

Region or Bureau	FORESTRY
Type List Designation	

NOTE TO REVIEWERS: This document is a DNR environmental analysis that evaluates probable environmental effects and decides on the need for an EIS.

The attached analysis includes a description of the proposal and the affected environment. The DNR has reviewed the attachments and, upon certification, accepts responsibility for their scope and content to fulfill requirements in s. NR 150.22, Wis. Adm. Code. Your comments should address completeness, accuracy, or the EIS decision.

For your comments to be considered, they must be received by the contact person before 4:30 p.m., **October 15 ,2012**

Contact Person:	BROOKE LUDWIG
Title:	LIAISON FORESTER – EAU CLAIRE COUNTY
Address:	1300 W. CLAIREMONT AVE. P.O. BOX 4001 EAU CLAIRE, WI 54701
Telephone Number:	715-839-3766

Applicant: **EAU CLAIRE COUNTY FOREST**

Address: **227 1ST STREET W. ALTOONA, WI. 54720**

Title of Proposal: **COUNTY FOREST WITHDRAWAL – LEA TRADE PARCEL TRADE**

Location: County: **EAU CLAIRE** City/Town/Village: **BRIDGE CREEK**

Township Range Section(s): **TOWNSHIP 26 NORTH, RANGE 6 WEST, SECTION 10**

PROJECT SUMMARY

1. Brief overview of the proposal including the DNR action

Eau Claire County is proposing to trade a 0.75 (more or less) acre County Forest Law (CFL) land parcel for 1.35 (more or less) acres of private land. (Attachment A)

- A. Eau Claire County Forest land to be withdrawn for use as private property: **≈ 0.75 acres, Computer ID #: 002-1097-03-000 (NWNE) Section Ten (10), Township 26 North (T26N), Range 6 West (R6W), Town of Bridge Creek, Eau Claire County.** This parcel (hence forth known as the ECCF Trade parcel) has county forest property to the east and a low swale of the river channel to the south. Private property lies south of the peninsula/adjacent swale. The north and west boundaries are the Eau Claire River. (Attachment B-D, F)
- B. The county has negotiated with Michael Lea for: **≈ 1.35 acres, Computer ID #: 002133106030 (NWNE) Section Ten (10), Township 26 North (T26N), Range 6 West (R6W), Town of Bridge Creek, Eau Claire Co.** (hence forth known as the Lea trade parcel) as trade for the ECCF Trade parcel. This parcel has private property to the west, private (Lea property) land to the east, CTH "SD" forms the south boundary, and a secondary channel of the Eau Claire River forms the north boundary. (Attachment B-D, F)

This proposed withdrawal of county forest land involves the land trade only with no funds exchanged.

The net gain in acreage to the county forest is ≈ 0.6 acres.

A decrease of 28 ft. in river frontage would occur. This amount is greater if only frontage to the primary channel is considered river frontage. The Lea Trade parcel does not access the primary channel but does access a secondary channel.

Acquiring the 1.35-acre Lea trade parcel would result in no expense to the county. The appraisals of the property (Attachment E) and permits for the structures were paid for by Mr. Lea, per the county's requirement for this proposal to proceed.

2. Purpose and Need (include history and background as appropriate)

Mr. Lea mistakenly began using the county land adjacent to his property to place a dock out to the main channel of the Eau Claire River, which is part of a reservoir known as Lake Eau Claire. Mr. Lea has a certified survey map (CSM) but interpreted it as including the county land adjacent to his property. The dock was placed, and has been used by Mr. Lea for more than ten years.

Mr. Lea also placed two boardwalks/footbridges to the county property to provide access across a low wet swale which fills with water during wet periods. Mr. Lea did not apply for and therefore did not receive a permit as required by county code for the boardwalks/footbridges.

A private citizen discovered the dock was placed on public land and informed the county. The county informed Mr. Lea of this error. After reviewing the Flood Insurance Rate Maps (FIRM) for Lake Eau Claire, both footbridge locations were found to be in the floodway of Lake Eau Claire.

Mr. Lea brought a request to the Parks and Forest Committee to trade part of his property for the ECCF trade parcel for continued access to the river and legal placement of his boat dock.

1. The ECCF Trade parcel (to be traded to Mr. Lea) is adjacent to public land to the east and a back channel of the Eau Claire River to the south.
2. The ECCF Trade parcel is accessible from the north, south, and west via the Eau Claire River and to the east via public property.
3. Trading the ECCF Trade parcel to Mr. Lea would place the dock, boardwalks/footbridges, and trails in Mr. Lea's ownership.
4. Acquiring the Lea Trade parcel would provide public access to a channel of the river from a county highway (CTH "SD"). There is a public boat landing approx. 0.5 miles to the east.
5. The Lea trade parcel access to a secondary river channel is steep with no trail or parking area.

3. Authorities and Approvals (list local, state and federal permits or approvals required)

State authority for withdrawal of county forest lands from the provisions of the CFL is addressed in chapter 28.11, Wisconsin State Statutes - approval by Wis. Dept. of Natural Resources.

<http://www.legis.state.wi.us/rsb/code/nr/nr048.pdf>.

The Parks and Forest Committee forwarded a Resolution to the County Board which approved the resolution 28 in favor and 0 against with 1 absent. (Appendix A). County authority is in chapter 410 of the 15 Year Comprehensive Land Use Plan (2006-2020) (County Forest 15-Year Plan).

PROPOSED PHYSICAL CHANGES (more fully describe the proposal)

4. Manipulation of Terrestrial Resources (include relevant quantities - sq. ft., cu. yard, etc.)

- A. ECCF trade parcel. Mr. Lea would use the parcel for access to the river and placement of his boat dock and boardwalks/footbridges. The property is in the flood plain and not buildable.
- B. Lea trade parcel. The parcel would be entered into the County Forest Law and added to the WisFIRS for the county. The parcel is in the river corridor boundary; there would be no timber management.
- C. Decreased County Forest Eau Claire River frontage – approx. 302 ft. on the ECCF trade and 274 ft. on the Lea property results in a reduction of approximately 28 ft..

5. Manipulation of Aquatic Resources (include relevant quantities - cfs, acre feet, MGD, etc.)

No aquatic resources will be manipulated in the proposed withdrawal.

6. Buildings, Treatment Units, Roads and Other Structures (inc. size of facilities, road miles, etc.)

There are no buildings associated with either parcel. Currently Mr. Lea has a boat dock and two boardwalks/footbridges on the county property. As of October 2012, no boats or structures are present on the county property.

7. Emissions and Discharges (include relevant characteristics and quantities)

No emissions or discharges are directly involved in the proposed withdrawal.

8. Other Changes

The property previously used as county forest would be private property.

9. Identify the maps, plans and other descriptive material attached

Attachment <u>A</u>	Resolution and Withdrawal Application
Attachment <u>B</u>	County map showing the general area of the project
Attachment <u>C</u>	USGS topographic map of both parcels
Attachment <u>D</u>	Plat Map of both parcels
Attachment <u>E</u>	Appraisals and Appraisal Review of both parcels
Attachment <u>F</u>	Air Photo of both parcels
Attachment <u>G</u>	Soils map of both parcels
Attachment <u>H</u>	RECON stand sheet of ECCF Trade parcel
Attachment <u>I</u>	Field reconnaissance of Lea trade parcel
Attachment <u>J</u>	Summary of Comments on the EA

AFFECTED ENVIRONMENT (describe existing features that may be affected by proposal)

10. Information Based On (check all that apply):

- Literature/correspondence (specify major sources)
Natural Heritage Inventory; WisFIRS database; Compartment information -Comp # 70.
- Personal Contacts (list in item 26)
Field Analysis By: Author Other (list in item 26)
Past Experience With Site By: Other (list in item 26)

11. Physical Environment (topography, soils, water, air) (see attachments B-I)

ECCF Trade parcel - The parcel is located south of the Eau Claire River. The site is flat and forested. Soils: Menahga sand, alluvial land (poorly drained sandy to silty loam adjacent to rivers and streams), and terrace escarpments, all are over shallow bedrock. Alluvial lands are prone to erosion and deposition from the Eau Claire River.

There is no road access to this parcel. Access by land is across private property or public land. The parcel can also be accessed by boat from the primary channel of Eau Claire River.

Lea trade parcel - The parcel is forested with little or no management history. Soils: Menahga sand, alluvial land (poorly drained sandy to silty loam adjacent to waterways), and terrace escarpments over shallow bedrock. Alluvial lands are prone to erosion and deposition from the Eau Claire River. A steep bank on the north has a low wet area between the toe of the slope and the secondary channel.

This parcel is accessible from CTH "SD". There is county forest to the south, on the other side of CTH "SD" (see attachments B-D, F).

12. Biological Environment (dominant aquatic and terrestrial plant and animal species and habitats including threatened/endangered resources; wetland amounts, types and hydraulic value)

- A. ECCF Trade parcel** - There is one cover type/stand on this 0.75-acre parcel. (Attachment H).
Stand #37 (.75 acres) Low, flat area of jack pine, white pine, oak, and bottomland hardwoods with the Eau Claire River on the north and west. There is a slough to the south and county forest of the same cover type to the east. The stand is typed as bottomland hardwoods.

Potential Forest Management:

Stand #37 (.75 acres) – This stand is within the Eau Claire River Corridor boundary which excludes harvest activity except for plantations. There are no plantations. There is no reasonable access for timber activity.

Animal Species and Habitats:

Wildlife present includes deer, turkey, squirrel, rabbit, fox, and amphibians and reptiles associated with river bottoms. Songbirds and raptors associated with these forested areas, and the adjacent Eau Claire Riverway, are common.

Natural Heritage Inventory (NHI) identifies no Federal or State listed endangered or threatened species in the ECCF trade parcel section. There is a listing for a high potential range for an endangered species but the site is not the appropriate habitat for the species.

One-mile buffer

One special concern bird associated with the river is listed. The habitat is not likely to be changed or affected by the trade. There are hundreds of acres of adjacent habitat for this species all along the river.

- B. Lea trade parcel** – There is one cover type/stand on this 1.35-acre parcel. (Attachment I).

Area "A" (1.35 acres). Jack pine and oak. Oak wilt and wind damage are present. The stand has a low site index with low quality timber. A small area next to the road is flat and dry; the remainder is either steep or low and wet.

Potential Forest Management:

Area "A" – The area is entirely within the Eau Claire River Corridor Boundary. No timber harvest would occur on this property if traded.

Animal Species and Habitats:

Wildlife present include deer, turkey, squirrel, rabbit, fox, and amphibians and reptiles associated with river bottoms. Songbirds and raptors associated with these forested areas, and the adjacent Eau Claire Riverway, are common.

NHI identifies no Federal or State listed endangered or threatened species in the Lea trade parcel section. There is a listing for a high potential range for an endangered species but the site is not the appropriate habitat for the species.

One-mile buffer

One special concern bird associated with the river is listed. The habitat is not likely to be changed or affected by the trade. There are hundreds of acres of adjacent habitat for this species all along the river.

13. Cultural Environment

- a. Land use (dominant features and uses including zoning if applicable)

ECCF Trade parcel – no active management history, part of the County Forest for wildlife habitat and recreational opportunities. The parcel is adjacent to the Eau Claire River.

Lea trade parcel – no active management history. Upon trade and entry into County Forest Law, the parcel would be entered into Wisconsin Forest Inventory System (WisFIRS).

b. Social/Economic (including ethnic and cultural groups)

ECCF Trade parcel is currently available for public recreation. If withdrawn and traded, the parcel may no longer be available for public recreation.

Lea trade parcel would become public property, entered into County Forest Law (CFL), and provide access to a secondary channel of the river from CTH "SD".

c. Archaeological/Historical

A review of the county records and state historical records indicate no archaeological/ historical sites to be found on ECCF Trade parcel or the Lea trade parcel.

14. Other Special Resources (e.g., State Natural Areas, prime agricultural lands)

No known other special resources.

ENVIRONMENTAL CONSEQUENCES (probable adverse and beneficial impacts including indirect and secondary impacts)

15. Physical (include visual if applicable)

There will be little or no physical or visual impact to either property as land use is expected to remain as forest.

ECCF Trade parcel - There are no known development plans other than to maintain the existing dock and boardwalks/footbridges placed by Mr. Lea. Due to access, timber type/volume/value, and size of area it is unlikely a timber sale would occur.

Lea Trade parcel - Would be entered into County Forest Law and no buildings would be placed. Building sites are not available due to topography and acreage. Opportunity exists to construct a trail, small parking area, and stairway down to the water for recreational access. The steep bank would make access to the river very difficult for most recreationists if no stairway is built.

A timber harvest could not occur on the Lea Trade parcel as it is in the River Corridor Boundary which prohibits harvest on County Forest land unless it is a plantation.

16. Biological (including impacts to threatened/endangered resources)

ECCF Trade parcel

Forested cover and associated wildlife habitat may remain the same. There are bottomland hardwoods, oaks, and pine present. There will be no management conducted and no buildings will be placed on the property. Impacts will be negligible.

There would be little/ no impact to surface water and groundwater on the ECCF Trade parcel if little or no activity other than use of the boat dock occurs. The ECCF trade parcel has river frontage.

Lea trade parcel

Forest management will not occur and no impacts will result. Wildlife habitat impact would be minimal. Habitat value could decrease if a small clearing is created for parking.

Risk of contamination to surface water and groundwater would be low.

None of the species found in the Natural Heritage Inventory are likely to be negatively impacted by this trade. Increased habitat is a potential if site appropriate activity occurs.

17. Cultural

a. Land Use (including indirect and secondary impacts)

Both properties can be used for hunting and trapping.

ECCF Trade parcel – As primary access is by boat, recreational use is limited.

A secondary impact is the reducing the total river frontage owned by the county forest by approximately 28 ft. This is contrary to the first priority for acquisition in section 410.3 of the County Forest 15-Year Plan:

1. Bordering water including the Eau Claire River, its tributaries, and lakes within or bordering the County Forest boundary.

Lea trade parcel - Acquisition would have a nominal impact on the net hunting area available as public hunting land. There would be direct access to an Eau Claire River channel from a county highway. This access would be difficult and need improvements to benefit a majority of the public.

b. Social/Economic (including ethnic and cultural groups, and zoning if applicable)

ECCF parcel - Economic benefits may be increased revenue for Bridge Creek Township if the parcel is reassessed as river frontage.

Lea parcel – The parcel would be entered into County Forest Law. There would be an increase of 0.6 recreation acres for public recreation with access to Eau Claire River.

c. Archaeological/Historical

None are known for either parcel.

18. Other Special Resources (e.g., State Natural Areas, prime agricultural lands)

There are no known other special resources for either parcel.

19. Summary of Adverse Impacts That Cannot Be Avoided (more fully discussed in 15 through 18)

- Loss of river frontage - approximately 28 ft.
- Loss of low relief county forest land adjacent to the Eau Claire River.

DNR EVALUATION OF PROJECT SIGNIFICANCE (complete each item)

20. Environmental Effects and Their Significance

- a. Discuss which of the primary and secondary environmental effects listed in the environmental consequences section are long-term or short-term.

There would be very little impact to the environment from this withdrawal and trade. Use of both properties for hunting/trapping would have little or no negative impact.

Positive benefits: Potential gain in private property taxes to Bridge Creek Township and access to Eau Claire River from a county highway.

- b. Discuss which of the primary and secondary environmental effects listed in the environmental consequences section are effects on geographically scarce resources (e.g. historic or cultural resources, scenic and recreational resources, prime agricultural lands, threatened or endangered resources or ecologically sensitive areas).

There are no anticipated significant environmental effects in this proposal. Minor effects are:

- **County Forest Blocking** – No change.
- **Road Access** – Minor increase of road access to county forest acreage adjacent to the Eau Claire River.
- **Protection of River Frontage from Development** – Minor decrease of Eau Claire River frontage in County Forest Law (CFL).
- **Wildlife Habitat Management** – Opportunities to manage habitat for game species, endangered/threatened/species of concern, and maintain habitat.
- **Keeping private acreages to the outer edges of the County Forest** – This trade would create 3 new private/public boundaries (ECCF trade – east boundary; Lea trade – east and west boundaries).
- **Short-term impacts to recreation** –
 - Lea trade parcel – There is an opportunity to develop a trail and parking area for recreationists. There would be a minor impact during the development period.
- **Long-term impacts to recreation** -
 - ECCF parcel -Would result in loss of access to a public area.
 - Lea Trade parcel - Access is off of CTH “SD”. If improvements to access were made, the area would provide public access to a secondary channel of the Eau Claire River.

- c. Discuss the extent to which the primary and secondary environmental effects listed in the environmental consequences section are reversible.

ECCF Trade parcel – Environmental consequences of this trade are minimal and if the trade occurred would be difficult to reverse.

Lea Trade – There would be minor management opportunities to maintain/create habitat.

21. Significance of Cumulative Effects

Discuss the significance of reasonably anticipated cumulative effects on the environment (and energy usage, if applicable). Consider cumulative effects from repeated projects of the same type. Would the cumulative effects be more severe or substantially change the quality of the environment? Include other activities planned or proposed in the area that would compound effects on the environment.

Significant cumulative effects are not anticipated for this trade.

22. Significance of Risk

- a. Explain the significance of any unknowns that create substantial uncertainty in predicting effects on the quality of the environment. What additional studies or analysis would eliminate or reduce these unknowns?

It is unknown what Mr. Lea would do on the property if the trade is approved. Management of the forest may not be the same as the County Forest management. Land use change such as an expanded dock is a possibility. There are no known studies to conduct for anticipating an individual's future land use decisions.

- b. Explain the environmental significance of reasonably anticipated operating problems such as malfunctions, spills, fires or other hazards (particularly those relating to health or safety). Consider reasonable detection and emergency response, and discuss the potential for these hazards.

Possible surface and groundwater problems could result if inappropriate construction occurs. This is a low risk on the parcel that would be entered into CFL as the only likely activity is construction of stairs down the steep bank and trail/parking area development. It is not known if, or in what manner, Mr. Lea would conduct activities on the parcel to be withdrawn.

Fire is a possibility in the jack pine type near the road. The areas along the secondary river channel are typically wetter and much less likely to have a significant fire hazard.

A gas or oil spill related to operating a boat could occur but has a low probability of significant impact due to likely volume.

23. Significance of Precedent

Would a decision on this proposal influence future decisions or foreclose options that may additionally affect the quality of the environment? Describe any conflicts the proposal has with plans or policy of local, state or federal agencies. Explain the significance of each.

This is a simple trade to correct an infringement on public land with the benefit of public access to the Eau Claire River from a county highway. There is concern a precedent would result from this withdrawal.

24. Significance of Controversy Over Environmental Effects

Discuss the effects on the quality of the environment, including socio-economic effects, that are (or are likely to be) highly controversial, and summarize the controversy.

- Loss of approximately 28 ft. of Eau Claire River secondary frontage.
- The trade would allow Mr. Lea to apply for permits to legally place the dock and boardwalk/footbridges. This would constitute shoreline development.
- New access from the Lea trade parcel to the secondary river channel would not be accessible to everyone due to topography. This could be alleviated by structures made to provide accessibility on the steep slope.
- Increase of 0.6 acres of public land.

ALTERNATIVES

25. Briefly describe the impacts of no action and of alternatives that would decrease or eliminate adverse environmental effects. (Refer to any appropriate alternatives from the applicant/others.)

1. Do not pursue trade for Lea trade parcel:

This option would maintain status quo and require Mr. Lea to cease use of county forest for his private dock. No financial gain or loss to the county would result from the non-action. This option does not meet the intent of Mr. Lea to correct the issue of using public land for private use. This alternative does not have environmental effects.

2. Sell the .75-acre ECCF trade parcel to Mr. Lea:

This removes a small area of county forest accessible from the primary channel of the Eau Claire River from public land. The purchase money could be designated for future purchase opportunities and placed in the county real estate acquisition fund. This alternative would create 3 new public/private boundaries and facilitate shoreline development on the Eau Claire River.

SUMMARY OF ISSUE IDENTIFICATION ACTIVITIES

26. List agencies, citizen groups and individuals contacted regarding the project (include DNR personnel and title) and summarize public contacts, completed or proposed).

<u>Date</u>	<u>Contact</u>	<u>Comment Summary</u>
05-2012	Jody Gindt – Eau Claire Co. Parks & Forest Forester	Field Analysis of parcels
05-2012	Brooke Ludwig – County Forest Liaison	Historical/ Archeological Review
05-2012	Armund Bartz - DNR Conservation Biologist	Reviewed NHI statements
05-2012	Richard Steffes– Director, DNR Division of Land Facilities and Lands	Received Appraisals for Review
06-2012	Stacy Steinke – DNR Water Management Specialist	Field review dock, boardwalk/ footbridge
06-2012	Ron Eslinger – Eau Claire Co. Land Use Control Division, Planning & Development Department	Field review dock, boardwalk,/footbridge
06-2012	Mike Torud – Eau Claire Co. Forest Director Parks and Forest Department	Field review dock, boardwalk,/footbridge
08-2012	Paul Westegaard – DNR Area Forestry Specialist	Reviewed EA
08-2012	Nick Schaff - DNR Environmental Coordinator	Reviewed EA
08-2012	Mike Torud – Eau Claire Parks & Forest Director	Reviewed EA
08-2012	Steve Edge – Eau Claire Team Leader	Reviewed EA
08-2012	Nick Schaff - DNR Environmental Coordinator	Environmental Analysis & Review
09-2012	Brooke Ludwig – Eau Claire County Forest DNR Liaison	Public Notice to Communications
09-2012	Ed Culhane– Sr. Public Affairs Manager	Public Notice to Media
09-2012	Brooke Ludwig – Eau Claire County Forest DNR Liaison	Public Notice Period Begins
10-2012	Brooke Ludwig – Eau Claire County Forest DNR Liaison	Public Notice Period Ends
10-2012	Brooke Ludwig – Eau Claire County Forest DNR Liaison	Comment Log & EA Decision Page sent to Schaff
11-2012	Nick Schaff – Environmental Analysis & Review Spec	Certify EA Decision Page compliance with WEPA
11-2012	Brooke Ludwig – Eau Claire County Forest DNR Liaison	Completed EA & Decision Page sent to Westegaard
12-2012	Paul Westegaard – DNR Area Forestry Specialist	Review of EA & Attachments

DECISION (This decision is not final until certified by the appropriate authority)

In accordance with s. 1.11, Stats., and Ch. NR 150, Adm. Code, the Department is authorized and required to determine whether it has complied with s.1.11, Stats., and Ch. NR 150, Wis. Adm. Code.

Complete either A or B below:

A. EIS Process Not Required



The attached analysis of the expected impacts of this proposal is of sufficient scope and detail to conclude that this is not a major action which would significantly affect the quality of the human environment. In my opinion, therefore, an environmental impact statement is not required prior to final action by the Department.

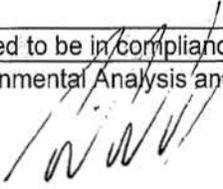
B. Major Action Requiring the Full EIS Process



The proposal is of such magnitude and complexity with such considerable and important impacts on the quality of the human environment that it constitutes a major action significantly affecting the quality of the human environment.

Signature of Evaluator	Date Signed
	1 November 2012
Brooke Ludwig, County Forest Liaison	

Number of responses to news release or other notice: 23 E-mails, 1 letter, 1 multi-signature (58) petition.

Certified to be in compliance with WEPA	
Environmental Analysis and Liaison Program Staff	Date Signed
	11-1-2012
Nicholas Schaff, Environmental Analysis and Review Specialist	

NOTICE OF APPEAL RIGHTS

If you believe you have a right to challenge this decision made by the Department, you should know that Wisconsin statutes, administrative codes and case law establish time periods and requirements for reviewing Department decisions.

To seek judicial review of the Department's decision, ss. 227.52 and 227.53, Stats., establish criteria for filing a petition for judicial review. Such a petition shall be filed with the appropriate circuit court and shall be served on the Department. The petition shall name the Department of Natural Resources as the respondent.

ATTACHMENT "A" – RESOLUTION/WITHDRAWAL APPLICATION

Enrolled No.

RESOLUTION

File No. 12-13/015

--AUTHORIZING A LAND TRADE BETWEEN EAU CLAIRE COUNTY AND MICHAEL D LEA; AUTHORIZING THE WITHDRAWAL OF COUNTY FOREST LAND TO BE TRADED FROM THE COUNTY FOREST LAW; AUTHORIZING THE ENTRY OF LAND ACQUIRED BY THE TRADE INTO THE COUNTY FOREST LAW--

WHEREAS, Michael D. Lea and the Committee on Parks & Forest have agreed to terms for a land trade whereby the county would receive 1.35 acres of Lea land in exchange for 1.35 acres of county land (see attached map); and

WHEREAS, in order to enable the trade, the county land must be withdrawn from the county forest law, Chapter 28.11, WI Statutes, with the submission of an application for withdrawal to the WI Department of Natural Resources; and

WHEREAS, both properties are not buildable and an appraiser has determined that the county property is slightly inferior however both properties are valued at \$1,000 per acre. Mr. Lea will be responsible to pay all cost regarding these trade parcels.

WHEREAS, the benefits of this land trade are that the county would be acquiring property that has both water and road frontage.

NOW, THEREFORE, BE IT RESOLVED, that the Eau Claire County Board of Supervisors hereby authorizes a land trade between Eau Claire County and Michael D Lea, with the county land to be traded described as 1.35 acres, parcel #002-1097-03-000 in Section 10, T26N, R6W, Town of Bridge Creek; and the Lea parcel 1.35 acres part of parcel #002-1331-06-030 in Section 10 T26N, R5W, in the Town of Bridge Creek.

BE IT FURTHER RESOLVED that the Parks & Forest Director forward an application to the Wisconsin Department of Natural Resources to withdraw the 1.35 acres of county forest land to be traded, from the County Forest Law, and make application for entry of the 1.35 acres to be acquired.

ADOPTED:

Committee on Parks & Forest

MT/rb

Dated this 24th Day of April, 2012

EAU CLAIRE COUNTY BOARD OF SUPERVISORS

AMENDMENT NO. 1

TO FILE NO. 12-13/015

OFFERED BY PARKS & FOREST

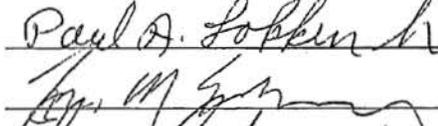
AMEND THE ORDINANCE/RESOLUTION/AMENDMENT AS FOLLOWS:

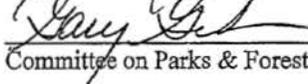
1. On page 1, line 9, strike, after "for 1.35", insert "for 0.75"
2. On page 1, line 25, strike, "1.35", insert "0.75"
3. On page 1, line 27, strike "R5W", insert "R6W"
4. On page 1, line 30, strike "1.35", insert "0.75"





Paul A. Lobkin





Committee on Parks & Forest

KRZ/yk

Ordinance/12-13.015 Amendment 1

APPROVED BY
CORPORATION COUNSEL
AS TO FORM

I hereby certify:

That the Board of Supervisors of Eau Claire County, in a meeting duly called and assembled on June 19, 2012, through passage of Resolution No. 12-13/15, has authorized and directed this application (Date) to be made for the purpose of withdrawal of the hereinafter described lands from entry as county forest pursuant to Section 28.11(11), Wisconsin Statutes:

That at the time said meeting the total membership of said County Board was 29 members and that said resolution was passed by a vote of 28 for and 0 against with 1 absent and 0 abstaining.

Signature Janet Loomis Clerk of Eau Claire County
Typewritten Name Janet Loomis Date signed June 28 2012

That the following information shall be provided in connection with the land subject to this application:
(attach additions sheet(s) if more space is needed)

- a. The legal description of the land, the acreage proposed to be withdrawn and the acreage remaining following withdrawal in the affected descriptions: (Include Parcel Identification Number for each parcel.)

Part of parcel #002-1097-03-000 in Section 10, T26N, R6W, Town of Bridge Creek, approximately 0.75 acres.

- b. The proposed use of land:

The land to be withdrawn will be traded to Michael Lea in exchange for a 1.35 acre parcel of land he owns adjacent to CTH "SD" along the west side of his property. Mr. Lea currently uses the county property for a boat dock he has constructed. Mr. Lea has stated he believed the county property to be owned by him and was unaware of his trespass.

- c. Attach a map showing the location of the land.

- d. The names and addresses of persons who have requested the county to withdraw the land, and the names and addresses of prospective purchasers of the land:

**The Eau Claire County Board of Supervisors supports this withdrawal (see attached resolution).
Prospective purchaser of the land to be traded is: Michael Lea, E21680 CTH "SD", Augusta, WI 54722.**

- e. Any reservations on the transfer of title, such as a reversionary clause, or other mechanisms to assure compliance with restrictions or conditions of withdrawal: **NONE**

- f. Attach a copy of the County Resolution

- g. The attributes of the county forest site that relate to the requested use and a comparison of the site and its attributes with other economically and environmentally feasible sites or areas if other sites or areas were considered:

The county property is only accessible by boat. It has no timber management opportunity. There are several acres of county forest property adjacent and nearby the trade parcel including several islands in the Eau Claire River, which provide the same or better public use. The public access to county forest is plentiful in the area

- h. Attach a copy of the County Resolution

A seasonal dock has been placed by Michael Lea on the county property. This dock is for Mr. Lea's private use and gives the appearance that the property is private and not public.

The appraisals for both parcels were ordered and paid for by Michael Lea.

- i. The historical and archeological background of the land based upon county records and a site examination by county personnel:

A review of the cultural, historical, and archeological data finds there are no known archaeological sites, burial sites, or historic structures in that section.

The County entered the parcel to be traded into county forest in 1988. There is nothing else of significance on the deed.

- j. Knowledge of the presence of endangered and threatened species of plants or wild animals on the land or in the waters on the land:

A review of Natural Heritage Inventory lists Karner Blue Federal High Potential Range in the project area. The property is in this range but does not have existing habitat for Karner Blue Butterflies due to thick vegetation and lack of lupine and nectar plants. The Bald Eagle is listed within the one-mile buffer. There is plentiful habitat for Bald Eagle all along the Eau Claire River and this trade would not negatively affect the eagle or its habitat.

Note: The Department's investigation will include a review of the natural heritage inventory.

- k. The consideration to be received for the land. If land or money or both is to be received in exchange for the land, the county shall describe proposed use and disposition involving a description and map of any proposed trade lands to be exchanged with the county:

The parcel to be traded for would provide public access to a secondary channel of the Eau Claire River from CTH "SD". Foot traffic would occur across the property and include a steep slope down to the wetland area adjacent to the secondary channel. There is higher potential for access in the winter when the poison ivy and brush will be less of a deterrent to using the access. The wetland would be frozen and accessing the river much easier.

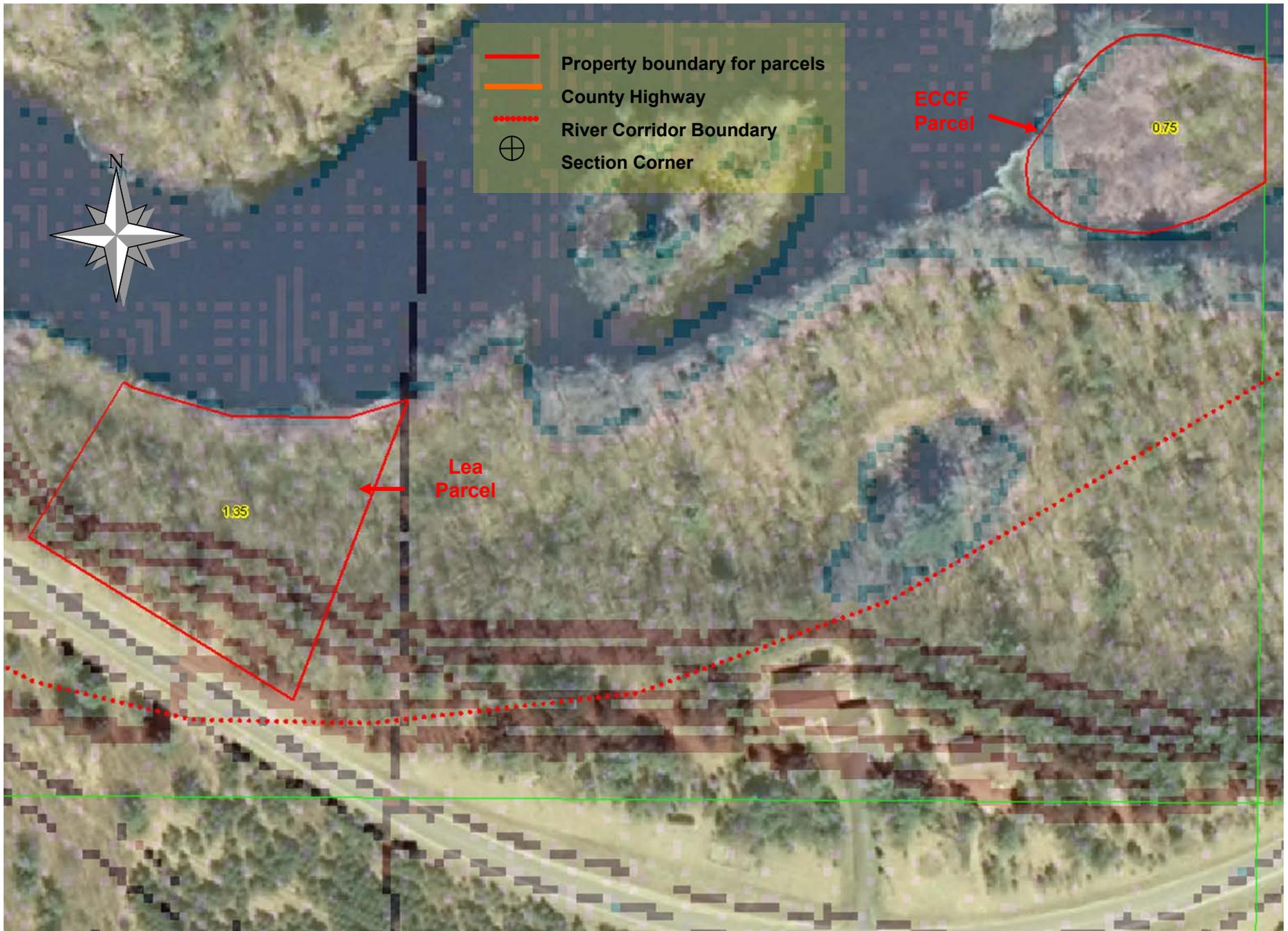
There would be a net increase of 0.6 acres to the county forest from this trade. There is little environmental impact expected although erosion potential of the steep slope would increase due to foot traffic. There is minimal if any timber benefit to the trade.

The land to be acquired would be added to the county forest program and managed under Chapter 28.11, Statutes.

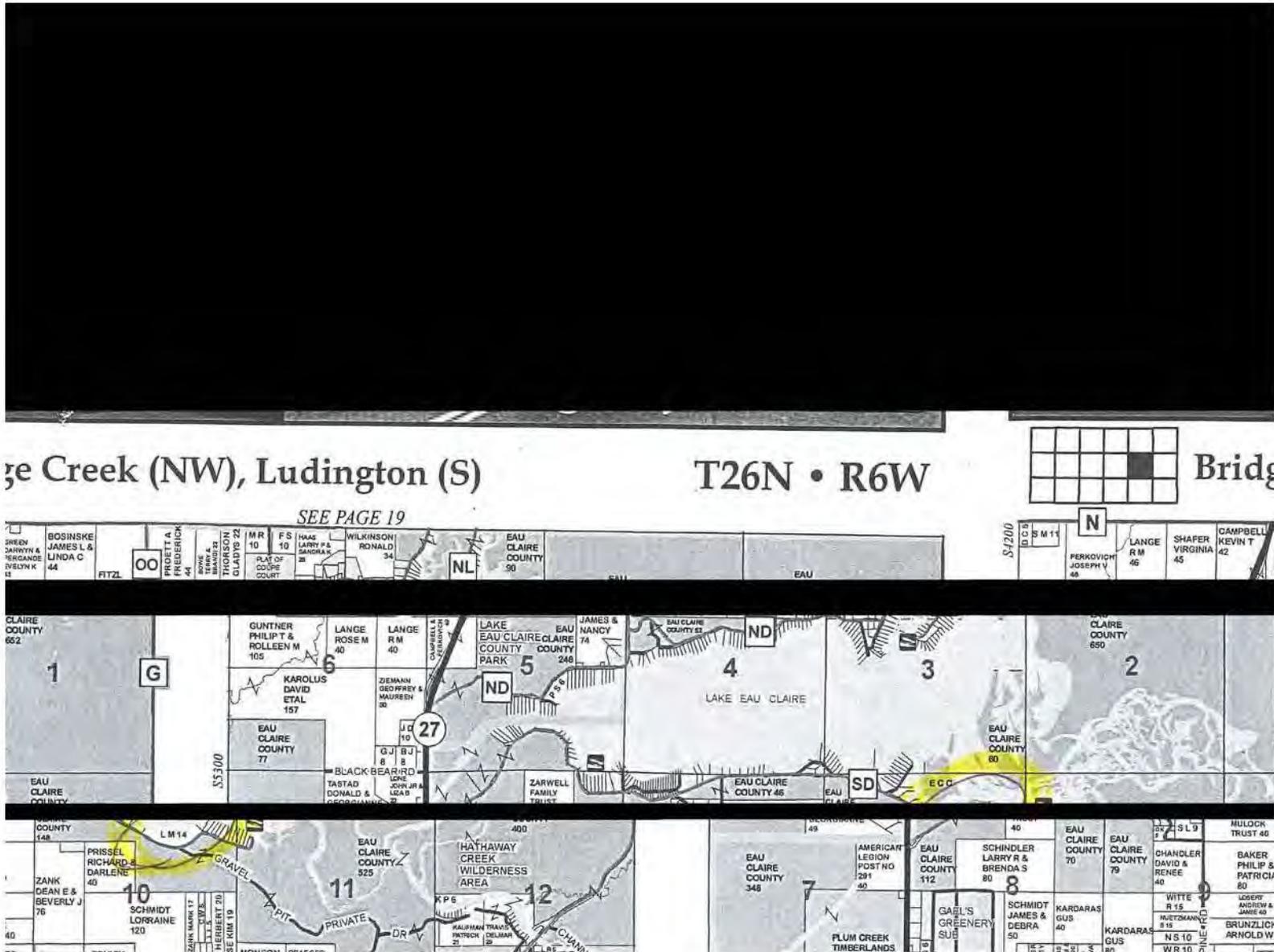
- l. The present and future benefits of the proposed withdrawal action as identified by the county at the time of the application and the decision making process used to identify those benefits:

Mr. Lea stated he believed he owned the property on which he placed his dock. Recent review has shown this to be county forest land. The parcel on which Mr. Lea's dock is placed does not have access without crossing private land. There are low areas and steep slopes as well preventing access.

ATTACHMENT "C" – LEA & ECCF TRADE PARCELS TOPOGRAPHIC MAP



ATTACHMENT "D" – LEA & ECCF TRADE PARCELS PLAT MAP



ATTACHMENT “E” – APPRAISALS & REVIEW OF LEA & ECCF TRADE PARCELS



600874

EAU CLAIRE COUNTY
CERTIFIED SURVEY NO. 734

⁴⁸
VOL. 57 PAGE 23

CERTIFIED SURVEY MAP
OF OUTLOT 18, BLOCK 9, FIRST ASSESSOR'S PLAT OF
LAKE EAU CLAIRE SOUTH, TOWN OF BRIDGE CREEK,
EAU CLAIRE COUNTY, WISCONSIN

600874

Beverly M. Halvorson

BEVERLY Y. HALVORSON
Register of Deeds
P.O. Box 718
Eau Claire, Wisc. 54702

1990 AUG 20 PM 12 30

⁴⁸
VOL. 57 PAGE 23

INDEXED

$\Delta = 8679'05"$
 $R = 857.00'$
 $T = 203.63'$
 $L = 1291.10'$
1ST TAN. = S 60°09'14" E
2ND TAN. = N 33°31'12" E

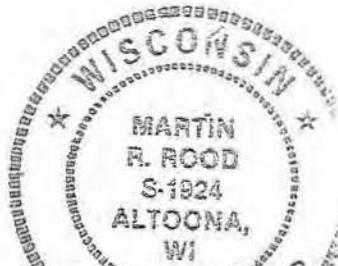
(N 33°21'42" E)
N 33°27'42" E
50.65'



BEARINGS REFERENCED TO THE FIRST ASSESSOR'S PLAT
OF LAKE EAU CLAIRE SOUTH.

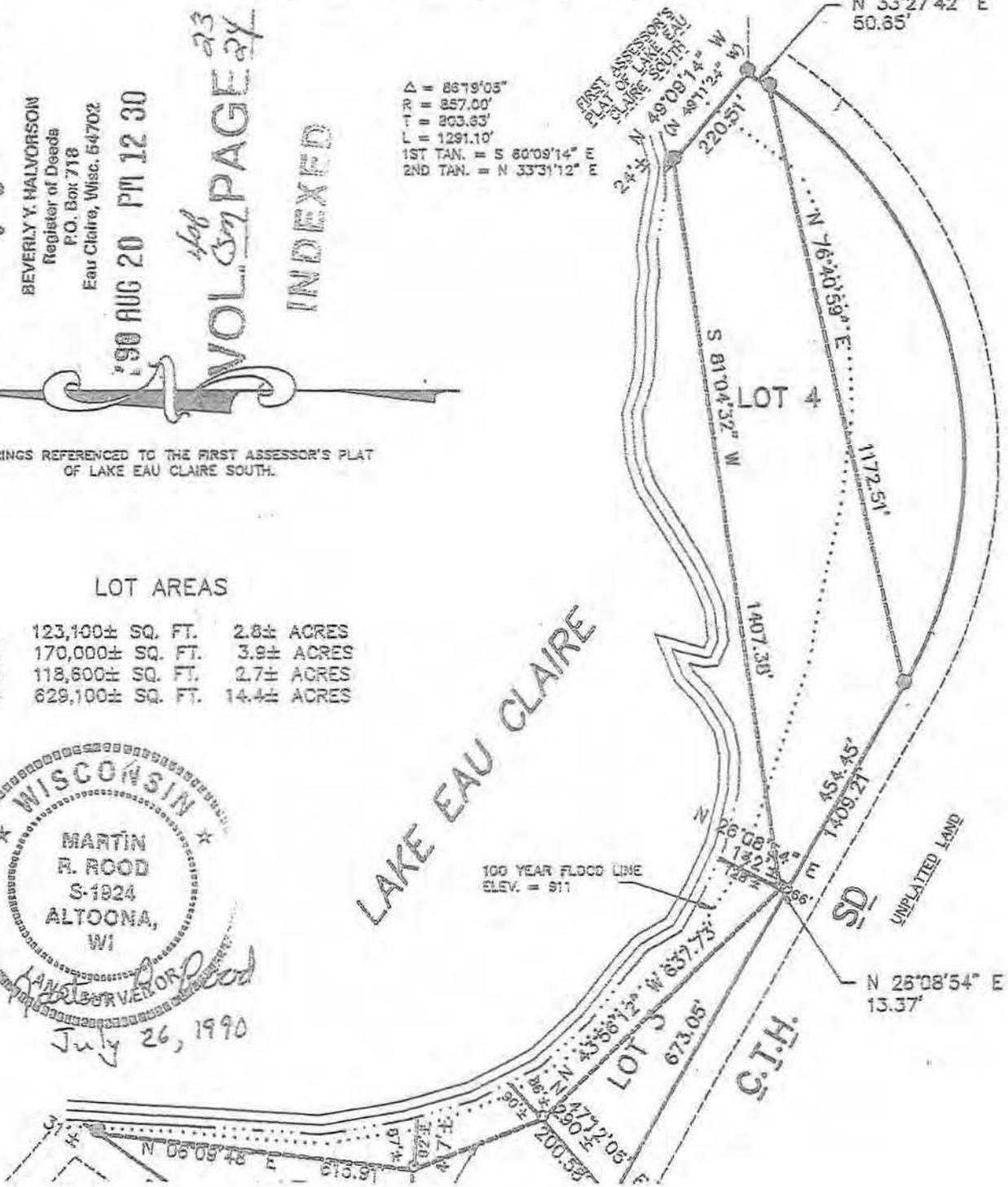
LOT AREAS

LOT 1	123,100± SQ. FT.	2.8± ACRES
LOT 2	170,000± SQ. FT.	3.9± ACRES
LOT 3	118,600± SQ. FT.	2.7± ACRES
LOT 4	629,100± SQ. FT.	14.4± ACRES



Martin R. Rood
Notary Public
July 26, 1990

LAKE EAU CLAIRE



NAME: Michael D. Lea
PROPERTY: Part S10/T26N/R06W, Augusta, Wisconsin
DATE: March 6, 2012

The purpose of this appraisal is to provide an opinion of the market value, as defined in the Uniform Standards of Professional Appraisal Practice, as of the effective date of the appraisal.

The function of this report is to present the data and reasoning employed by the appraiser to form a professional opinion of the nature, quality, value or utility of specified interest in, or aspects of, identified real estate. The objective of this report is to communicate the appraiser's conclusions to the client.

The scope of the appraisal included a number of independent investigations and analyses including a viewing, both inside and out, of the subject and an exterior viewing of the comparable sales or MLS sheets by the appraiser. Unless otherwise indicated, no interior viewing was made of the comparable sales. In the appraiser's opinion, the research sources used were sufficient for the discovery of comparable market data and the sales recited and analyzed are sufficient to provide a reliable value opinion for the property being appraised. However, because of the diversity of the data discovery process, there may be other sales which may be more comparable, more recent or more proximate to the subject property which were not discovered and which were, therefore, not included in the sales analysis.

No warranty is made or implied regarding the physical condition or adequacy of the structural, mechanical, plumbing or electrical systems and equipment. Any obvious defects have been identified in the improvement description section of the report.

Research sources may include: office files maintained by the appraiser, interviews with local public officials, brokers and market participants, County Regional Planning, the City Department of Planning and planning agencies from the surrounding communities. Market data was obtained from some of all of the following sources: office files, public records, property transfers, title companies, other appraisers, the Multiple Listing Service, and/or independent investigations by the appraiser.

When appropriate, the scope of the appraisal is treated in more detail in separate sections of the report. In the appraiser's opinion, the scope of the appraisal is adequate for the purpose and function of the report. The readers' attention is also directed to the certification, assumptions and limiting conditions of the report.

Special Comments:

Our privacy principals: We are committed to protecting our clients' personal and financial information. This privacy statement addresses what non-public personal information we collect, what we do with it, and how we protect it.

What information we collect: We may collect and maintain several types of personal information in the course of providing you with appraisal services, such as: Information we receive from you on applications, letters of engagement, forms found on our website, correspondence, or conversations including, but not limited to, your name, address, phone number, social security number, date of birth, bank records, salary information, the income and expenses associated with the subject property, the sale price of the subject property, and the details to any financing on the the subject property. Information about your transactions with us, our affiliates, or others, include, but are not limited to, payment history, parties of transactions, financial information and information we receive from a consumer reporting agency such as credit history.

What information we may disclose: We may disclose the non-public personal information about you described above, primarily to provide you with the appraisal services you seek from us. We do not disclose non-public information about clients or former clients except as required by law.

Who we share the information with: Unless you tell us not to, we may disclose non-public information about you to the following types of third parties: Financial service providers such as banks and lending institutions and non-financial companies.

J. C. NORBY & ASSOCIATES, INC
2115 East Clairemont Avenue, Suite 2
Eau Claire, WI 54701 (715)834-3953

	Client File #:	Appraisal File #:	12:143FV
	Summary Appraisal Report • Residential		
	Appraisal Company: J.C. Norby & Associates		
	Address: 2115 E Clairemont Ave., Suite #2, Eau Claire, WI 54701		
Phone: (715) 834-3953		Fax: 715-235-5101	Website: JCNorby.com
Appraiser: Timothy E. Williamson		Co-Appraiser:	
AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA <input type="checkbox"/> Associate Member	
Professional Affiliation: WI Certified Residential Appraiser #1425		Professional Affiliation:	
E-mail: tim@jcnorby.com		E-mail: tim@jcnorby.com	
Client: Michael D. Lea		Contact: 715-286-5423	
Address: E21680 County Road SD, Augusta WI 54722			
Phone: 715-286-5423		Fax:	E-mail:
SUBJECT PROPERTY IDENTIFICATION			
Address: Part S10/T26N/R06W			
City: Augusta		County: Eau Claire	State: WI ZIP: 54722
Legal Description: Part of S10/T26N/R06W			
Tax Parcel #: 002-1331-06-030		RE Taxes: 5,880	Tax Year: 2011
Use of the Real Estate As of the Date of Value:		Recreational Land	
Use of the Real Estate Reflected in the Appraisal:		Recreational Land	
Opinion of highest and best use (if required):		Recreational Land	
SUBJECT PROPERTY HISTORY			
Owner of Record: Michael D. Lea			
Description and analysis of sales within 3 years (minimum) prior to effective date of value: No prior sales within the last 3 years per owner and MLS. I have not performed prior appraisal work on the subject property within the last three years.			
Description and analysis of agreements of sale (contracts), listings, and options: I am not aware of any listing or sales contract on the subject property.			
RECONCILIATIONS AND CONCLUSIONS			
Indication of Value by Sales Comparison Approach		\$ 1,000 per acre	
Indication of Value by Cost Approach		\$ n/a	
Indication of Value by Income Approach		\$ n/a	
Final Reconciliation of the Methods and Approaches to Value: In the appraisal process there are three approaches that are used to determine a value. The three approaches used are the Income Approach, Cost Approach, and the Sales Comparison Approach. Not all of the approaches are considered reliable indicators of value. Each property being appraised is different and only the approaches to value that are considered reliable should be used. The Income Approach and the Cost Approach do not apply to vacant land. The Sales Comparison Approach to value is considered the best indicator of value. The highest and best use of the subject property is as recreational land.			
Opinion of Value as of: 03/06/12		\$ 1,000 per acre	
The above opinion is subject to: <input checked="" type="checkbox"/> Hypothetical Conditions and/or <input type="checkbox"/> Extraordinary Assumptions cited on the following page.			

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AI Reports® AI-100.03 Summary Appraisal Report - Residential

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December 2008

Form AI1003 — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

ASSIGNMENT PARAMETERS

Intended User(s):	The client		
Intended Use:	The intended use of the appraisal is to establish a market value for two properties to facilitate an exchange.		
<i>This report is not intended by the appraiser for any other use or by any other user.</i>			
Type of Value:	Estimated market value	Effective Date of Value:	03/06/12
Interest Appraised:	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other		
Hypothetical Conditions:	(A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) The purpose of the report is to establish a value for some acreage to be exchanged. The size of exact size of each parcel to be exchanged is unknown at this time. It is my understanding that once a price per acre value is determined for two areas of land, parcels will be created to facilitate an even exchange of value.		
Extraordinary Assumptions:	(An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) See Environmental disclaimer in the Addendum.		

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized	Approaches to Value Developed
Appraiser Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: 3/06/2012 Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: I spoke with Michael Lea regarding the property, viewed the site, research sales in MLS, researched public records regarding the subject and comparables.	Cost Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results but is developed in this analysis
Co-Appraiser Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date of Inspection: n/a Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: n/a	Sales Comparison Approach: <input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input type="checkbox"/> Is not necessary for credible results but is developed in this analysis
	Income Approach: <input type="checkbox"/> Is necessary for credible results and is developed in this analysis <input type="checkbox"/> Is not necessary for credible results; not developed in this analysis <input checked="" type="checkbox"/> Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments: None

Significant Real Property Appraisal Assistance: None Disclose Name(s) and contribution:

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December 2008

Form AI1003 — "WinTOTAL" appraisal software by a ia mode, inc. — 1-800-ALAMODE

Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

MARKET AREA ANALYSIS

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Built Up <input checked="" type="checkbox"/> Under 25% <input type="checkbox"/> 25-75% <input type="checkbox"/> Over 75%	Growth <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow	Supply & Demand <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Value Trend <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Typical Marketing Time <input type="checkbox"/> Under 3 Months <input checked="" type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
Neighborhood Single Family Profile		Neighborhood Land Use		Neighborhood Name: n/a	
Price 80	Age 0	1 Family 15 %	Commercial 5 %	PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ n/a/	
550+	Low	Condo 0 %	Vacant 0 %	Amenities:	
200,000+	High Predominant	Multifamily 0 %			
				80 %	

Market area description and characteristics: The subject property is located in the Town of Bridge Creek in Eau Claire County and has frontage on the Eau Claire River system. The land surrounding Lake Eau Claire has been developed for residential use. About 80% of the land use in the area is recreational or agriculture.

The subject of this report is two parcels of land that are being valued to facilitate an exchange. Both parcels of land are considered unbuildable and have access to the Eau Claire River system. Highest and best use for both parcels is considered recreation. In the report two comparable sales grids will be used. Each sales grid will value the acreage of each parcel. The first grid and the main portion of the report will value the acreage that is owned by Michael Lea. The second land sales grid will value the acreage that is owned by Eau Claire County Forest. The purpose of the report is to determine acreage values so parcels can be created which would allow for an even exchange of value. The exact size of the land to be exchanged is unknown at this time. The parcel of land to be exchanged will have to be created by a survey.

SITE ANALYSIS

Dimensions: See Plat Map	Area: See Plat Map
View: Average - typical for area	Shape: Irregular
Drainage: Appears adequate	Utility: Typical for the area.
Site Similarity/Conformity To Neighborhood	Zoning/Deed Restriction
Size: <input checked="" type="checkbox"/> Smaller than Typical <input type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	View: <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable
Utilities	Zoning: RS Single Family Residential <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal
Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other at street	Covenants, Condition & Restrictions <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Gas <input type="checkbox"/> Public <input type="checkbox"/> Other n/a	Documents Reviewed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water <input type="checkbox"/> Public <input type="checkbox"/> Other n/a	Ground Rent \$ /
Sewer <input type="checkbox"/> Public <input type="checkbox"/> Other n/a	Off Site Improvements
	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Bituminous
	Alley <input type="checkbox"/> Public <input type="checkbox"/> Private None
	Sidewalk <input type="checkbox"/> Public <input type="checkbox"/> Private None
	Street Lights <input type="checkbox"/> Public <input type="checkbox"/> Private None

Site description and characteristics: There are easements of record for utilities. There were no apparent adverse easements, encroachments, special assessments, or slide areas noted that would negatively affect the marketability of the subject property. The appraiser did not perform a title search of the property. Title work should be checked to verify ownership, liens, and recorded easements.

HIGHEST AND BEST USE ANALYSIS

Present Use Proposed Use Other

Summary of highest and best use analysis: Highest and best use of the property is as recreational land.

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Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

IMPROVEMENTS ANALYSIS							
General	Design:	No. of Units:	No. of Stories:	Actual Age:	Effective Age: 4		
<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Under Construction	<input type="checkbox"/> Proposed	<input type="checkbox"/> Attached	<input type="checkbox"/> Detached	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Modular	
Other:							
Exterior Elements	Roofing: A	Siding:	Windows:				
<input type="checkbox"/> Patio	<input type="checkbox"/> Deck	<input type="checkbox"/> Porch	<input type="checkbox"/> Pool	<input type="checkbox"/> Fence			
Other:							
Interior Elements	Flooring: Wd. / Gd.	Walls: T	<input type="checkbox"/> Fireplace #				
Kitchen:	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Range	<input type="checkbox"/> Oven	<input type="checkbox"/> Fan/Hood	<input type="checkbox"/> Microwave	<input type="checkbox"/> Dishwasher	Countertops:
Other:							
Foundation	<input type="checkbox"/> Crawl Space	<input type="checkbox"/> Slab	<input type="checkbox"/> Basement				
Other:							
Attic	<input type="checkbox"/> None	<input type="checkbox"/> Scuttle	<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairway	<input type="checkbox"/> Finished		
Mechanicals	HVAC:	Fuel:	Air Conditioning:				
Car Storage	<input type="checkbox"/> Driveway	<input type="checkbox"/> Garage	<input type="checkbox"/> Carport	<input type="checkbox"/> Finished			
Other Elements							

Above Grade Gross Living Area (GLA)											
	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1											
Level 2											

Finished area above grade contains: Bedroom(s): Bath(s): GLA:

Summarize Above Grade Improvements:

Below Grade Area or Other Area											
	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade											
Other Area											

Summarize below grade and/or other area improvements:

Discuss physical depreciation and functional or external obsolescence:

Discuss style, quality, condition, size, and value of improvements including conformity to market area:

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Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

SITE VALUATION**Site Valuation Methodology**

- Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1	COMPARISON 2	COMPARISON 3
Address	Part S10/T26N/R06W Augusta, WI 54722	Part S02/T26N/R12W Menomonie, WI 54751	Part S12/T26N/R06W Augusta, WI 54722	Part S17/T27N/R11W Elk Mound 54739
Proximity to Subject		Approximately 40 miles	Approximately 2 miles	Approximately 40 miles
Data Source/ Verification		MLS Listing Agent	MLS Listing Agent	MLS Listing Agent
Sales Price	\$	\$ 1,082	\$ 2,013	\$ 506
Price / Sq.Ft.	\$	\$ 18.03	\$ 69.29	\$ 25.59
Sale Date	n/a	01/06/11	10/14/11	11/16/11
Location	Rural / Avg.	Rural / Avg.	Rural / Avg.	Rural / Avg.
Site Size	See Plat Map	60 acres	29.05 acres	19.77 acres
Site View	Average - typical	Average	Average	Average
Site Improvements	Unbuildable	Unbuildable	Unbuildable	Unbuildable
Cover	Mostly wooded	Mostly wooded	Mostly wooded	Mostly open
Access		Water only +25% +271	Road frontage	Road frontage
Topography	Level to Steep	Mostly level	Mostly level	Mostly level
Other amenities	None	Island	Flood plain	DNR restrictions +253
Recreation appeal	Average	Average	Avg-Gd. / -25% -504	Fair / +50% +253
Net Adjustment		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 271	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -504	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 506
Indicated Value		Net Adj. 25.0 %	Net Adj. 25.0 %	Net Adj. 100.0 %
		Gross Adj. 25.0 % \$ 1,353	Gross Adj. 25.0 % \$ 1,509	Gross Adj. 100.0 % \$ 1,012
Prior Transfer History	No prior sales within 3 year per MLS	No prior sales within 1 year per MLS	No prior sales within 1 year per MLS	No prior sales within 1 year per MLS

Site Valuation Comments: The size of the subject property is yet to be determined. The purpose of the appraisal is to establish a per acre price of the land to be exchanged. Both parcels are unique in that they are both unbuildable parcels with access or limited use issues. The comparables selected are also unbuildable parcels that have access or use issues. Sites were not adjusted for size. Although the comparables vary in size it is not considered to be a major factor in the parcels value. Sales were adjusted for access. Sale #1 is an island and was adjusted upward 25% of sale price for lack of road frontage. Sale #2 is located in a flood plain, but is wooded and has good appeal for recreation. Sale #2 was adjusted downward 50% of sale price for good recreational appeal. Sale #3 has road frontage, however the site cannot be built on, and the DNR restriction as what can be done with the property. This sale was adjusted upward 50% of sale price for DNR restriction. This parcel is also all open land that has limited appeal for recreational use and was adjusted upward 50% of sale price.

Site Valuation Reconciliation: Recent comparable sales in the area are limited. Active listings were also considered in arriving at a value. In addition to the comparable sales, there is an active listing within two miles of the subject property. The active listing is 159 acres with road frontage on Hwy 27 and has river frontage on the Eau Clair River below the Lake Eau Claire Dam. The parcel is listed for sale at \$1,980 per acre and has been on the market for 749 days. The active listing is listed as a pending sale however I am not aware of the contract price. This active listing is considered superior to the subject in access, appeal, and has good recreational appeal. Most parcels that are land locked sell for 50-75% less than other parcels in the area. Base and the comparable sales and active listings it is my opinion that the parcel being created would have a contributing value of approximately \$1,000 per acre.

Opinion of Site Value \$ **1,000 per acre**

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Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

COST APPROACH**Cost Approach Definitions**

- Reproduction Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.
- Replacement Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout.

Cost Approach Analysis**Estimated Cost New**

Above Grade Living Area	Sq. Ft @ \$	= \$
Finished Below Grade Area	Sq. Ft @ \$	= \$
Unfinished Below Grade Area	Sq. Ft @ \$	= \$
Other Area	Sq. Ft @ \$	= \$
Car Storage	Sq. Ft @ \$	= \$
		\$
		\$
		\$

Total Estimated Cost New

Total Estimated Cost New		\$
Less Depreciation		
Physical	6.67 % = \$	
Functional	% = \$	
External	% = \$	
Total Depreciation	\$	
Depreciated Value of Improvements		\$
Contributory Value of Site Improvements		\$
		\$
		\$
		\$
Opinion of Site Value		\$ 1,000
Indicated Value		\$ 1,000

Cost Approach Comments (Data Sources, Depreciation Basis, Site Value, Etc.):

Cost Approach Reconciliation:

Indication of Value by Cost Approach

\$ n/a

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AI Reports® AI-100.03 Summary Appraisal Report - Residential

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December 2008

Form AI1003 — "WinTOTAL" appraisal software by la mode, inc. — 1-800-ALAMODE

Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

INCOME APPROACH

Market Rent Analysis

ITEM	SUBJECT	RENTAL 1	RENTAL 2	RENTAL 3
Address	Part S10/T26N/R06W Augusta, WI 54722			
Proximity to Subject				
Data Source/ Verification				
Lease Term				
Date of Lease				
Rent /	\$	\$	\$	\$
Rent Concession				
Less Utilities				
Less				
Adjusted Market Rent		\$	\$	\$
Location	Rural / Avg.			
Site/View				
Quality of Construction				
Age				
Condition				
Above Grade Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms
Above Grade Baths	Baths	Baths	Baths	Baths
Gross Living Area	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Below Grade Area	866 Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Other Area	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Heating/Cooling				
Car Storage				
Net Adjustment		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Market Rent		Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$

Rent comparable analysis and reconciliation of market rent of subject property:

Opinion of Market Rent \$

Gross Rent Multiplier Analysis

ADDRESS	DATE	SALE PRICE	GROSS RENT	GRM	COMMENTS

Comment and reconciliation of the gross rent multiplier (GRM):

Opinion of Market Rent: \$ _____ x _____ n/a GRM = \$

Indication of Value by Income Approach \$ n/a

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Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	Part S10/T26N/R06W Augusta, WI 54722						
Proximity to Subject							
Data Source/ Verification							
Original List Price	\$ n/a	\$		\$		\$	
Final List Price	\$ n/a	\$		\$		\$	
Sale Price	\$ n/a	\$		\$		\$	
Sale Price % of Original List	%		%		%		%
Sale Price % of Final List	%		%		%		%
Closing Date	n/a						
Days On Market							
Price/Gross Living Area	\$	\$		\$		\$	
	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Financing Type	n/a						
Concessions	n/a						
Contract Date	n/a						
Location	Rural / Avg.						
Site Size	See Plat Map						
Site Views/Appeal							
Design and Appeal							
Quality of Construction							
Age							
Condition							
Above Grade Bedrooms	Bedrooms	Bedrooms		Bedrooms		Bedrooms	
Above Grade Baths	Baths	Baths		Baths		Baths	
Gross Living Area	Sq.Ft.	Sq.Ft.		Sq.Ft.		Sq.Ft.	
Below Grade Area							
Below Grade Finish							
Other Area							
Other Amenities							
Functional Utility							
Heating/Cooling							
Car Storage							
Other Items							
Other Items							
Other Items							
Net Adjustment (total)		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price		Net Adj.	%	Net Adj.	%	Net Adj.	%
		Gross Adj.	%\$	Gross Adj.	%\$	Gross Adj.	%\$
Prior Transfer History							

Comments and reconciliation of the sales comparison approach:

Indication of Value by Sales Comparison Approach \$ **1,000**

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Additional Comparables Sites

Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

SITE VALUATION							
ITEM	SUBJECT	COMPARISON 4		COMPARISON 5		COMPARISON 6	
Address	Part S10/T26N/R06W Augusta, WI 54722	Part S02/T26N/R12W Menomonie, WI 54751		Part S12/T26N/R06W Augusta, WI 54722		Part S17/T27N/R11W Elk Mound 54739	
Proximity to Subject		Approximately 40 miles		Approximately 2 miles		Approximately 40 miles	
Data Source/ Verification		MLS Listing Agent		MLS Listing Agent		MLS Listing Agent	
Sales Price	\$		\$ 1,082		\$ 2,013		\$ 506
Price / Sq.Ft.	\$		\$ 18.03		\$ 69.29		\$ 25.59
Sale Date	n/a	01/06/11		10/14/11		11/16/11	
Location	Rural / Avg.	Rural / Avg.		Rural / Avg.		Rural / Avg.	
Site Size	See Plat Map	60 acres		29.05 acres		19.77 acres	
Site View	Average - typical	Average		Average		Average	
Site Improvements	Unbuildable	Unbuildable		Unbuildable		Unbuildable	
Cover	Mostly wooded	Mostly wooded		Mostly wooded		Mostly open	
Access		Water only		Road frontage -503		Road frontage -127	
Topography	Level to Steep	Mostly level		Mostly level		Mostly level	
Other amenities	None	Island		Flood plain		DNR restrictions +253	
Recreation appeal	Average	Average		Avg.-Gd. / -25% -504		Fair / +50% +253	
Net Adjustment		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,007		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 379	
Indicated Value		Net Adj. %		Net Adj. 50.0%		Net Adj. 74.9%	
		Gross Adj. % \$ 1,082		Gross Adj. 50.0% \$ 1,006		Gross Adj. 125.1% \$ 885	

Site Valuation Comments:- The comparable grid above is being utilized to value the parcel of land that belongs to Eau Claire County and also is being valued to facilitate the exchange of the two properties. The comparables used to value the Eau Claire County forest land are the same comparables that were used to value the property owned by Michael Lea. The two parcels being valued differ slightly in appeal however, the value per acre is considered similar. The size of each parcel is yet to be determined. The purpose of the appraisal is to establish a per acre price of the subject and the parcel to be exchanged. The Michael Lea property and the Eau Claire County property are both unique in that they are both unbuildable parcels with access or limited use issues. The biggest difference in the two parcels is that the Eau Claire County property is a land locked parcel that can only be accessed by the Eau Claire River or an adjoining parcel. The Eau Claire County parcel has good boat access to the Eau Claire River on its main channel. The Michael Lea property has road frontage but has a steep bank that leads down to a back water area of the Eau Claire River. The back water frontage on the Michael Lea property is about 2-4' deep and allows limited boat access to the Eau Claire River and Lake Eau Claire.

The comparables selected are also unbuildable parcels that have access or use issues. Sites were not adjusted for size. Although the comparables vary in size it is not considered to be a major factor in the parcels value. Sales were adjusted for access. Sale #1 is an island and is similar to the subject property in that it does not have road access. Sale #2 is located in a flood plain, but is wooded and has good appeal for recreation. Sale #2 was adjusted downward 25% of sale price road access, and 25% for superior recreational appeal. Sale #3 has road frontage and was adjusted downward 25% of sale price for superior access. This comparable was also adjusted upward 50% of sale price for DNR restrictions that limit the use of the property. The listing agent said that there were DNR restrictions that would not allow building on the site or mowing of grass. This comparable is also mostly open land next to a DNR entrance point to a small lake that is mostly used for duck hunting. This parcel is considered fair for recreational and was adjusted upward 50% of sale price.

In my opinion the Eau Claire County property is considered slightly inferior to the Michael Lea property in value. However the values are very similar. Owning the Eau Claire County property would be beneficial to Michael Lea in that it would provide a more useable access point to the Eau Claire River and Lake Eau Claire. Although it would provide better access to the river system it would not have a large increase in its property value. In order to access the river from Michael Lea's home you have to go down a very steep bank and walk the distance of about two blocks to get the rivers edge. In my opinion the access is not very good and would have minimal appeal to most buyers.

The parcel of land that Michael Lea is offering to exchange may be of some benefit to Eau Claire County. The parcel being offered for exchange by Michael Lea may offer public access to the bay area and large Island owned by the county. Although the access to the bay and island would be less than desirable it would be better than no access at all.

In my opinion the parcels have a similar per acre value. It appears that an exchange of land would be beneficial to both parties involved.

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ADDITIONAL COMPARABLE SITES

Client:	Michael D. Lea	Client File #:	
Subject Property:	Part S10/T26N/R06W, Augusta, WI 54722	Appraisal File #:	12:143FV

SITE VALUATION							
ITEM	SUBJECT	COMPARISON		COMPARISON		COMPARISON	
Address	Part S10/T26N/R06W Augusta, WI 54722						
Proximity to Subject							
Data Source/ Verification							
Sales Price	\$		\$		\$		\$
Price / Sq.Ft.	\$		\$		\$		\$
Sale Date	n/a						
Location	Rural / Avg.						
Site Size	See Plat Map						
Site View	Average - typical						
Site Improvements	Unbuildable						
Cover	Mostly wooded						
Access							
Topography	Level to Steep						
Other amenities	None						
Recreation appeal	Average						
Net Adjustment		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value		Net Adj.	%	Net Adj.	%	Net Adj.	%
		Gross Adj.	%\$	Gross Adj.	%\$	Gross Adj.	%\$
Prior Transfer History	No prior sales within 3 year per MLS						

Comments:

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Supplemental Addendum

File No. 12:143FV

Borrower/Client	Michael D. Lea				
Property Address	Part S10/T26N/R06W				
City	Augusta	County	Eau Claire	State	WI Zip Code 54722
Lender	Michael D. Lea				

THE PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to assist the client in determining a market value to facilitate and exchange.

ENVIRONMENTAL CONDITIONS

The value estimated in this report is based upon the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection and inquiry about the subject did not develop any information that indicated the existence of any apparent significant substances or detrimental environmental conditions which would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value. If the client has a concern, a qualified expert should be consulted.

SUMMARY OF SALES COMPARISON APPROACH

The comparable sales bracket the subject property and give a good indication of value. All sales were considered in arriving at a value, no one sale was given more weight. After all the appropriate adjustments were given to the comparable sales, a range of value was determined. The amount of \$1,000 per acre falls within the range and is the appraiser's opinion of value.

Eau Claire County Property

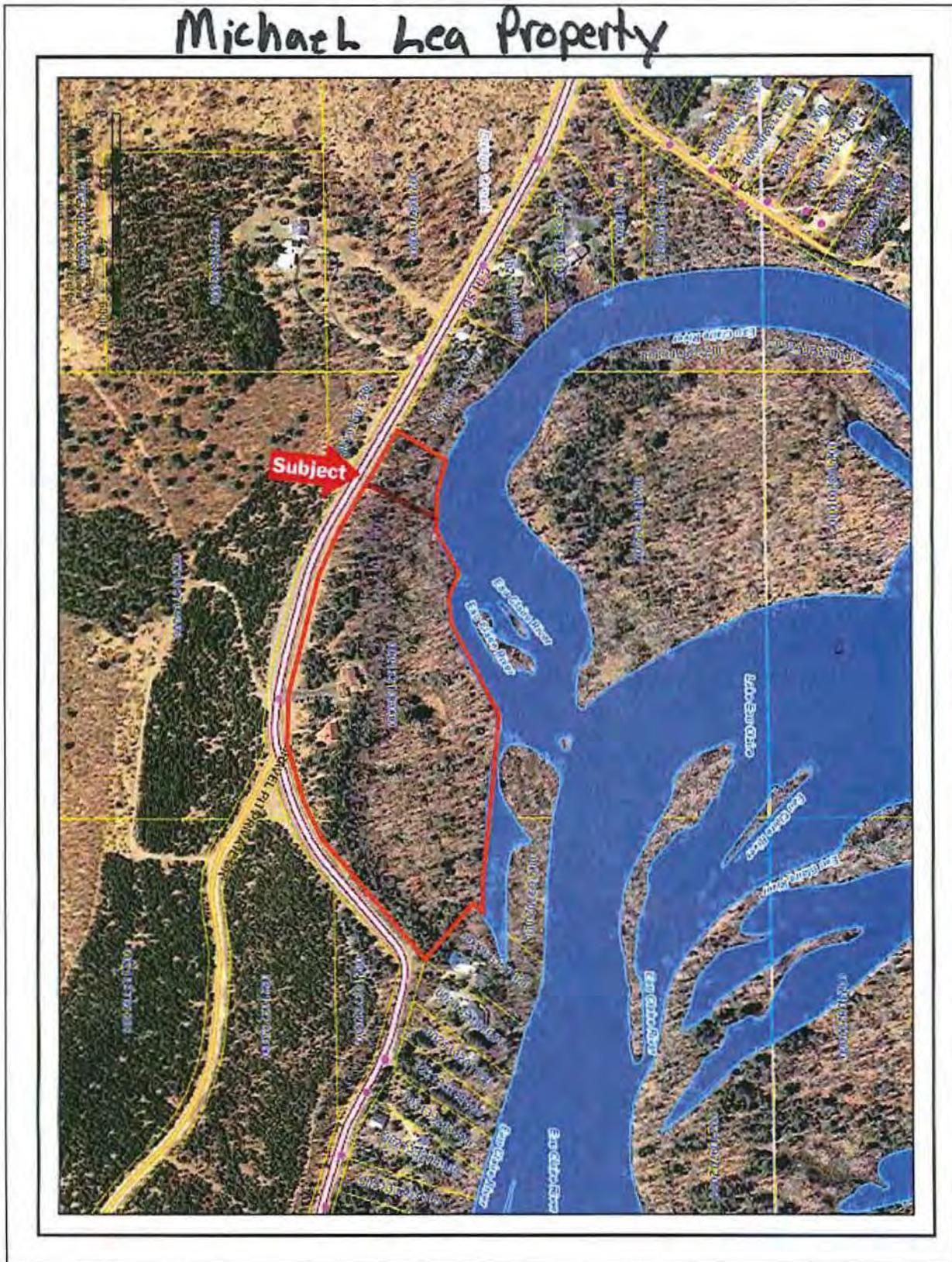
Borrower/Client	Michael D. Lea						
Property Address	Part S10/T26N/R06W						
City	Augusta	County	Eau Claire	State	WI	Zip Code	54722
Lender	Michael D. Lea						

Eau Claire County Property



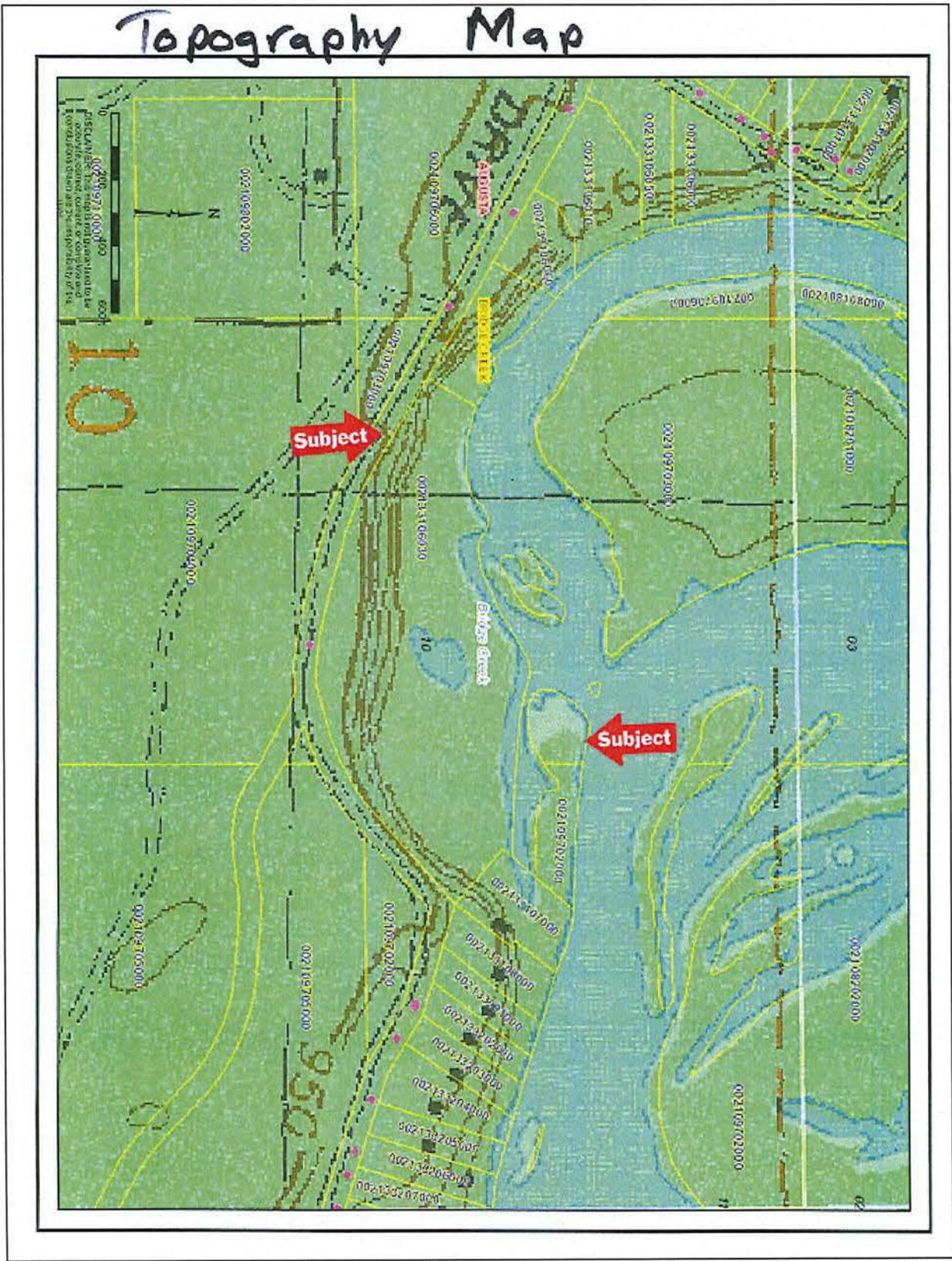
Lea Property

Borrower/Client	Michael D. Lea						
Property Address	Part S10/T26N/R06W						
City	Augusta	County	Eau Claire	State	WI	Zip Code	54722
Lender	Michael D. Lea						



Topographic Map

Borrower/Client	Michael D. Lea						
Property Address	Part S10/T26N/R06W						
City	Augusta	County	Eau Claire	State	WI	Zip Code	54722
Lender	Michael D. Lea						



Listings Map

Borrower/Client	Michael D. Lea		
Property Address	Part S10/T26N/R06W		
City	Augusta	County Eau Claire	State WI Zip Code 54722
Lender	Michael D. Lea		

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Vacant Land \$15224 Closed	Lot 4 710th St Menomonie, WI 54751	L\$64,900 \$564,900
List: JASON SIMONSON SIMEYS TEAM 715-665-0212 REALTY EXECUTIVES PREMIER 715-231-7355 Fax: 715-231-7356 Firm: resp		
Sell: JASON SIMONSON SIMEYS TEAM 715-665-0212 OF REALTY EXECUTIVES PREMIER 715-231-7355 Fax: 715-231-7356 Firm: resp		
	Type: Acreage-5 or More Twp: Springbrook Sec/Twp/Rng: Lot Size: Acreage: 60.00 Waterfront: Yes Terrain: Level Utilities: None	County: Dunn Area: 16 - Menomonie Sch/Cut School Dist: Menomonie Taxes: \$313.00 Tax Year: 2009 Tax ID: 034-112-003 034-111-009
Use Value Assmt: Now Conform:	Read Access: Common: No	Plat: Restrictive Cov: No
REO Y/N: N Short Sale: N		
Wtr Frnt Type: River Lake/River Name: Chippewa Lake Size: 0 Waterfront CF: Bottom-Sand, Elevation-Low, Shore-Beach	Wtr Frnt Ft: 500 Own Frntg: Yes Deeded Access: Yes	Seasons: Easement: Yes Lake Depth: 0
Fencing: Showing: Use Book a Showing Soil Type: Zoning:	Occupancy: At Closing Sewer: Water: None	
Directions: I-94 to Menomonie Exit 41, South on Hwy 25 to Downsville, East on Hwy C, South on 710th St. to river.		
Remarks: Hunt, fish, camp! Sand beach and tall pines. 80 acres of private wilderness paradise, adjoining 250 acres of county land on an island in the Chippewa River. Must canoe or boat to acreage for access.		
Legal: Lot 4 and all of GL 3 South of Chippewa River		
Condition Report: Yes	Seller Financing:	Seller Fin Remarks:
Ag't Rems: Exact acreage is 60.00. Walking easement for access to river crosses main and property		
SA Comm: 4.0 BA Comm: 4.0 Variable: No Exception: No IDX: Yes Realtor.com: Yes Owner: Clements	List Date: 09/02/2009 Cont Date: Pend Date: 11/12/2010 Expire Date: Withdrawn Ct: Sold Date: 01/05/2011 Org List/Sell Agt: JASON SIMONSON SIMEYS TEA	Limited Service: No How Sold: Cash List Cont Type: Exclusive Right to Sell Orig List \$: \$64,900 CDOM: 500 DOM: 520 Seller Concessions: 0
<small>Not guaranteed. Information provided by NW Wisconsin MLS is compiled from 3rd party sources. Data on Market data may relate only to this unique ML# and not reflect entire listing activity of property. In the NW Wisconsin MLS, the listing broker or its agents or subagents are responsible for its accuracy. PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTING OFFICER 09/12/11 12:12 PM</small>		

<http://ranww.mlxchange.com/5.5.04.23303/Search/PrintPreview/Dlg.asp>

3/19/2012

Listings Map

Borrower/Client	Michael D. Lea		
Property Address	Part S10/T26N/R06W		
City	Augusta	County	Eau Claire
Lender	Michael D. Lea	State	WI
		Zip Code	54722

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Members Only: Do not Distribute to the public

Vacant Land		55692 TRAVIS PRIVATE DR.		L553,000			
846489 Closed		AUGUSTA, WI 54722		S558,500			
List: TROY MALCEIN 715-297-9993/DICKINSEN REALTY 715-296-5085 Fax: 715-296-4424				Firm: 415			
Sell: TAMMY THAYER 715-533-3042 of MIDWEST REALTY 715-537-3152 Fax: 715-297-2333				Firm: 105			
	Type:	Acreage-6 or More	County:	Eau Claire			
	Twp:	BRIDGE CREEK	Area:	07 - Ec City/All Others			
	Sec/Twp/Rng:		School Dist:	Augusta			
	Lot Size:		Taxes:	\$23.00			
	Acreage:	29.05	Tax Year:	2010			
	Waterfront:	Yes	Tax ID:	002-1302-03-000			
	Terrain:	Wooded, Rolling					
	Utilities:	Electric-At Street					
Use Value Assmt:	Road Access:	Plat:	RED Y/N:	N			
Non Conform:	Common:	Restrictive Cov:	Short Sale:	N			
Wtr Frnt Type:	River	Wtr Frnt Ft:	1320	Seasons:			
Lake/River Name:	EAU CLAIRE	Own Frntg:	Yes	Easement:	No		
Lake Size:	0	Deeded Access:	No	Lake Depth:	0		
Waterfront CF:	Bottom-Sand, Shore Beach						
Fencing:		Occupancy:					
Showing:	Sign-on Property, Use Book a Showing	Sewer:					
Soil Type:		Water:	None				
Zoning:							
Directions:	HWY 27 NORTH OF AUGUSTA. RIGHT ON HWY 60. GO TURNS INTO HWY 6. LEFT ON TRAIL RD. TURNS INTO TRAVIS PR. DR.						
Remarks:	ONE OF A KIND PARCEL ALONG THE EAU CLAIRE RIVER. THIS LAND HAS IT ALL. GREAT HUNTING, FISHING, SNOWMOBILE AND ATV TRAIL, TOUCH THE CORNER. LARGE PRIVATE BEACH WITH SEVERAL CAMPING SPOTS. CLEARED AND POWER GOING THROUGH THE PROPERTY. USARDERS COUNTY AND PAPER CO. LAND. MFL OPEN (CAN BE CLOSED) KEEPING THE TAXES BELOW \$25 A YEAR. DON'T PASS UP YOUR CHANCE TO OWN ONE OF THE BEST PARCELS IN THE COUNTY.						
Legal:							
Condition Report:	Yes	Seller Financing:	Seller Fin Remarks:				
Agmt Reins:	LAND IS IN THE FLOOD PLAIN. FLOOD DET. NEEDED IF WANTING TO PUT CABIN OR CAMPER ON THE LAND, M.F.L. OPEN(CAN BE CLOSED); RENEWING 12/11 FOR 20 YRS.						
SA Comm:	2.4	List Date:	09/25/2011	Limited Service:	No	Auction:	No
BA Comm:	2.4	Cont Date:		How Sold:	Cash		
Variable:	No	Pend Date:	10/04/2011	List Cont Type:	Exclusive Right to Sell		
Exception:	No	Expire Date:		Orig List \$:	\$63,000		
IDX:	Yes	Withdrawn Ct:		GDOM:	16		
Realtor.com:	Yes	Sold Date:	10/14/2011	DOM:	6		
Owner:	TRAVIS	Org List/Sell Agt:	TROY MALCEIN	Seller Concessions:	n		
<small>Not guaranteed. Information provided by NWMLS is compiled from 3rd party sources. Days on Market data may relate only to this unique MFL and not reflect entire listing activity of property. Neither NWMLS, the listing broker or its agents or subagents are responsible for its accuracy. (PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER 09/30/2012 1:12 PM)</small>							

<http://ranwww.mlxchange.com/5.5.04.23503/Search/PrintPreviewDlg.asp>

3/19/2012

Listings Map

Borrower/Client	Michael D. Lea			
Property Address	Part S10/T26N/R06W			
City	Augusta	County	Eau Claire	State WI Zip Code 54722
Lender	Michael D. Lea			

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Members Only: Do not Distribute to the public

Vacant Land 825045 Closed	6 S Hwy E Elk Mound, WI 54738	LT20,000 \$510,000
List: CAROLYN POEPPING 715-215-2000 CB BRENIZER/EAU CLAIRE 715-835-4344 Fax: 715-835-7757		Firm: 20
Sell: CAROLYN POEPPING 715-215-2000 CB BRENIZER/EAU CLAIRE 715-835-4344 Fax: 715-835-7757		Firm: 20
	Type: Acreage-6 or More	County: Dunn
	Twp: Springbrook	Area: 19 - Elk Mound/Cotax
	Sec/Twp/Rng:	School Dist: Elk Mound
	Lot Size:	Taxes: \$544.27
	Acreage: 19.77	Tax Year: 2009
	Waterfront: Yes	Tax ID: 004 1056 02011 07006 04000
	Terrain: Level	
	Utilities: None	
Use Value Assmt: Non Conform:	Road Access: Common: No	Plat: Restrictive Cov: REO Y/N: N Short Sale: N
Wtr Frnt Type: Pond	Wtr Frnt Ft: 0	Seasons:
Lake/River Name: Old Elk	Own Frnt: Yes	Easement: No
Lake Size: 0	Deeded Access: No	Lake Depth: 0
Waterfront CF: Elevation-Low, Shore-Vegetation		
Fencing: Wire-Smooth	Occupancy: As Closing	
Showing: Sign-on Property	Sewer: None	
Soil Type:	Water: None	
Zoning: Shoreline, Wetlands		
Directions: From Eau Claire take Cannon St West - turn into Cty Hwy E. Go about 4 miles past Elk Lake property on the right		
Remarks: Recreational land adjacent to Old Elk Lake in Dunn County		
Legal: Lengthy 3 parcels involved		
Condition Report: Yes	Seller Financing:	Seller Fin Remarks:
Agri Reins: DNR access/Parking at southern most property on the right		
SA Comm: 2.4	List Date: 03/04/2010	Limited Service: No Auction: No
SA Comm: 2.4	Cont Date:	How Sold: Conventional
Variable: No	Pend Date: 11/11/2011	List Cont Type: Exclusive Right to Sell
Exception: No	Expire Date:	Orig List \$: \$25,000
IDX: Yes	Withdrawn Dt:	DOM: 622
Realtor.com: Yes	Sold Date: 11/15/2011	DOM: 617
Owner: Newman	Org List/Sell Agt: CAROLYN POEPPING	Seller Concessions: 0
Not guaranteed. Information provided by NWW MLS is compiled from 3rd party sources. Listings Market data may relate only to this unique MLS and not reflect on the listing activity of property. Neither NWW MLS, the listing broker or its agents or sub-agents are responsible for its accuracy. PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTING OFFICER 12/1/12		

<http://ranww.mlxchange.com/5.5.04.23503/Search/PrintPreviewDlg.asp>

3/19/2012

Listings Map

Borrower/Client	Michael D. Lea						
Property Address	Part S10/T26N/R06W						
City	Augusta	County	Eau Claire	State	WI	Zip Code	54722
Lender	Michael D. Lea						

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Members Only: Do not Distribute to the public

Vacant Land		D Hwy 27		L5314,800	
322741 Pending		Augusta, WI 54722			
List: ROY BURLINGAME 715-363-0036 Buy/Misc/cons/Land.com 877-339-6935 Fax: 877-291-3817				Firm: 0428	
Sell:				Firm:	
	Type:	Acreage-6 or More	County:	Eau Claire	
	Twp:	Bridge Creek	Area:	07 - Eau Claire/Al Others	
	Sec7wp/Rng:	17/26N/W	School Dist:	Augusta	
	Lot Size:		Taxes:	\$107.00	
	Acreage:	159.00	Tax Year:	2000	
	Waterfront:	Yes	Tax ID:	000-1000-05-013	
	Terrain:	Wooded			
	Utilities:	Electro-At Street			
Use Value Assmt:	Road Access: Yes	Plat:	REO Y/N:	N	
Non Conform:	Common: No	Restrictive Govt:	Short Sale:	N	
Wtr Front Type:	River	Wtr Front Ft:	1300	Seasons:	
Lake/River Name:	Eau Claire	Own Front:	Yes	Easement:	No
Lake Size:	0	Deeded Access:	No	Lake Depth:	0
Waterfront CF:	Bottom-Other See Remarks				
Fencing:			Occupancy:	At Closing	
Showing:	Sign on Property		Sewer:	None	
Soil Type:			Water:	None	
Zoning:	Forestry				
Directions:	From Augusta go North on Hwy 27 approx 4 miles to property on the West side of the road.				
Remarks:	Wonderfully wooded 150 acre parcel on the Eau Claire River. Highway frontage. 1 mile from Lake Eau Claire for great fishing and boating. 2 miles from Augusta Wildlife Area. Borders County Lands.				
Legal:	SE (less 1 acre NE NENE)				
Condition Report:	No	Seller Financing:	No	Seller Fin Remarks:	
Agt Rems:					
SA Comm:	2.4	List Date:	01/04/2010	Limited Service:	No
BA Comm:	2.4	Cont Date:		Auction:	No
Variable:	No	Pend Date:	01/23/2012	How Sold:	
Exception:	No	Expire Date:		List Cont Type:	Exclusive Right to Sell
IDX:	Yes	Withdrawn Dt:		Orig List \$:	\$25,000
Realtor.com:	Yes	Sold Date:		CDDM:	0
Owner:	Corporation	Orig List/Sell Agt:	ROY BURLINGAME	DDM:	749
				Seller Concessions:	

Not guaranteed. Information provided by NWW MLS is compiled from 3rd party sources. Days on Market data may relate only to this unique ML# and not reflect across listing activity of property. Neither NWW MLS, the listing broker or its agents or subagents are responsible for its accuracy.
 THE LISTING AGENT MAY NOT NECESSARILY BE THE LISTING AGENT 3/19/2012 12 PM

<http://ranwww.mixchange.com/5.5.04.23503/Search/PrintPreviewDlg.asp>

3/19/2012

Lea Property Record

Borrower/Client	Michael D. Lea		
Property Address	Part S10/T26N/R06W		
City	Augusta	County	Eau Claire
Lender	Michael D. Lea	State	WI
		Zip Code	54722

Eau Claire County, WI » WG Xtreme

Page 1 of 1



2011 Property Record | Eau Claire County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 2011-12-19T14:34:00-06:00

OWNER

MICHAEL D LEA
E 21680 COUNTY RD SD
AUGUSTA, WI 54722

PROPERTY INFORMATION

Computer No: 002-1331-06-030
PIN: 1800222606101209000
Historical Map ID: 26.6.10.222:9:OL,18-D
School District: Augusta

Section	Town	Range
10	26N	06W

Property Address: E 21680 COUNTY ROAD SD
Municipality: Town Of Bridge Creek
Document History: Q777/420

TAX INFORMATION

Gross Tax: 5,879.70
School Credit: 548.78
Lottery Credit: 108.01
First Dollar Credit: 81.61
Net Tax: 5,141.30

	Amt. Due
Tax	5,141.30
Special Assmnt	0.00
Special Chrg	0.00
Delinquency	0.00
Chrg	0.00
Private Forest	0.00
Managed Forest	0.00
Other Charges	35.00
TOTAL	5,176.30

CO-OWNER

PROPERTY DESCRIPTION (Part of)

LOT 4 OF CSM V.4 PG.23 (#734) LYG IN O.L. 18 BLK
9 FIRST ASSESSOR'S PLAT OF LAKE CLAIRE
SOUTH TO THE TOWN OF BRIDGE CREEK

ZONING

Zoning Code	Description
RS	Residential-Single Family

LAND USE

Land Use Code	Description
RS	Residential-Single Family

LAND VALUATION

Code	Acres	Land Value	Improvements	Total
G1	1.400	6,800.00	272,000.00	278,800.00
G6	13.000	20,800.00	0.00	20,800.00
	14.400	27,600.00	272,000.00	299,600.00
Total Acres:	14.400			
Mill Rate:			0.017793441	
Fair Market Value:			287,500.00	

NOTES

The information provided here is for illustration purposes only and may not be suitable for specific decision-making. For the most current tax information please contact Eau Claire County Treasurer's office at 715-839-4805

<http://eauclairecowi.wgxtreme.com/>

2/29/2012

Eau Claire County Property Record

Borrower/Client	Michael D. Lea		
Property Address	Part S10/T26N/R06W		
City	Augusta	County Eau Claire	State WI Zip Code 54722
Lender	Michael D. Lea		

Eau Claire County, WI » WG Xtreme

Page 1 of 1



2011 Property Record | Eau Claire County, WI

OWNER

Eau Claire County
721 OXFORD AVE
EAU CLAIRE, WI 54703

CO-OWNER

PROPERTY DESCRIPTION (Part of)
NW-NE EX LAKE E.C. & EX 1ST ASSESSOR'S PLAT
OF LAKE E.C. SOUTH ENTERED INTO C.F.L. IN
1986 VOL 637706

PROPERTY INFORMATION

Computer No: 002-1097-03-000
PIN: 1800222606101200001
Historical Map ID: 26.6.10.1-2
School District: Augusta

<u>Section</u>	<u>Town</u>	<u>Range</u>
10	26N	06W

ZONING

<u>Zoning Code</u>	<u>Description</u>
--------------------	--------------------

LAND USE

<u>Land Use Code</u>	<u>Description</u>
AF	Agriculture-Forestry

Property Address:
Municipality: Town Of Bridge Creek
Document History:
115/297

LAND VALUATION

<u>Code</u>	<u>Acres</u>	<u>Land Value</u>	<u>Improvements</u>	<u>Total</u>
W4	1.350	0.00	0.00	0.00
	1.350	0.00	0.00	0.00
<u>Total Acres:</u>				1.350
<u>Mill Rate:</u>				0.017793441
<u>Fair Market Value:</u>				0.00

TAX INFORMATION

<u>Gross Tax:</u>	0.00
<u>School Credit:</u>	0.00
<u>Lottery Credit:</u>	0.00
<u>First Dollar Credit:</u>	0.00
<u>Net Tax:</u>	0.00
	<u>Amt. Due</u>
Tax	0.00
Special Assmnt	0.00
Special Chrg	0.00
Delinquency	0.00
Chrg	0.00
Private Forest	0.00
Managed Forest	0.00
Other Charges	0.00
TOTAL	0.00

NOTES

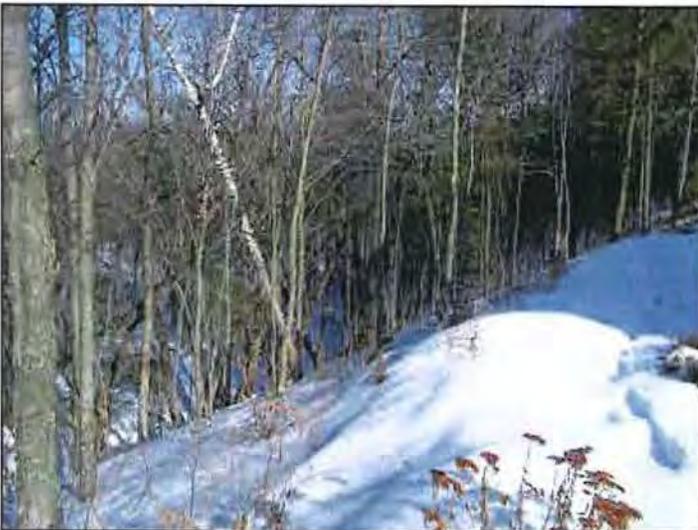
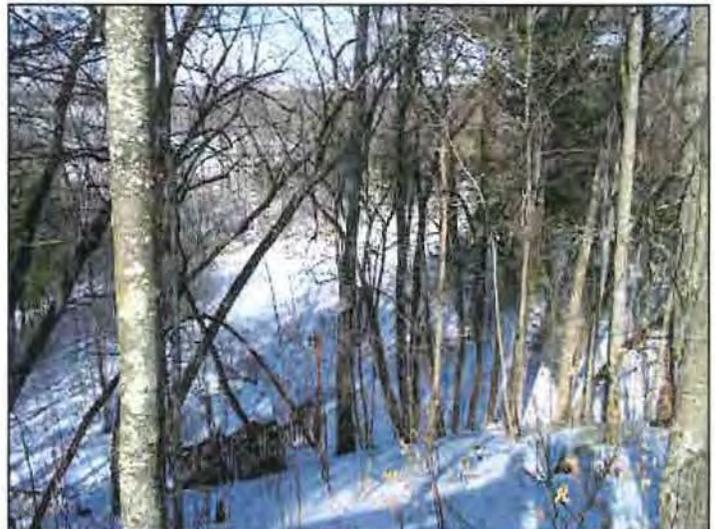
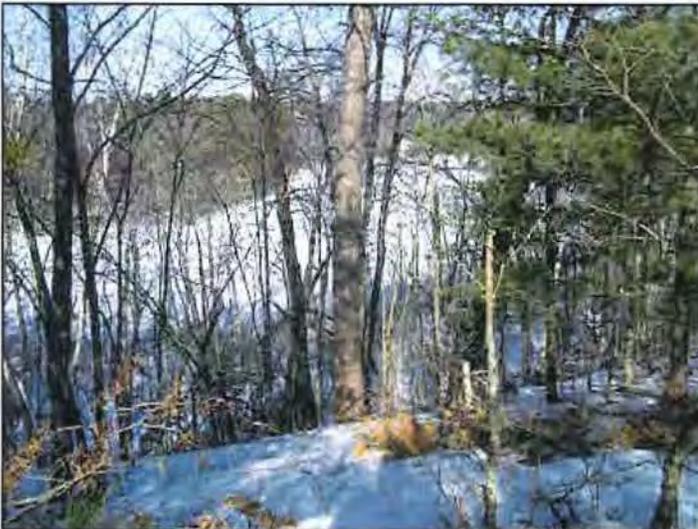
The information provided here is for illustration purposes only and may not be suitable for specific decision-making. For the most current tax information please contact Eau Claire County Treasurer's office at 715-839-4805

<http://eauclairecowi.wgxtreme.com/>

3/14/2012

Photograph Addendum

Borrower/Client	Michael D. Lea						
Property Address	Part S10/T26N/R06W						
City	Augusta	County	Eau Claire	State	WI	Zip Code	54722
Lender	Michael D. Lea						



Photograph Addendum

Borrower/Client	Michael D. Lea				
Property Address	Part S10/T26N/R06W				
City	Augusta	County	Eau Claire	State	WI Zip Code 54722
Lender	Michael D. Lea				



Public land, middle of picture



Public land



River near public land



Public land of report



Public land of report



Public land of report

Photograph Addendum 13-16

Borrower/Client	Michael D. Lea				
Property Address	Part S10/T26N/R06W				
City	Augusta	County	Eau Claire	State	WI Zip Code 54722
Lender	Michael D. Lea				



Bay area of exchange land

Comments:



Bay area of exchange land

Comments:

Comments:

Comments:

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Part S10/T26N/R06W, Augusta, WI 54722

APPRAISER:

Signature: 
 Name: Timothy E. Williams
 Date Signed: 3/6/2012
 State Certification #: 1425-9
 or State License #: _____
 State: WI
 Expiration Date of Certification or License: 12/14/2013

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

Landowner Lea / Eau Claire County
Size of Tract 1.35 ac. / .75 ac
Appraised Value \$1000 per ac. / \$1000 per ac (land trade).
Name of Appraiser Norby and Associates
Appraiser - Staff Private

Property Eau Claire County Forest
Date of Valuation March 6, 2012
Date of Office Review August 17, 2012
Date of Field Review _____
Type of Appraisal - Fee Easement Other

GENERAL

Table of Contents
Purpose of Appraisal
Scope of Appraisal
Legal Description
Certification of Valuation
Statement of Disinterest
Statement Price Not Discussed With Owner

Personal Inspection
Owner Contact Yes
Joint Inspection With Owner Yes No
If No Joint Inspection - Why? permission granted
Property Listed for Sale Yes No
If yes - Price \$ _____
History of Conveyance
Limiting Conditions
Qualifications of Appraiser

PROPERTY DESCRIPTION

Neighborhood Description
Location of Subject
Cover Types
Soil Types
Topography
Water Frontage
Access
Utilities
Tax Information
Adequate Maps and Sketches

Improvements none
Description of Each
Condition of Each
Sketch of Primary Building
Layout of Buildings
Zoning
Present Use of Property
Does Present Use Conform to Zoning? yes
Environmental Hazards Discussion
Captioned Photographs of Subject

VALUATION

Highest and Best Use Described
Severance Statement:
Consideration of Approaches

Approaches Used: Cost Market Income

COST APPROACH:

Land Value \$ _____
Buildings Value \$ _____
Cost Approach Value \$ _____

INCOME APPROACH:

Gross Income \$ _____
Expenses \$ _____
Net Income \$ _____
Capitalization Rate _____
Income Approach Value _____

MARKET APPROACH:

Market Approach Value: \$1,000 per acre

Analysis of Comparable Sales

Comparability To Subject

Comparable Sales (Should Have These Items)

Grantor - Grantee

Legal Description

Map Showing Sales

Volume & Page

Type of Instrument

Zoning

Date of Sale

Verification

Photographs of Sales

CORRELATION

Final Value:		<u>\$1000 per acre</u>
Allocation of Values:	Land	<u>\$1000 per acre</u>
	Improvements	<u>\$0</u>
	Other	<u>\$0</u>

NARRATIVE REMARKS:

Comments:

These properties are located in the Town of Bridge Creek in east central Eau Claire County.

The intention of this appraisal on two properties is to facilitate a trade of 1.35 acres of private land owned by Lea for .75 acres of County Forest public land owned by Eau Claire County. These acreages are estimates that can be refined with surveys.

The ECCF parcel is located south of the Eau Claire River. The site is flat and forested with Menahga sand and alluvial and terrace escarpments over shallow bedrock. There is no road access to this parcel. Access by land is across private property and public land. The parcel can be accessed by boat from the primary channel of the Eau Claire River.

The Lea trade parcel is forested with no management practices apparent. Menahga sand, alluvial land and terrace escarpments are over shallow bedrock. A steep bank on the north side side is adjacent to the river with a low wet area between the slope and river. This parcel is accessed from CTH "SD". There is county forest land to the south.

It is noted that the trade would alleviate a situation where private boardwalks and footbridges and trails put in by Lea on County lands would be on his land if the trade is approved. The transfer of the Lea lands to the County would allow the lands to be entered into the County Forest Law and WisFIRS.

The Lea trade parcel has private property to the west, private (Lea property) land to the east, CTH "SD" forms the south boundary, and a secondary channel of the Eau Claire River forms the north boundary.

Both parcels have primary and secondary river frontage. Potential for forest management and animal species and habitats are similar on each parcel.

Highest and best use is described as recreation which appears reasonable given the topography and water features on both properties which would not be suitable for building sites.

In the sales comparison approach to value three sales are illustrated to measure market value. These sales are from 2011.

Sale sizes range from 19.77 to 60 acres with no sales having a similar acreage as the two subject properties having been found by the appraiser after an extensive search.

In the first grid the appraiser measures the Lea land at \$1000 per acre after adjustments are made for access, amenities and appeal. These same sales are used in the second grid to measure the per acre value of the County land. After adjustments for access, amenities and appeal the per acre value of \$1000 is the opinion of the appraiser. Both grids had adjusted values that bracket the indicated value of each property.

These values appear supportable given the recreational appeal of the properties involved.

The report was professionally prepared and easily understood by the reader.

Reviewer Certification

I have completed a technical review of the Norby appraisal of the Lea/DNR, property in Eau Claire County, Wisconsin. I have found the appraisal is in conformance with the Uniform Standards of Professional Appraisal Practice and the methods and techniques and the data utilized are acceptable and the analysis, opinions and conclusions reasonable to provide a reliable estimate of the value of the property as defined in the report.

I, the undersigned, certify that to the best of my knowledge and belief:

1. The facts and data reported by the review appraiser and used in the review process are true and correct.
2. The analyses, opinions, and conclusion in this review are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property which is the subject of this report, and I have no personal interest or bias with respect to the parties involved; it is my employer's desire to either purchase this property at fair market value or make a grant of funds to another party for the purchase of this property.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this review report.
5. My analyses, opinions, and conclusions were developed, and this review report have been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice, as well as State of Wisconsin certification requirements.
6. No one provided significant professional assistance to the person signing this review report.
7. I did not make a personal inspection of the property that is the subject of the review report.
8. I did not inspect, verify or analyze all sales and lease information contained in the original report and acknowledged in the review report.
9. The appraisal report is adequately documented with market evidence supporting the conclusion of value, as defined and as presented.

Reviewers Assumptions & Limiting Conditions

1. This appraisal review is based on information & data contained in the appraisal report which is the subject of the review. Data & information from other sources may be considered. If so, they are identified and noted as such.
2. It is assumed that such data and information are factual and accurate.
3. The Reviewer reserves the right to consider any new or additional data or information which may subsequently become available.
4. Unless otherwise stated, all assumptions and limiting conditions contained in the appraisal report, which is the subject of this appraisal review, are also conditions of this review.

APPRAISAL:

- Approved, meets DNR, USPAP and Uniform Appraisal Standards for Federal Land Acquisition.
- Approval recommended, meets DNR, USPAP and Uniform Appraisal Standards for Federal Land Acquisition.
- Accepted.
- Rejected.

Greg L. Markus
Appraisal Reviewed By

WCGA #479

Review Appraiser
Title

August 17, 2012
Date

ATTACHMENT "F" – AIR PHOTO OF LEA & ECCF TRADE PARCELS

1:3000



ATTACHMENT "G" – SOILS MAP OF LEA & ECCF TRADE PARCELS



Eau Claire County, Wisconsin (WI035)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Af	Alluvial land, wet	10.1	45.1%
MdB	Menahga sand, 1 to 6 percent slopes	1.3	5.9%
Tn	Terrace escarpments, sandy	7.9	35.0%
W	Water	3.2	14.0%
Totals for Area of Interest		22.5	100.0%

ATTACHMENT "H" – RECON STAND SHEET FOR ECCF TRADE PARCEL



Stand Examination Data Sheet

Form 2400-26
Report 113

1. Add _____ 2. Update _____ 3. Delete _____	Property Code: 1800 EAU CLAIRE COUNTY FOREST Compartment No.: 70 Stand Prefix(s) & No.: AR 37
--	--

Exam Date- S.I and B.A measured	1/1/1994			
Primary Type / Size / Density	BH	0611	1	
Secondary Type / Size / Density	BH	0005	1	
Understory Type / Size / Density				
Habitat Type				
Acres	316			
Year of Origin	1925			
Total Height	45			
Mean Stand Diameter	5			
Site Index Species / Site Index		45		
Total Basal Area	45			
Total Volume - Cords / Acre	3			
Total Volume - Bd. Ft / Acre	0			
Major Species				
Species BA				
Species Volume - Cds. / ac.				
Species Volume - Bd. Ft. / ac.				
Invasive Species Level				
Invasive Species Type				
Invasive Species Density				
Soil Type	A			
Management Objective	A			
Last Changed Date	02-May-2012 04:43:00 PM			

Planned Treatments:

Management Prescriptions	Code	1	2	3	Year
Intermediate Treatments - Non-Commercial					
Non-Commercial Thinning	TN				
Non-Commercial Pruning	PR				
Non-Commercial Release	RL				
Non-Commercial Habitat Maintenance	HM				
Site Preparation	SP				
Artificial Regeneration	PL				
Intermediate Treatment - Commercial	T				
Harvest Method					
Even Aged	RE				
All Aged	RA				

Remarks: 11-Mar-2002 12:00:00 AM RIVER ZONE



Wisconsin Department of Natural Resources Division of Forestry

ATTACHMENT "I" – FIELD RECON OF LEA TRADE PARCEL

5/17/2012

Observations and land reconnaissance of property owned by Mike Lea.

Subject: Land Trade Proposal

Address/Land Description: Northeast corner of T26N R 6W Sec 10. LOT 4 OF CSM V.4 PG.23 (#734) LYG IN O.L. 18 BLK 9 FIRST ASSESSOR'S PLAT OF LAKE CLAIRE SOUTH TO THE TOWN OF BRIDGE CREEK

Property Address: E 21680 COUNTY ROAD SD
City: AUGUSTA
Zip: 54722

The parcel in which would be traded was located by myself (Jody Gindt) and staff member Mike Shilts. Upon arrival the first thing we located was the west property line which has clearly been surveyed in the past with notable iron pipes present in the ground from the original survey. After establishing the boundary here are the observations that we found.

- The property that is being offered to trade is clearly a steep wooded riverbank.
- The property has blacktop road frontage (County SD).
- The further east you go the steepness of the riverbank becomes less sloped and would be possible to navigate on foot through the use of creating a switchback trail to the Lake/Backwater.
- There are various hardwood and pine trees on the site. There is also evidence of wild lupine (useful for Karner Blue Butterfly) on the site as well as various nectar plants. There was no evidence of any invasive species present but poison ivy was commonly found which is normal for this location.
- A trail would have to be blazed or cut out for access. There is none present.
- The backwater it accesses is very wet and the water levels accessing the main lake channel will vary with the current water table.
- Probably not much of a summer access for fishing or boating but ice fisherman/winter enthusiasts may find the access very popular.

ATTACHMENT “J” – SUMMARY OF COMMENTS ON THE EA

Chronology of Public Involvement.	
Date	Contact
September 12, 2012	Public Notice of EA and public comment period. Copies of EA available upon request.
October 15, 2012	End of public comment period.

Number of Signatures (S)

Each name is counted as one signature. Mr. and Mrs. X are counted as two signatures.

Organizational Type and Response Type

Organizational types include County Governments/Elected Officials, members of the Eau Claire Lake Association, and unaffiliated individuals. Response type is reported for each email, letter, or petition received.

Organization Type	Number of Responses	Number of Signatures
County /Elected Officials	3	3
Individual	160	162
Total	163	165

Response Type	Number of Responses	Number of Signatures
E-mail	23	26
Letter	1	1
Petition	1	58
Total	25	85

All e-mail comments received were in support of the trade. The letter and petition opposed the trade. No verbal or phone comments were received.

The petition has 15 points of concern and one request. One additional comment was provided when the petition was delivered and was recorded on the 2nd page of the petition cover page/letter.

Responses to petition comments are listed below.

- 1: Total net loss of river frontage to the people will be the 316 feet of ECCF trade parcel as there is no usable water frontage to replace it from the Lea Trade Parcel due to 60 ft. of knee deep mosquito and leech invested (*sic*) swamp muck between solid ground and the water.
 - ♦ Frontage is measured as the length of a plot of land that faces directly onto a river. Public access refers to legal access across land adjacent to the primary channel or secondary channels with access to water. Water frontage and access is found on both parcels. In response to this comment, the frontage for both parcels was remeasured. Frontage of the ECCF Trade parcel is 302 ft. and frontage of the Lea parcel is 274 ft. This is a decrease of 28 feet of frontage. The EA reflects this updated measurement. Legal access does not signify type of topography, land cover, or assessment of access.
 - ♦ The wetland area present on the private property, between the upland and the open water will vary in size and consistency dependent on water levels.
- 2: The certified survey map (CSM) does not depict the ECCF Parcel in it and therefore the ECCF Trade Parcel could not mistakenly be interpreted as being included in it. (CSM) included.
 - ♦ The CSM is mentioned in the EA (pg. 2, 1st paragraph, line 2). The CSM is intended to depict the private parcel only, and therefore does not include the ECCF parcel.
- 3: Acquiring the Lea Trade Parcel will provide no public access to a river channel due to 60 ft. of knee deep swamp muck between land and water resources.
 - ♦ The presence and consistency of the wetland area will vary depending on water levels. Legal access does not signify type of topography, land cover, or assessment of access. Both parcels have physical restrictions for easy ingress/egress by the general public.
- 4: Manipulation of ECCF aquatic resources has already occurred due to the clearance of it for the docks and boats being kept there.
 - ♦ Manipulation that has already occurred is not an impact considered in the E.A. process.

- 5: Physical and visual impact on the ECCF Trade parcel has already been affected by boats and docks unlawfully being placed. In addition plastic chairs often litter the shoreline and approximately 30-40 feet of aquatic plant life has been removed.
- ♦ Manipulation that has already occurred is not an impact considered in the E.A. process.
 - ♦ As of October, 2012, all boats and docks have been removed from the ECCF trade parcel. Litter laws do not include outdoor furniture if being used and not discarded as refuse.
 - ♦ Review of NR 109 shows removal was not outside allowable parameters as permitted by law.
 - [NR 109.06\(2\)\(a\) \(a\)](#)
 - [NR 109.06\(2\)\(a\)1.1](#). Removal of native plants is limited to a single area with a maximum width of no more than 30 feet measured along the shoreline provided that any piers, boatlifts, swimrafts and other recreational and water use devices are located within that 30-foot wide zone...;
- 6: In addition to a stairway down a steep hill, parking area and trail (at whose expense?) an approximate 70 ft. bridge would need to be constructed over the swamp muck. This is impractical as footing for support are unlikely achievable to maintain safe passage over the bridge. Again at whose expense – Leas or the taxpayers? Even if all this is done, there would be no useable river frontage available for public use as it is swamp muck. These costs would likely be \$1,000's if not 10's of \$1,000's, who will pay for this?
- ♦ This document is an environmental assessment of the impact of this trade. Determination of expense, practicality, or parties responsible for structures, trails, etc. is outside the purview of the document. The EA has reflected the usability of the access from the Lea Trade parcel (Pg. 2, item 2 (5); Pg. 3, item 11, 3rd paragraph, 4th line; Pg. 5, item 15, 3rd paragraph, line 3; Pg. 8, item 22 (b), 1st paragraph, line 2 of item response; Pg. 8, item 24, 3rd bullet).
- 7: The Lea Trade Parcel will have extremely little, if any, hunting opportunity for the public due to roadway distance firearm discharge laws. Public hunting privileges will be completely lost on the ECCF parcel which has no firearm distance restriction whatsoever. Some of us know people who use (*sic*) to duck hunt this land and their rights have been or will be completely taken if trade is approved.
- ♦ Hunting opportunities for small or large game and recreation use other than duck hunting are similar on both parcels. Duck hunting opportunities are greater on the ECCF parcel due to low aspect of upland with tall grass suitable for duck blinds.
- 8: There is far more recreational use opportunity with the ECCF Trade parcel (if not for the boat and docks signifying private land) than can ever be replaced with the Lea Trade parcel. Recreational use has been denied to the public for approximately the past 15 years.
- ♦ As of October, 2012, all boats and docks have been removed from the ECCF trade parcel. Loss of recreational opportunity that has already occurred is not an impact of the trade. The EA discusses recreational opportunities (Pg. 5, item 15; Pg. 6, item 17; Pg. 7, item 20).
 - ♦ Recreational use denied, that has already occurred, is not an impact of the trade.
 - ♦ See response to item 6 and 7.
9. There are no economic benefits whatsoever for the Bridge Creek Township if the ECCF parcel is reassessed. Townships set budgets and adjust Mill Rates accordingly. There can be no increase or decrease of revenue do (*sic*) to reassessments. In addition the Lea appraisal provided to P&F made sure to mention that there would be very little, if any, increase in property value. In case this is allowed?
- ♦ There is potential for a reassessment if the trade is approved. The appraisals have been reviewed by an independent consultant.
- 10: Selling ECCF parcel would have same aforementioned adverse affects (*sic*) to the public's interest. The only ethical remedy is to have Lea move his docks and boats to the Lea Parcel Trade (*sic*) area and bear the costs of path, stairway and bridge development to water access rather than taxpayers paying for it. Lea would have his water access which we know this EA is all about.

- ♦ Impact to the public interest would be minimal based on the significant area (>1000 acres) of public land and similar habitat/recreational opportunities on the Eau Claire River system and Lake Eau Claire impoundment.
 - ♦ This document is not authorized to direct activity by private landowners on private property nor does it address ethics of said use. As of October, 2012, all boats and docks have been removed from the ECCF trade parcel.
 - ♦ An EA is an assessment of the possible positive or negative impact that a proposed project may have on the environment, together consisting of the environmental, social and economic aspects. The purpose of the EA is to inform the public and decision makers of the potential environmental impacts of a proposal. The EA is not the decision on the proposal.
11. Lea resides on the P&F Advisory Board and this is a conflict of interest and depicts bias for a County Associate.
- ♦ Comment noted.
12. Whoever supplied data to the P&F Committee, the County board and DNR provided inaccurate and misleading information.
- ♦ The information for the EA was gathered by Brooke Ludwig, DNR Forester/ County Forest Liaison, using the following: Legal Descriptions; CSM #734, Vol. 4 of CSM Page 23; Eau Claire County GIS property information.(<http://eauclairecowi.wgxtreme.com/>); field review by Jody Gindt, Eau Claire County Forester; statutes- Ch. 28.11, NR 48, NR 109 & NR150; Natural Heritage Inventory; personal communication with staff with the following: DNR Water Regulations and Zoning, DNR Office of Energy and Environmental Assessment staff, DNR Inland Fisheries Management, DNR Public & Private Forestry Section, DNR Legal Services, DNR Endangered Resources West Central District, DNR Real Estate Section; Eau Claire County Department of Planning & Development, & LEC Lake Management Plan Project.
13. Trade would set “precedence” that if you have a relationship with the county you will receive free land for water access. If no relationship – you will receive nothing as the county set precedence by rejecting similar request at P&F 8/9/11 meeting.
- ♦ Neither the EA process nor previous withdrawal decisions reflect relationships between parties of the transaction.
 - ♦ The request referenced above at the P&F 8/9/11 meeting is not an equivalent situation. The P&F 8/9/11 meeting request was to purchase county forest land to increase buildable area for a recreational equipment storage shed. No trade was offered, access to the water was not a factor, and the building did not exist (there was no unauthorized/unintentional use of county forest land).
- 14: If allowed, this trade will have detrimental impact to the 2012 Lake Eau Claire Management Plan (included). The ECCF Trade parcel is a very advantageous staging point for planned and future sedimentation and aeration projects with the Eau Claire Lake District.
- ♦ Per Rod Zika, LEC Lake Management Plan Project Officer, *“The ECCF Trade parcel is a strategically important location for potential future management to remove sedimentation. There is no project currently planned at this location but there may be in the future. Having use of the parcel for dredging/lake management operations in the future as a condition of the trade would be beneficial to lake management planning.”*
- 15: The river channel (inaccessible from the county road) has 1-2 ft. of stagnant water frontage with poor fish habitat. The ECCF river frontage has 6-8 ft. of oxygenated water with quality fish habitat. Shoreline fishing will be impossible on the 593 ft. of shoreline if approved.
- ♦ This trade will have no impact on water quality or the fishery. The trade involves 302 ft. of frontage on a river system totaling 100 miles including the North Fork (25 miles) and South Fork (35 miles) of the Eau Claire River. Duck hunting, boating, and other non-fishing opportunities would not be impacted by the water quality off either parcel.
16. We the undersigned respectfully request that the DNR not remove the ECCF Trade parcel from the county forest program and trade it away simply for one individual’s desire to have this land at the people’s expense. We also request a due diligence EIS Decision.

- ♦ This comment has been noted but is not a direct comment on the EA. NR 150 is used to determine the need for an EIS and the DNR Office of Energy and Environmental Assessment staff has found there is no requirement in this case.

Additional comment on 2nd page of petition cover letter.

Possible Solution: Rent the ECCF parcel to Mike Lea for \$4000 per year w/ right to docks and boats.
This will allow continued use by public to ECCF parcel along w/ Lea use.

- ♦ Leasing county land entered into County Forest Law (CFL) is not allowed under Ch. 28.11.

Comments from the petition cover letter.

1. To give the Lea's this higher quality county land, despite there being no benefit whatsoever to the people of WI.
 - ♦ The purpose of the EA is to inform the public and decision makers of the potential environmental impacts of a proposal. The decision on the withdrawal will be based on the Finding of Facts and Conclusion of Law and Order - Ch. 28.11(11) (a)(3) and [NR 48.04\(2\)\(L\)](#).
2. A special interest trade by members of the county for both personal and land owner residing on the Eau Claire County Parks and Forest Advisory Board.
 - ♦ The purpose of the EA is to inform the public and decision makers of the potential environmental impacts of a proposal.
3. The Lea Trade Parcel is worthless land having no benefit to the people of WI do (*sic*) to 60ft of knee deep swamp muck between solid footing and very poor water resources. The only solid ground is a 50 ft hill up to the road.
 - ♦ Comment noted. The purpose of the EA is to inform the public and decision makers of the potential environmental impacts of a proposal. The decision on the withdrawal will be based on the Finding of Facts and Conclusion of Law and Order - Ch. 28.11(11) (a)(3) and [NR 48.04\(2\)\(L\)](#).
4. A loss of 316 feet of PUBLIC water land resources from the county parcel. No water land resources access exists with the Lea Trade Parcel.
 - ♦ Remeasurement resulted in the distance being 302 feet of river frontage.
 - ♦ Access is defined as legal access across land adjacent to the primary channel or secondary channels with access to water.
5. The Certified Survey Map depicts NO County Land in the Lea Sale Map referenced as the so called Mistake.
 - ♦ The CSM is mentioned in the EA (pg. 2, 1st paragraph, line 2). The CSM is intended to depict the private property only, and therefore does not include the ECCF parcel.
6. The allegation of building a parking lot and stairways (Omitting the Bridge needed) to access the water is an insult to the taxpayers who would have to pay for it for the sole purpose of Lea receiving water access.
 - ♦ There is no indication, allegation, or requirement for this development as a factor in the EA. The EA has reflected the usability of the access from the Lea Trade parcel (Pg. 2, item 2 (5); Pg. 3, item 11, 3rd paragraph, 4th line; Pg. 5, item 15, 3rd paragraph, line 3; Pg. 8, item 22 (b), 1st paragraph, line 2 of item response; Pg. 8, item 24, 3rd bullet).
7. Both physical and visual natural resources have been destroyed by this continuation of allowance.
 - ♦ This comment has been noted.
 - ♦ As of October, 2012, all boats and docks have been removed from the ECCF trade parcel. Loss of recreational opportunity that has already occurred is not an impact of the trade. The EA discusses recreational opportunities (Pg. 5, item 15; Pg. 6, item 17; Pg. 7, item 20).
8. The Public will lose any and all recreational use of the ECCF Parcel and receive NOTHING in return for it.
 - ♦ Comment noted. If the trade is approved, it would result in the loss of one access and the addition of a different access.

9. No economic benefit to Bridge Creek can result from a reassessment.
 - ♦ There is potential for a reassessment if the trade is approved.
10. Information supplied to County Supervisors was fraudulent and misrepresentative of the facts.
 - ♦ The information for the EA was gathered by Brooke Ludwig, DNR Forester/ County Forest Liaison, using the following: Legal Descriptions; CSM #734, Vol. 4 of CSM Page 23; Eau Claire County GIS property information.(<http://eauclairecowi.wgxtreme.com/>); field review by Jody Gindt, Eau Claire County Forester; statutes- Ch. 28.11, NR 48, NR 109 & NR150; Natural Heritage Inventory; personal communication with staff with the following: DNR Water Regulations and Zoning, DNR Office of Energy and Environmental Assessment staff, DNR Inland Fisheries Management, DNR Public & Private Forestry Section, DNR Legal Services, DNR Endangered Resources West Central District, DNR Real Estate Section; Eau Claire County Department of Planning & Development, & LEC Lake Management Plan Project.