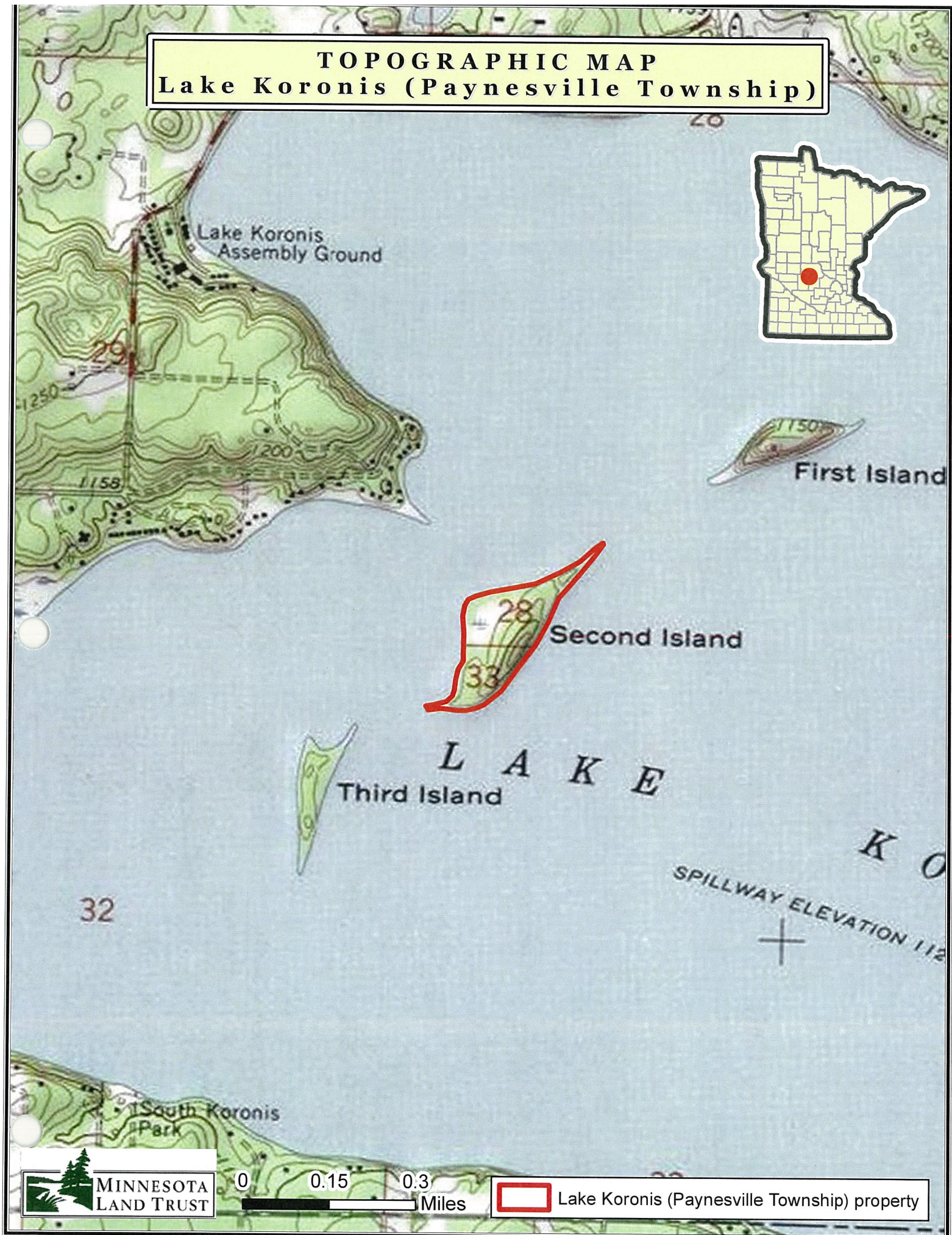
LOCATOR MAP



Lake Koronis (Paynesville Township)



TOPOGRAPHIC MAP
Lake Koronis (Paynesville Township)



REFERENCE MAP

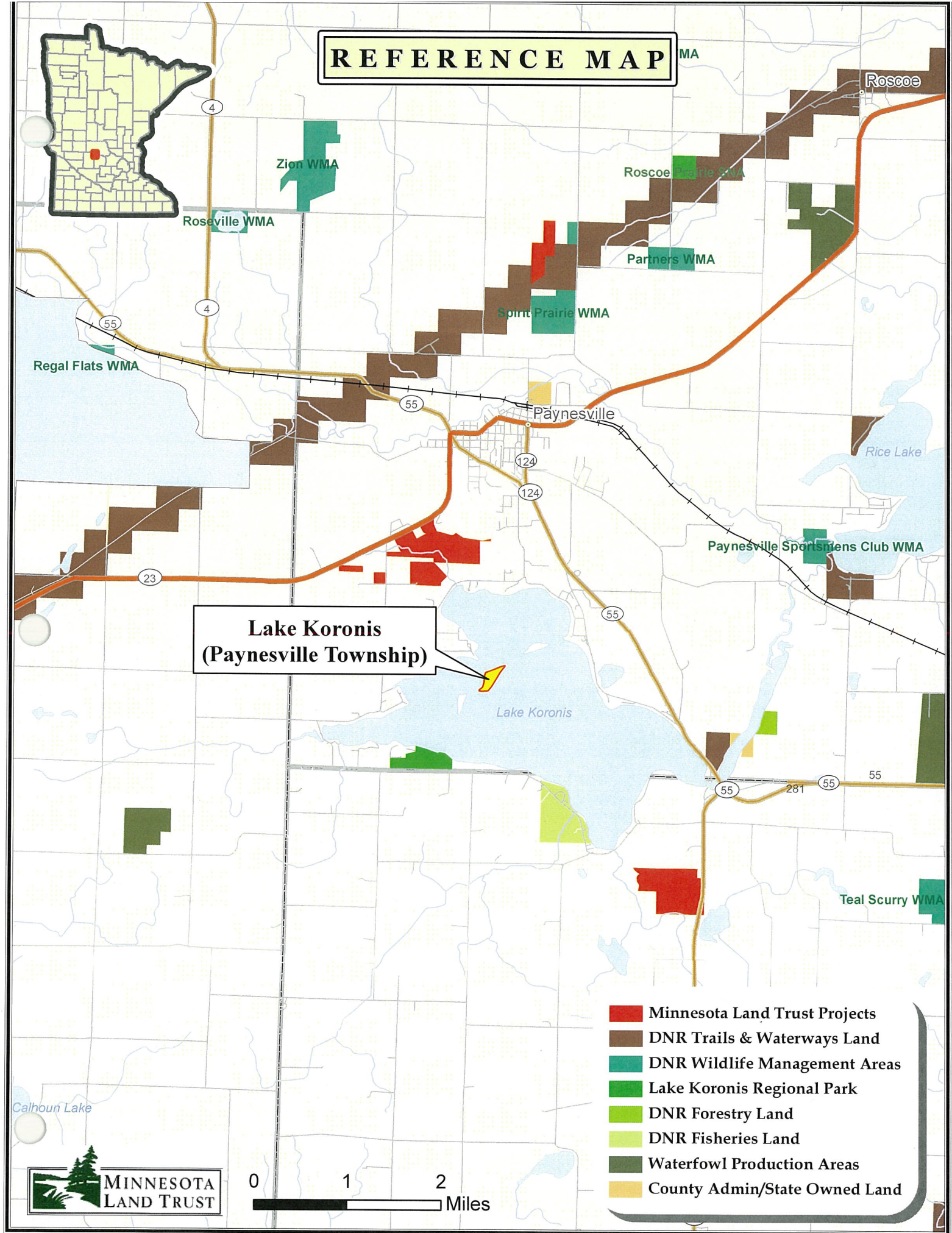
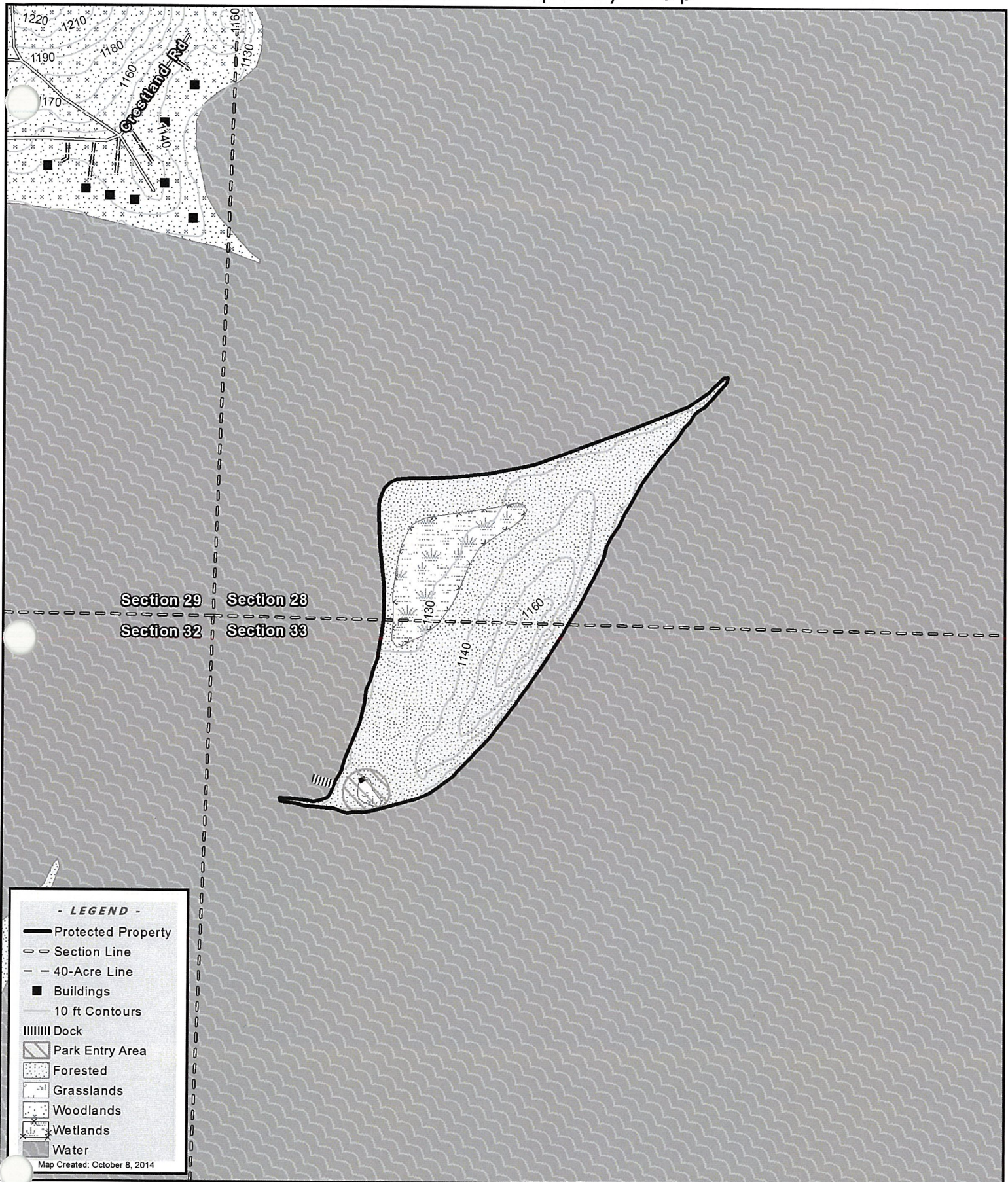


Exhibit B: Property Map



Map Resource Information

Protected Property, Section Lines, Buildings, Roads, Driveways & Minor Roads, Contours, Forested, Woodlands, Wetlands & Water created by Community GIS Services Inc.

Users of this map agree and acknowledge that Community GIS Services Inc. and the Minnesota Land Trust cannot be held liable for accuracy of GIS material provided. GIS materials should not be relied upon to establish legal title, boundary lines, or locations of improvements.

Site: Lake Koronis - Tract: Paynesville Township

Stearns County - Twp. 122 N Rng. 32 W Sec. 28 & 33



Scale:
1" = 400'



0 200 400 800 Feet

Aerial Photography Map



Map Resource Information

Protected Property & Section Lines created by Community GIS Services Inc. All data overlaid 2011 Satellite Imagery. Map & labeled coordinates use projection of: UTM, Zone 15, Datum NAD83

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Site: Lake Koronis - Tract: Paynesville Township

Stearns County - Twp. 122 N Rng. 32 W Sec. 28 & 33

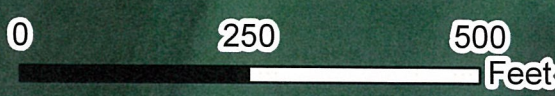


Scale:
1" = 400'

0 200 400 800 Feet



PHOTOGRAPH LOCATIONS MAP
Lake Koronis (Paynesville Township)



BASELINE DOCUMENTATION REPORT

PHOTOGRAPHS

SITE: Lake Koronis
TRACT: Paynesville Township
COUNTY: Stearns
PROJECT ID #: 2014-480



The following photographs are a visual representation of the existing conditions of the property as of October 31st, 2014. These photographs were taken by Maggie Karschnia, Wetlands & Grasslands Program Manager, on August 11th, 2014.

Numbers to the right of each photograph correspond with the number on the Photograph Locations Map showing the location at which the photograph was taken and the direction of view. The text below each photograph describes the direction of view and content.

Digital files of the original photographs are stored in the Lake Koronis (Paynesville Township) project folder on the Minnesota Land Trust's computer network.



FACING NORTHEAST: View from the boat to the west of the island, looking up the property's wooded shoreline along its western boundary line.



#2A

FACING EAST: View from the boat as it approaches the dock. Note the location of the dock, as well as the open shelter behind it and the Winther Island sign.



#2B

FACING SOUTH: From the same location as Photo #2A, looking at the thin strip of woodlands that tails off the south side of the island.



#3A

FACING EAST: Looking at a plaque that has been mounted on a rock and was placed in here to commemorate Mr. & Mrs. Winter's generous donation of the property to Camp Courage in 1965.



#3B

FACING SOUTHWEST: Looking at the forest on the south side of the property. Note that the shoreline slowly transitions into a natural, sandy beach to the right.



#3C

FACING NORTHWEST: Looking at the small area of sandy, open shoreline to the south of the boat dock.



#3D

FACING NORTHEAST: Looking up the wooded shoreline at the open shelter beyond and the area of grassland.



FACING NORTHWEST: Looking toward the southeast corner of the shelter located in the Park Entry Area.



FACING SOUTHWEST: Looking at some of the areas that have been recently cleared of buckthorn. Note the wood pile to the right created from downed trees on the property.



FACING EAST: Looking at the open, grassland area in the Park Entry Area. Note the fire ring in the foreground and the sign on the eastern shoreline of the property in the background.



FACING NORTHWEST: Looking at the primitive outhouse located on the south side of the property, just north and west of the shelter.



#6A

FACING WEST: Standing near the trail, looking at an open area with a small fire pit.



#6B

FACING NORTHEAST: Looking up a trail that runs through the forest along the east side of the property.



#7A

FACING NORTH: Standing on the trail, looking at a bench located here.



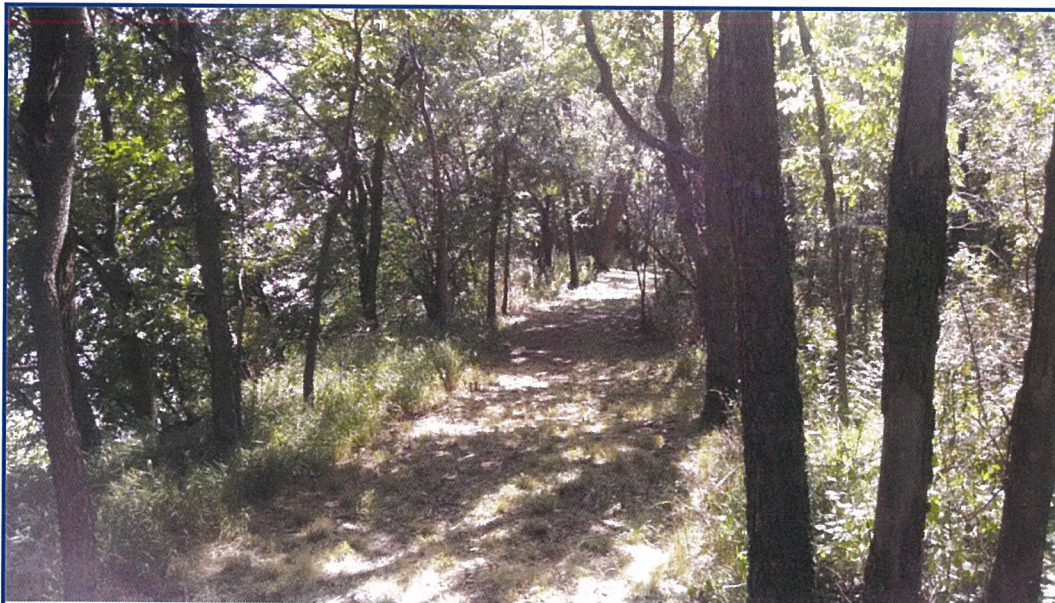
#7B

FACING SOUTHEAST: Standing on the trail, looking through the trees at Lake Koronis.



#8A

FACING NORTHEAST: Looking up the trail that leads along the east side of the property through the forest.



#8B

FACING SOUTHWEST: Looking down the trail that leads along the east side of the property through the forest.



#9

FACING NORTHEAST: Looking at the end of the trail, as it leads toward the northern tip of the island.



#10

FACING NORTHEAST: Past the end of the trail, looking at the rocky shoreline and forest at the northern tip of the property.



#11A

FACING WEST: Looking through the trees at the wetlands on the interior of the island.



#11B

FACING SOUTHWEST: Looking along a trail that winds through the woods just to the east of the wetland on the property.



#12A

FACING NORTH: Looking through the trees at the wetlands on the island.



#12B

FACING NORTHEAST: Looking into the forest on the property. Note the trail to the left.



#13

FACING NORTHEAST: On a boat to the west of the island, looking at the property's undeveloped shoreline along its western boundary.



#14

FACING SOUTH: View from a boat to the north of the property, looking at the scenic views of the property's rocky and sandy shoreline. Note the Winther Island sign.



#15

FACING SOUTHEAST: Looking at the northern tip of the island property. Note the white pelicans that congregate on the sand bar to the north of the property.



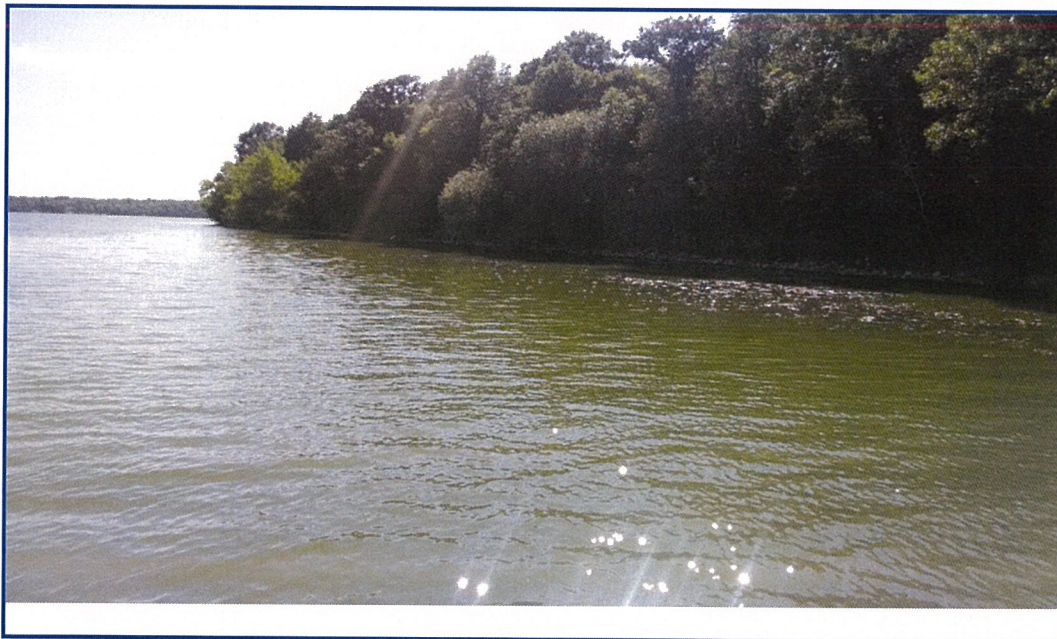
#16A

FACING NORTH: Looking at the rocky shoreline along the east side of the property. Note the white pelicans that are congregating on the sand bar right off the northern tip of the property.



#16B

FACING WEST: View from a boat to the east of the island, looking at the rocky, wooded shoreline along this eastern boundary.



#16C

FACING SOUTH-SOUTHWEST: View from a boat to the east of the island, looking at the rocky, wooded shoreline along this eastern boundary.



#17

FACING WEST: View from a boat to the east of the island, looking at the rocky, wooded shoreline along this eastern boundary.



#18A

FACING NORTH: View from a boat to the east of the property, looking at the stairs leading up the Park Entry Area. Note also the shelter in the background.



#18B

FACING NORTH: View from a boat to the southeast of the property, looking at the stairs leading up the Park Entry Area. Note also the shelter in the background and the Winther Island sign.



#18C

FACING WEST: Looking at the forest along the south side of the island property.



#18D

FACING NORTHEAST: View from a boat to the southeast of the island, looking at the wooded shoreline along this eastern boundary.



#19

FACING NORTHEAST: Scenic view of the property from a boat to the south and east of the island.



#20

FACING NORTHEAST: Scenic view of the property from Lake Koronis Regional Park, located along the south side of Lake Koronis.



#21

FACING EAST: Scenic view of the property from a boat on Lake Koronis, approaching the property from the west.