



January 12, 2023

Mr. Randy Schrock
Faranhyll Ranch
55 Faranhyll Ranch Road
Glenwood Springs, CO 81601

RE: 2022 Monitoring Report for Faranhyll Ranch

Dear Randy,

Greetings from all of us at the Aspen Valley Land Trust (AVLT). We hope your new year is off to a great start.

Attached are copies of your conservation easement monitoring report for 2022. As you know, AVLT monitors conserved properties annually and keeps a copy of these reports on file in our office. If you have any questions or comments about your report, or questions about your conservation easement, please do not hesitate to get in touch with me.

This past year was filled with many big changes for AVLT's Stewardship Department. Our longtime friend and Stewardship Director, Dave Erickson, left for greener pastures in Vermont, where his roots are. Dave was instrumental in driving restoration and stewardship projects at our community-conservation properties like Marble Basecamp, Coffman Ranch, Marble Children's Park, and the Silt River Preserve. He also played a critical role in supporting conservation landowners like you—answering questions and connecting people to needed resources. We're losing an excellent caretaker of the land, but we wish Dave and his family all the best on all their new adventures.

While Dave left some awfully big shoes to fill, I am excited to be stepping in as AVLT's Stewardship Director. My goal for 2023 is to get to know more of our landowners and land managers, starting with you. As a conservation landowner or manager you play a key role in keeping our regions' soils, rivers, foodshed, and wildlife healthy and thriving. I'm inspired by your work and commitment to the land, and I'm looking forward to getting to know each of you better in the coming years.

AVLT is also excited to introduce our newest member of the team, Jonathan Rose. Jonathan joined us this November as our Restoration Director, where he'll be taking the lead on managing AVLT-owned properties. He has an extensive background as a natural resource professional with expertise in ecological restoration. We're excited to have him on our team and know he will be a wonderful resource to you as a partner in land stewardship.

As winter rolls into spring, we will be in contact with you about scheduling a 2023 monitoring visit. I'm looking forward to meeting in-person with as many landowners and managers as possible this year, and plan on kicking the season off with a round of check-in phone calls to landowners and managers this spring. As always, thank you for your help and cooperation in this



process. Please reach out to me if you know a specific date that you'll be available on your property.

Finally, I'd like to formally invite you to come visit us at Coffman Ranch this year. With incredible community support and a generous discount by the Coffman family, AVL T purchased Coffman Ranch in 2021 and spent the last year learning from the land. Our goal is to keep the ranch a working ranch, to honor the incredible legacy of stewardship left to us by Rex and Jo Coffman, and to use the ranch to inspire the next generation of conservationists, farmers, ranchers, and community leaders. If you haven't been out on the ranch before, we'd love to meet you there for a walk—to show you the place and learn from your land stewardship experience.



Sunset at Coffman Ranch

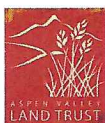
If you're interested in coming to visit Coffman Ranch, you can join one of our public "Coffee Walk" every first Friday of the month at 9am. Or, just shoot me a call or email and we can set our own time for a visit.

As a conservation landowner or manager, you are the backbone of our land trust and we are constantly inspired and humbled by your knowledge and commitment to the land. From all of us at AVL T, thank you!

Sincerely,

A handwritten signature in blue ink, appearing to read "Bud Tymczyszyn". The signature is fluid and stylized, with a long horizontal line extending from the end.

Bud Tymczyszyn (*tim-chiz-in*)
Stewardship Director
Aspen Valley Land Trust
bud@avlt.org
970-456-1915 (cell)



SECTION I: CONSERVATION EASEMENT MONITORING VISIT BACKGROUND

Background	
Property Name	Faranhyll Ranch
Conserved Acres	437.73
Year(s) Conserved	1996
Conservation Values	WILDLIFE, AGRICULTURE, SCENIC OPEN SPACE
Current Owner	Lynn H Brevard (Parcels 9 & 10) Sundog Enterprises LLC (Parcel 5 and 8) Ray & Janice Dittamore (Parcel 7) Jan & Bruce Shugart (Parcel 6) Anthony De Moraes & Jennifer Dockery (Parcel 4) Davies Family Trust (Parcel 11) Scott and Debbie Fifer [BCR LLC] (Parcel 1 & 2) Randy and Kathryn Schrock (Parcel 3) Stephen & Stephanie Lister (Parcel 12) *This list was updated using 2022 Garfield County Parcel Data*
Primary Property Contact	Randy Schrock (current HOA President 2022) 913-709-0568
Contact Notes	Matt and Randy discussed the easement over the phone on 10/4/2022.
Monitor Name	Matt Annabel
Monitoring Method	Imagery Analysis
Date Imagery was Collected	2022-11-01
Description of Imagery Analysis Monitoring Method	Used Upstream Tech "Lens" software to compare satellite imagery from 2022 to imagery from previous years.
Has the Property Been Sold Recently	Yes
Notes	Randy reported Bill & Kathy Williams sold their lots in late 2022 and have moved away. Lynn Brevard is the new owner of Parcels 9 & 10 (noted in the owner list above).
Report Date	2022-12-04

SECTION II: BUILDING AND IMPROVEMENT UPDATES

RESIDENTIAL STRUCTURES	
Residential Structure Update	Yes
Residential Structure Description	Jenn Dockery and Tony deMoraes are currently building a new home (south of the existing home) in the Parcel 4 building envelope. Randy reported the structure was 75% complete in early October 2022. Once complete, the owners have 60 days to tear down the old home and rehabilitate the former home site.

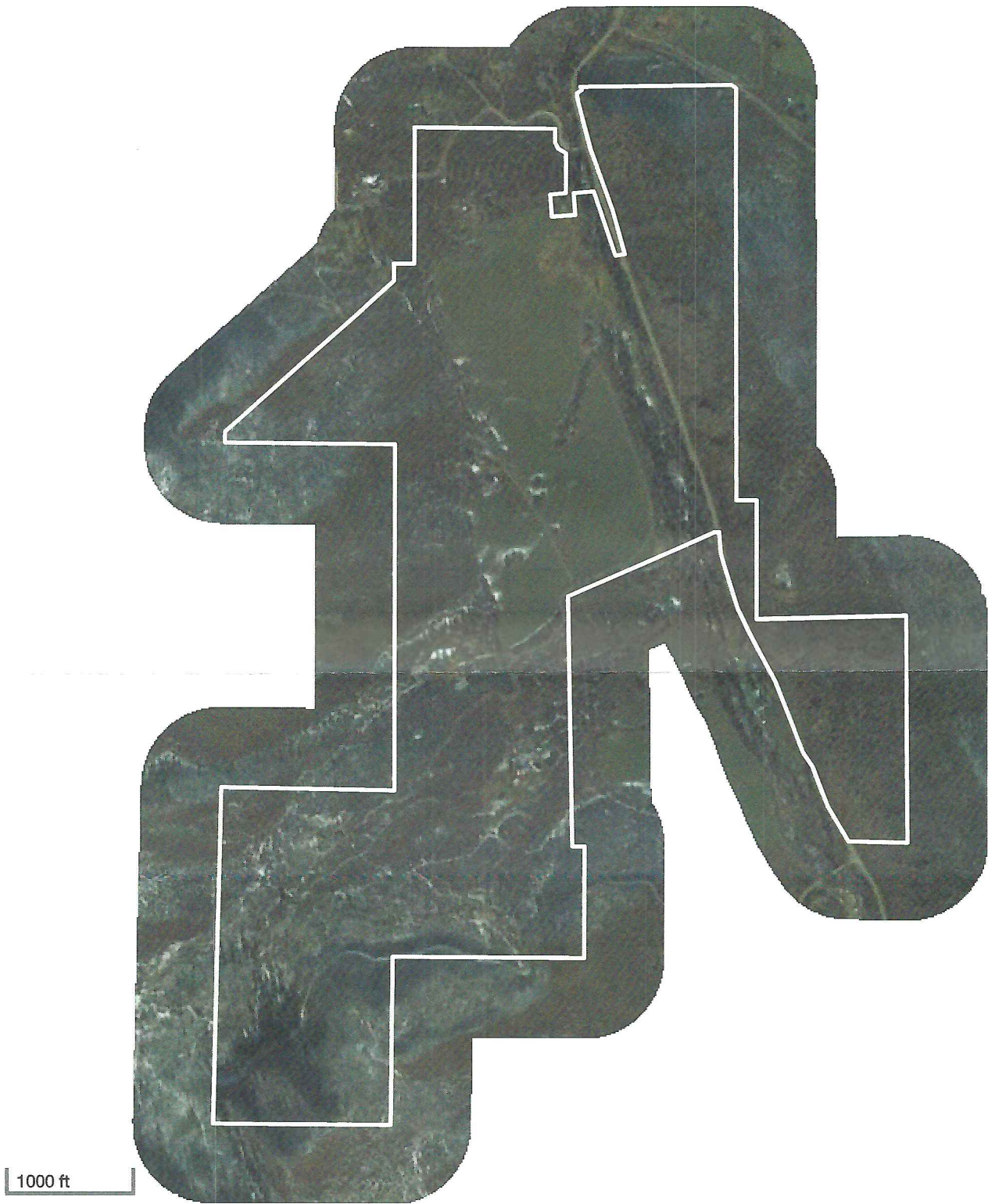


SECTION III: RESOURCE MANAGEMENT AND USE OF PROPERTY

AGRICULTURE	
Property Used For Agriculture	Yes
Type(s) of Agricultural Activity	Crop Raising
Description of Agricultural Use of Property	Hay production. Randy reported 2022 was the best hay production year the ranch has ever had.
WATER RIGHTS	
Water Rights Associated with Property	Yes
How are Water Rights Used on Property	To irrigate the hay fields.
PRIVATE RESIDENTIAL	
Private Residential Use of Property	Yes
Description of Private Residential Use	Private homes surrounded by the dedicated open space area.
FOREST AND VEGETATION MANAGEMENT	
Recent or Planned Vegetation Removal Observed or Reported	Yes
Vegetation Removal Description	Randy reported many of the homeowners have been doing wildfire fuel load mitigation within their building envelopes at the suggestion of their insurance companies. Randy is interested in the efforts of the Roaring Fork Wildfire Coalition.
NATURAL HISTORY OBSERVATION(S)	
Natural History Observation(s)	Yes
Description of Natural History Observation(s)	Randy reported the turkey population is still doing well. Fewer mule deer this year and many more elk. Elk summered there.

SECTION IV: MONITORING PHOTOS

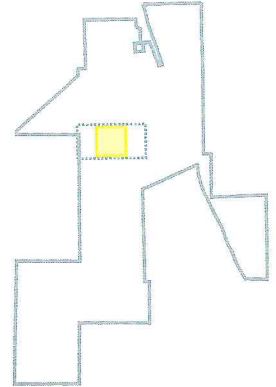
Property Overview



CAPTURE DATE
November 1, 2022 12:07 PM MDT

SOURCE
Maxar WorldView (0.5m)
Includes copyrighted material of Maxar Technologies Inc. 2022

Observation 1



Image, top

CAPTURE DATE
September 12, 2019

SOURCE
USDA NAIP (1m)
U.S. Department of Agriculture, Farm
Service Agency.

Image, bottom

CAPTURE DATE
November 1, 2022 12:07 PM MDT

SOURCE
Maxar WorldView (0.5m)
Includes copyrighted material of
Maxar Technologies Inc. 2022



Interpretation

CENTER
39.45489, -107.32672

AREA
8.47 acres

INTERPRETER
Matt Annabel

INTERPRETATION DATE
December 7, 2022

NOTE

A new home is under construction on Lot 4. It is located just SE of the existing home on the lot. It was estimated to be 75% complete on 11/1/2022. Once complete, the lot owners will have 60 days to demolish the old home on the lot. This is anticipated to be completed in 2023.

SIGNATURES

Note: This report is a record of conditions observed on the property (or part of the property) at the time of monitoring. The absence in this report of any record of observed prohibited uses or other violations that may have occurred on the property prior to the monitoring visit does not waive the Trust's right to enforce against any such violations at a later date. Should the Trust detect a prohibited use or violation in the future, the Trust may still exercise its rights to enforce the conservation easement. **Note also that all maps, images, and boundaries in this are approximate.**

Matt Annabel
Monitor

Bud Tymczyszyn
Stewardship Director