

LCCMR Work Program Final Report
Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3
Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Project Manager:	Jon Schneider	Fund: Environment and Natural Resources Trust Fund
Affiliation:	Ducks Unlimited	
Address:	311 East Lake Geneva Road Alexandria, MN 56308	
Phone:	(320)762-9916	Legal Citation: ML 2005 First Special Section, Ch. 1, Art. 2, Sec. 11 Subd. 5a
Fax:	(320)759-1567	
E-mail:	jschneider@ducks.org	

Total Biennial Project Budget

Result	Environmental Trust Allocation	Environmental Trust Funds Spent	Environmental Trust Balance	Other Funds Proposed	Other Funds Spent
Easement	\$250,000.00	\$250,000.00	\$0.00	\$96,000.00	\$353,934.13
Total	\$250,000.00	\$250,000.00	\$0.00	\$96,000.00	\$353,934.13

Work Program Summary

Overall Project Outcome and Results

The objective of this grant project was to help Ducks Unlimited (DU) begin our Living Lakes conservation initiative work of protecting shallow lakes important to waterfowl by working with landowners to secure donated or purchased permanent conservation easements on adjoining shoreland to preclude development and subdivision and to protect existing natural areas such as small wetlands and native grass. DU's goal was to protect at least 120 acres of land on key shallow lakes through donated or purchased permanent conservation easements, including donated land value worth at least \$80,000 plus \$16,000 of other DU expense. Grant funds were used to pay for easement payments, baseline documentation reports, easement stewardship and monitoring, legal fees associated with closing easements, and for DU land protection biologists to negotiate, perform due diligence, and provide outreach to landowners regarding easement options on key shallow lakes.

Through this grant, DU secured three permanent conservation easements protecting 309 acres (exceeding grant goal of 120 acres), including 6,370 of shallow lake shoreline on two shallow lakes. These included the donation of the 159-acre Jensen easement on Geneva Lake in December 2005 (valued at \$208,463), the purchase of the 39-acre Lenort easement on Geneva Lake in October 2007, and the purchase of the 111-acre Lang easement on Bah Lake in November 2007. DU land protection staff also negotiated with six other landowners regarding potential easements on these and other key shallow lakes that may develop further in future phases of HCP, and provided outreach to many other landowners about conservation easement options. During the grant project period, DU spent the entire \$250,000 Trust Fund grant along with an additional \$353,934.13 in Other Funds (including \$94,863.13 of DU in-kind expense and \$237,763 in appraised donation value of two conservation easements), which significantly exceeded our Other Fund expense goal of \$96,000.

Project Results Use and Dissemination

This grant helped DU launch and implement land protection work under our Living Lakes conservation initiative and gain understanding and appreciation of the process and problems associated with securing permanent conservation easements that will benefit our future conservation work. DU field staff gained important experience with landowner outreach and negotiation, due diligence, appraisals, and land valuation procedures that will benefit our ability to more effectively and efficiently secure conservation easements in the future on key shallow lakes. Delays in appraisals and changes in landowner desires during easement negotiations created significant challenges, but they also served as learning opportunities for DU land protection field staff and helped us grow our knowledge and capacity to deliver more effective conservation work in the future. These challenges encouraged DU to hire additional land protection staff with expertise in realty negotiations, and have helped inform DU on how to protect land. The accomplishment of securing three permanent conservation easements through this grant has helped encourage

LCCMR Work Program Final Report
Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3
Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

other private landowners around key shallow lakes (especially Christina, Bah, and Geneva) to consider working with DU to protect their shorelines, and news of this success will be further disseminated through a DU news release and conservation articles in state newsletters.

Trust funds for annual easement monitoring and stewardship were calculated for each easement using the LCCMR-staff approved DU easement endowment worksheet table, which captures all anticipated expenditures for easement monitoring and stewardship. Estimated stewardship costs vary due to variation in size and location of easements, complexity in land configuration, condition, and habitat types, and the terms and conditions outlined in the easement. Stewardship funds will be managed in a separate WAT easement stewardship account according to the DU Board's investment policy. Trust funds for easement monitoring and stewardship were received by DU National Headquarters in Memphis, Tennessee, and immediately transferred to the WAT endowment account. The stewardship money will be held in a restricted endowment to be used only for the stewardship on specific easements acquired with the Trust Fund money. Furthermore, the restricted endowment will be invested according to the policies set forth in DU and WAT's Investment Policy as described in the May 31, 2005 letter from DU Controller Bob Mims to former LCCMR Director John Velin. Future DU staff costs to monitor easements and provide easement stewardship will be billed to specific easement project account codes on an annual basis, and funds to cover this expense will be made available from the WAT easement endowment to the DU regional office budget to cover these annual costs. A copy of the most recent WAT audited financial statements (June 30, 2004 and 2003) and 2003 annual report have been provided to LCCMR staff.

DU considers the enforcement and defense of the terms and conditions of the conservation easement as an operational cost, and DU understands that this obligation may require the additional expenditure of DU funds to enforce the terms of the easement. WAT adopted the Land Trust Standards and Practices published by the Land Trust Alliance in 2004 on April 23, 2005 as technical guidelines for the organization's operation. DU has further outlined conservation easement stewardship management and enforcement procedures for DU staff in a land protection handbook.

DU will recorded a notice of funding restrictions on the deed to the land encumbered by the conservation easement in the appropriate local government office where LCCMR-funded easements are filed. The notice of funding agreement contains (1) a legal description of the interest in real property covered by this LCCMR grant; (2) a reference to the underlying funding agreement; (3) a reference to Minnesota statute 116P.15; and (4) the following statement: "This interest in real property shall be administered in accordance with the terms, conditions, and purposes of the grant agreement or work program controlling the acquisition of the property. The interest in real property, or any portion of the interest in real property, shall not be sold, transferred, pledged, or otherwise disposed of or further encumbered without obtaining the prior written approval of the Legislative Commission on Minnesota Resources or its successor. If the holder of the interest in real property fails to comply with the terms and conditions of the grant agreement or work program, ownership of the interest in real property shall transfer to this state." Annual reports on monitoring and management of easements acquired with LCCMR funding will be made to LCCMR staff.

LCCMR Work Program Final Report

Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3 Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Easement Activities

Project Name: Gessell Easement, Dumbell Lake
Tract: 1
Project Area: 3 - Border Prairie
Description: DU attempted to negotiate the donation of a permanent conservation easement with landowner Gessell that owned all the land around 200-acre Dumbell Lake in eastern Becker County. Although the landowner was very receptive and cooperative throughout our negotiations, he declined to proceed with the easement just prior to closing. DU's offer to accept the the easement stands, and DU is hopeful that landowner will change his mind and either donate or agree to bargain sell a conservation easement to DU in a future Phase of HCP Part 3C.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			0.00	0.00	0.00	0.00	0.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Personnel Expenditures	\$2,460.91	0.00	0.00	0.00	0.00	0.00	0.00
Other Funds	Personnel Expenditures	\$3,428.76	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Professional Services	\$6,259.80	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$12,149.47	0.00	0.00	0.00	0.00	0.00	0.00

LCCMR Work Program Final Report

Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3 Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Project Name: Lang Farm Easement, Bah Lake								
Tract: 1								
Project Area: 3 - Border Prairie								
Description: DU land protection staff negotiated the purchase of a bargain-sale permanent conservation easement with landowners Lang to protect 111 acres of their farm on Bah Lake in northwestern Douglas County near Lake Christina. The easement includes 145 acres of uplands, of which 65 acres are currently in CRP (and thus will now remain in native grass forever) and 40 acres are currently cropped. DU closed the easement with the Langs on November 21, 2007 with funding from both HCP Phase 3 Part 3C (using all the remaining funds in that grant) and \$57,128.42 from HCP Phase 4 Part 3C (as approved by LCCMR staff), thus the acres protected by this project are pro-ratedly split between those two grants.								
			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			111.00	65.00	0.00	6.00	3,170.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Professional Services	\$9,338.75	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Personnel Expenditures	\$1,358.50	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Easement Acquisition Costs	\$26,871.58	78.12	45.75	0.00	4.22	2,231.11	0.00
Other Funds	Stewardship	\$11,308.00	32.88	19.25	0.00	1.78	938.89	0.00
Other Funds	Personnel Expenditures	\$2,453.13	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$51,329.96	111.00	65.00	0.00	6.00	3,170.00	0.00

Project Name: Gruss Easement, Lake Christina								
Tract: 1								
Project Area: 3 - Border Prairie								
Description: DU is working with landowner Gruss to negotiate the donation of a permanent conservation easement on his land in Douglas County on the north shore of Lake Christina. The landowner requested to delay closing of his easement until some renovations to his property were completed, which took longer than expected. DU hopes to close this easement under future phases of HCP Part 3C when the landowner is ready to do so.								
			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			0.00	0.00	0.00	0.00	0.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Personnel Expenditures	\$163.40	0.00	0.00	0.00	0.00	0.00	0.00
Other Funds	Personnel Expenditures	\$365.85	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$529.25	0.00	0.00	0.00	0.00	0.00	0.00

LCCMR Work Program Final Report

Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3 Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Project Name: Ewy Trust, Long Lake
Tract: 1
Project Area: 9 - Des Moines River Valley
Description: DU is negotiating the purchase of a bargain-sale permanent conservation easement on the outlet of Long Lake in Cottonwood County. The purpose of this easement is to buffer some shoreline on Long Lake and give DU and DNR the legal right to place and manage a water control and fish barrier structure on the lake's outlet. However, negotiations with the three elderly sisters that own the land in the Ewy Trust have stalled for now and thus has prevented the completion of this easment project under HCP Phase 3. Nonetheless, DU land protection staff will continue outreach efforts to secure this easement and is hopeful that the landowners will respond favorably in the future so that an easement can be secured under HCP Phase 4 or 5 Part 3C.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			0.00	0.00	0.00	0.00	0.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Personnel Expenditures	\$2,752.50	0.00	0.00	0.00	0.00	0.00	0.00
Other Funds	Personnel Expenditures	\$3,245.80	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Professional Services	\$1,200.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$7,198.30	0.00	0.00	0.00	0.00	0.00	0.00

LCCMR Work Program Final Report

Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3 Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Project Name: Jensen Easement, Geneva Lake
Tract: 1
Project Area: 10 - Southern Lakes
Description: On behalf of Ducks Unlimited, Inc. (DU), the Wetlands America Trust, Inc. (WAT) accepted the donation of a permanent conservation easement from landowner Jensen on 159.48 acres along Geneva Lake in Freeborn County on 20 December 2005. The conservation easement was negotiated by DU land protection staff and officially recorded in Freeborn County on 30 December 2005. A Notice of Funding Agreement regarding DU use of state funding from the Minnesota Environment and Natural Resource Trust Fund (ETF) to secure the easement was subsequently recorded in Freeborn County on 15 May 2006.

			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			159.00	9.00	0.00	2.00	1,080.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Other Funds	Donated Easement Value	\$208,463.00	139.22	7.88	0.00	1.75	945.68	0.00
ETF	Professional Services	\$5,340.37	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Stewardship	\$29,610.00	19.78	1.12	0.00	0.25	134.32	0.00
ETF	Personnel Expenditures	\$2,169.96	0.00	0.00	0.00	0.00	0.00	0.00
Other Funds	Personnel Expenditures	\$8,118.44	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$253,701.77	159.00	9.00	0.00	2.00	1,080.00	0.00

LCCMR Work Program Final Report

Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3 Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Project Name: Britton Farm, Buffalo Lake								
Tract: 1								
Project Area: 10 - Southern Lakes								
Description: DU negotiated the purchased of a permanent conservation easement on a portion of the Britton Farm that includes the outlet of Buffalo Lake in Waseca County to both buffer a small portion of the lake's shoreline and give DU the legal right to access and construct a new water control structure and fish barrier on the lake's outlet for DNR to manage through HCP Phase 4 or 5 (Buffalo Lake is one of DNR's 40 legally designated wildlife lakes). DU anticipates closing on the easement by June 30, 2008 under under HCP Phase 4 Part 3C, and constructing the outlet structure later in 2008 or 2009 under HCP Phase 4 or 5 Part 2C (the structure was previously engineered by DU under HCP Phase 3 Part 2C). Thus, both the easement and enhancement accomplishments will be reported under future phases of HCP work by DU.								
			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			0.00	0.00	0.00	0.00	0.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Professional Services	\$8,404.50	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Personnel Expenditures	\$5,731.46	0.00	0.00	0.00	0.00	0.00	0.00
Other Funds	Personnel Expenditures	\$9,015.57	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$23,151.53	0.00	0.00	0.00	0.00	0.00	0.00

Project Name: Wagner Easement, Geneva Lake								
Tract: 1								
Project Area: 10 - Southern Lakes								
Description: DU is working with landowner Wagner to negotiate the purchase of a bargain sale permanent conservaton easement on the west shore of Geneva Lake adjacent DU's Jensen conservation easement. Although very interested in an easement at first, the landowner became concerned about the easement terms as the closing date approached and DU was not able to close on the easement in HCP Phase 3. DU will continue outreach negotiations with the landowner in HCP Phase 4.								
			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			0.00	0.00	0.00	0.00	0.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Other Funds	Personnel Expenditures	\$2,924.93	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Personnel Expenditures	\$1,570.73	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Professional Services	\$6,066.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$10,561.66	0.00	0.00	0.00	0.00	0.00	0.00

LCCMR Work Program Final Report

Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3 Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Project Name: Lenort Easement, Geneva Lake								
Tract: 1								
Project Area: 10 - Southern Lakes								
Description: DU negotiated the purchase of a permanent conservation easement from landowner Lenort on the south shore of Geneva Lake in Freeborn County. DU closed a bargain sale purchase of this permanent conservation easement on October 26, 2007, for \$90,000 and the landowner donated the remaining \$29,300 easement value (75% bargain sale purchase). The easement permanently protects 12 acres of wetland and 27 acres of uplands that are being restored to native grass.								
			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			39.00	27.00	0.00	12.00	2,112.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	Professional Services	\$6,909.00	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Personnel Expenditures	\$1,933.02	0.00	0.00	0.00	0.00	0.00	0.00
Other Funds	Donated Easement Value	\$29,300.00	8.84	6.12	0.00	2.72	478.59	0.00
ETF	Easement Acquisition Costs	\$90,000.00	27.15	18.79	0.00	8.35	1,470.07	0.00
Other Funds	Stewardship	\$10,000.00	3.02	2.09	0.00	0.93	163.34	0.00
Other Funds	Personnel Expenditures	\$5,179.76	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$143,321.78	39.00	27.00	0.00	12.00	2,112.00	0.00

Project Name: Papenheim Easement, Lake Christina								
Tract: 1								
Project Area: 3-7-8 - Border Prairie - Alexandria Moraine - Big Woods N.								
Description: DU is working with landowner Papenheim to negotiate a bargain sale permanent conservaton easement on the north shore of Lake Christina in Douglas County. This is one of the most valuable tracts of land on the lake. Due to delays in appraisals, negotiations will continue into HCP Phase 4.								
			Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Non-Prorated Totals:			0.00	0.00	0.00	0.00	0.00	0.00
Funding Type	Funds Use	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
Other Funds	Personnel Expenditures	\$1,500.47	0.00	0.00	0.00	0.00	0.00	0.00
ETF	Personnel Expenditures	\$929.80	0.00	0.00	0.00	0.00	0.00	0.00
Total:		\$2,430.27	0.00	0.00	0.00	0.00	0.00	0.00

LCCMR Work Program Final Report

Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3 Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Easement Project Totals							
FundingType	Funding Amount	Prorated Acres	Grassland Acres	Woodland Acres	Wetland Acres	Shoreline Feet	Riparian Feet
ETF	\$209,070.28	125.05	65.66	0.00	12.82	3,835.50	0.00
Other Funds	\$295,303.71	183.95	35.34	0.00	7.18	2,526.50	0.00
State Funds	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00
Partner's State Leveraged Funds	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	\$504,373.99	309.00	101.00	0.00	20.00	6,362.00	0.00

Work Program Expenditures Not Attributable to Specific Projects

Funding Type	Funding Category	Amount	Description
ETF	Personnel Expenditures	\$40,929.72	DU land protection biologists provided conservation easement outreach and promotion to private landowners around shallow lakes within HCP Project Areas to initiate conservation easement projects.
Other Funds	Personnel Expenditures	\$58,630.42	DU land protection biologists provided conservation easement outreach and promotion to private landowners around shallow lakes within HCP Project Areas to initiate conservation easement projects.
Total		\$99,560.14	

Summary of Work Program Expenditures not Attributable to Specific Projects (by Funding Type)

Funding Type	Funding Amount
ETF	\$40,929.72
Other Funds	\$58,630.42
State Funds	\$0.00
Partner's State Leveraged Funds	\$0.00
Other	\$0.00
Total	\$99,560.14

LCCMR Work Program Final Report
Restoring Minnesota's Fish and Wildlife Habitat Corridors Phase 3
Habitat Conservation Partnership

3C: Living Lakes Easements - Ducks Unlimited

Work Program Expenditures Breakdown

Expenditure	ETF Funds	Other Funds	State Funds	Partners State Leveraged Funds	Other
Easement Projects	\$209,070.28	\$295,303.71	\$0.00	\$0.00	\$0.00
Not Attributable to Specific Projects	\$40,929.72	\$58,630.42	\$0.00	\$0.00	\$0.00
Total	\$250,000.00	\$353,934.13	\$0.00	\$0.00	\$0.00

Funding Type Definitions

ETF:	Grant dollars provided through the Minnesota Environment and Natural Resources Trust Fund
Other Funds:	Non-state, non-state leveraged dollars (If partner funds are leveraging state funds (e.g. RIM) they are not eligible to be considered Other Funds)
State Funds:	State Funds expended on HCP projects (not eligible for use as other funds commitment)
Partners State Leveraged Funds:	Non state funds that have leveraged state funds as part of an HCP project (not eligible for use as other funds commitment)
Other:	Any other expenditures (e.g. grant income funds)

Attachment A: Budget Detail for 2005 Projects - Summary and Budget Page
FINAL BUDGET SUMMARY as of Nov 21, 2007

Proposal Title: Living Lakes Enhancement, Easements, & Acquisition
 Parts 2(c), 3(c), & 4(i) of "Restoring Minnesota's Fish and Wildlife Habitat Corridors - Phase III" (#A-01)

Project Manager Name: Jon Schneider, Ducks Unlimited

LCMR Requested Dollars: \$ 450,000

2005 LCMR Proposal Budget	Result 1 Budget:	Result 1 Spent:	Balance (11/21/07)	Result 2 Budget:	Result 2 Spent:	Balance (11/21/07)	Result 3 Budget:	Result 2 Spent:	Balance (11/21/07)			
	Shallow Lake Enhancement Part 2c			Shallow Lake Easements Part 3c			Shallow Lake Acquisitions Part 4i			TOTAL FOR BUDGET ITEM	Amount Spent:	Balance (11/21/07)
BUDGET ITEM												
PERSONNEL (staff salaries & benefits): DU surveyors, construction managers, biologists (benefits = 22% of total).	100,000	100,000	0	60,000	60,000	0	0	0	0	160,000	160,000	0
DEVELOPMENT	100,000		0	0	0	0	0	0	0	100,000		0
Contracted professional & technical services: contracted bio-technician(s) for outreach, geotechnical sampling/analysis, etc.						0						
Construction: Contractor and material costs for construction of structures on shallow lake outlets (fish barriers and water controls).		100,000				0					100,000	
ACQUISITION	0	0	0	190,000		0	0	0	0	190,000		0
Professional/technical: Consultant services for environmental reports, appraisals, boundary survey, title clearance, legal work, etc.					43,518						43,518	
Land rights acquisition: Payments to landowners for purchased easements and fee-title acquisitions.					116,872						116,872	
Other direct operating costs: Easement stewardship to WAT/DU.					29,610						29,610	
COLUMN TOTAL	200,000	200,000	0	250,000	250,000	0	0	0	0	450,000	450,000	0

Habitat Conservation Partnership 3C - Phase III Accomplishments -Living Lakes Easements- *Ducks Unlimited*

