Mitigation Monitoring Report Cover Sheet
Oregon Department of State Lands

Block 1: Report Information

DSL Permit Number: 35866-RF COE Permit Number: *Nationwide Permit 27 - 200400726*
Permittee: *Gilmour*
County: *Benton* Report Date: *12/15/15* Monitoring Year 8
Date Removal-Fill Activity Completed:
Date mitigation was completed Grading: 8*/06* Planting: 4*/07*
Report submitted by: Marvin and Cindy Gilmour (Mid-Valley Phase 2)

Block 2: Monitoring Report Purpose

This monitoring report is for monitoring a project that includes: (check all that apply):

- ■ Compensatory **freshwater** wetland mitigation for permanent wetland impacts.
- ■ Compensatory **estuarine** wetland mitigation for permanent wetland impacts.
- ■ **Only non-wetland** compensatory mitigation.
- ■ **Only mitigation for temporary** impacts that has a monitoring requirement.
- ■ Voluntary wetland enhancement, creation or restoration (General authorization or individual permit) not funded with money from our wetland mitigation revolving fund.
- ■ Voluntary wetland enhancement, creation or restoration (General authorization or individual permit) funded with money from **our wetland mitigation revolving fund.**
- X **Mitigation Bank** Report
- ■ Other: _____

Block 3: Results

	Success Criteria	Met? (Y/N)	Comments/Reasons for Failure*
1.	Emergent Vegetation	3 of 3 requirements	
2.	Wetgrass Prairie	8 of 8 requirements	
3.	Buffer	2 of 2 requirements	
4.	Hydrology - Water Monitoring Tubes	1 of 1 requirements	Completed, Met for 3 consecutive years
5.	Hydrology - Delineation	1 of 1 requirements	Completed in 2009

Remedial work recommended Yes No X
Deed Restriction or other protection instrument attached
(noted: if a filed deed restriction was a required as a permit condition, please attach a copy: *previously submitted* Yes No X
Final Monitoring Report? Yes No X
Requesting release or partial release of bond/credits Yes No X
*see report for detailed information

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LIST OF ATTACHMENTS

1.0 REGULATORY BACKGROUND

The purpose of this report is to summarize the progress of Phase 2 of the Mid-Valley Wetland Mitigation Bank (Bank). The Bank is located approximately one mile east of Independence Highway and one and one-half miles south of Springhill Drive in T10S, R4W, Sec. 15, Tax Lot 800. The letter of approval for the Bank was signed in January 2007 and is permitted as ACOE permit #2004-000726 and DSL Permit Number: 35866-RF. Phase 2 of the Bank consists of 12.22 acres.

Development of the Bank was through a combination of restoration of previously drained wetlands (7.61 acres) and buffer management (4.61 acres). Anticipated Bank credits:

Type of Credit	Acres	Ratio	Credits
Cropped Wetland Enhancement	7.61	2:1	3.805
Buffer Management	4.61	5:1	0.922
Total	12.22 acres		4.727 credits

2.0 WORK SUMMARY

Beginning in early March efforts once again concentrated on covering all wet prairie areas to spot treat unwanted species before native grasses got tall and inhibited detection. All areas were covered at least two times targeting the few non-natives encountered through the spring and summer. Limited mowing was performed in late July, approximately 4 acres. Mowing concentrated on the outside borders, where new weeds are most likely to move in, forbs dominated areas to spread seed, and corridors through the prairie areas to aid in weed surveillance. In September, all borders and buffers were spot herbicide treated for non-natives.

In October 2013, a seed mix was planted from Heritage seedlings that contained mostly species which have been unavailable in the past, and not typically found to naturally re-occupy sites in a reasonable timeframe. Many annuals and a few perennials with airborne seed dispersal as well as several Carex species which are not typically remaining in the remnant seed bank were the main focus. Plots 13 & 14 fell within the newly planted area. Plot 13 proved to be wetter than anticipated and non-native Lythrum got a significant jump on the slower to germinate natives. Rather than allow the Lythrum to produce seed, a small area was sprayed out in spring 2014 to kill existing plants, and was sprayed out through the summer. This area was replanted in fall 2014 with a seed mix containing more obligate wetlands species better suited for the observed hydrology. The Heritage mix established well in the majority of the area, and was the focus for the bulk of the work load with significant bare ground for non-natives to colonize. Many of the species flowered by the end of the growing season, producing abundant seed which was apparent following the first significant fall rains.

Table 1: Restoration Activities Summary Mid-Valley Mitigation Bank (Phase 2)
December 2014 – November 2015

Activity	Location
Site Preparation	Ongoing on borders, small area of new forbs
Spot weed control	100% of mitigation bank area covered
Mowing	Maintenance trails, borders, and forbs areas

3.0 AS-BUILT PLANS

The as-built plans were submitted in June 2006. The as-built was submitted prior to the final Bank approval.

4.0 HYDROLOGY PERFORMANCE STANDARDS, METHODOLOGY, AND RESULTS

4.1 Performance Standards:

Wetland hydrology, sufficient to meet the criteria defined in the 1987 Corps of Engineers Wetlands Delineation Manual (1987 Wetland Delineation Manual), will be present in three out of five years if the weather records are close to normal and no irrigation is supplied.

Water depth and depth of saturation will be evaluated throughout the site using a combination of monitoring wells and a one time hydrology and vegetation delineation designed to meet the requirements of the 1987 Wetland Delineation Manual. The soil parameter is expected to be disturbed by the proposed grading, therefore lack of hydric soil indictors will not be interpreted as disqualifying a plot as wetland.

4.2 Methodology:

Water Monitoring Tubes: Three groundwater monitoring tubes were constructed and monitored to show the duration of saturation. Tube monitoring data was collected at least three times between approximately March 1 and May 30 to demonstrate sufficient duration of wetness to meet the 1987 Wetland Delineation Manual.

Delineation: Paired plots concentrating along any high areas will be utilized to show that all areas of the Bank are wetland. In addition to plot data, these areas were visually documented with photographs to show a dominance of wetland species.

4.3 Results

Water Monitoring Tubes .—***Met in 2010*** *– wetland hydrology was met in three consecutive years of monitoring tube data analysis and is no longer being monitored.*

Delineation: Completed 2009

5.0 VEGETATION PERFORMANCE STANDARDS AND METHODOLOGY

5.1. Performance Standards

Emergent Herbaceous

1. A minimum of 55% of the relative plant cover is comprised of native species.
2. No more than 15% of the relative plant cover is comprised of non-native invasive species as define below.
3. The wetland's moisture index is less than 3.0.

*Non-native invasive species to be included: reed canary grass (*Phalaris arundinacea*), purple loosestrife (*Lythrum salicaria*), Himalayan blackberry (*Rubus discolor*), Japanese knotweed (*Polygonum cuspidatum*), Eurasian water milfoil (*Myriophyllum spicatum*), climbing nightshade (*Solanum dulcamara*) (and yellow-flag iris (*Iris pseudacorus*), Anne's lace (*Daucus carota*), Canadian thistle (*Cirsium arvense*), bull thistle *(Cirsium vulgare*), orchard grass (*Dactylis glomerata*) and annual ryegrass (Lolium multiflorum) or others as determined by the MBRT.

Wet grass Prairie

The above performance measures along with the following:

1. At least 10 wetgrass prairie species are present as listed in "Species Composition for Willamette Valley Vegetation Types" by Kathy Pendergrass, August 2003, (*cited as Appendix II of the Instrument) by John Marshall (USFWS), December 19, 2004 author of "Draft Guidance on Vegetation Planning and Monitoring in Western Oregon Wetlands and Riparian Areas.*
2. Tufted hairgrass (*Deschampsia cespitosa*) is represented by 25% or greater relative plant cover.
3. At least 50% of the relative plant cover is comprised of native species.
4. No more than 15% of the relative plant cover is comprised of non-native invasive species as defined above.
5. The prairie's moisture index is between 2.0 and 3.0.
6. No more than 5% relative plant cover is composed of shrubs or trees.

Buffer Area

1. No more than 15% of the relative plant cover is comprised of non-native invasive species as define above.
2. Excluding open water, at least 50% of the relative plant cover is comprised of native species.

5.2 Methodology

Emergent and Wet grass Prairie - Monitoring within the herbaceous portions was conducted using a stratified systematic plot method for the sampling points. Transects were laid out in a stratified arrangement along one baseline with equal distance between each transect (approximately 250'). The transects will cross the entire wetland and buffer areas. The sampling plots will be predetermined and systematically plotted on each transect at 100-foot intervals from each other. The herbaceous sample plots were one meter quadrants, located at the northwest corner of each point nested within a ten-foot square shrub sampling plot starting at the same point. When needed, a 30-foot diameter forest sample plot was placed with its center at the plot center point encompassing both the herbaceous and shrub sampling plots.

The starting point of the sample plots on each transect line was staggered in order to cover a broader area. The sampling points were evaluated and it was determined in 2009 that an additional emergent monitoring plot was needed so plot #5a was included in the monitoring. The sample plots are permanently identified and are plotted on a site map (Attachment 1).

Prior to concluding monitoring, the number of sample plots was evaluated to determine if this number of plots was sufficient, using a species area curve. Using the plot data, the species-area curve was developed. It was predetermined that after the curve flattens out it would be deemed a sufficient number of plots when there are three plots in a row with one or fewer new species.

Established site photo points were established, and will continue to be used in each of the monitoring years to provide a visual record of the overall health and diversity of the wetland vegetation. Four photo station locations are included on the Site map (Attachment 1), with their corresponding photos in Attachment 3.

Buffer – Three monitoring points are included within the buffer and were monitored as above.

5.3 Vegetation Monitoring Results

Vegetation monitoring was conducted on June 4, 2015 by Marvin Gilmour and Ray Fiori. Attachment 1 includes the monitoring results. The Monitoring Plot Location Map is included as Attachment 2. A total of 18 monitoring plots were examined, 11 in the wet prairie, 4 in emergent areas and 3 in the buffer. Both the botanical and common names are included as well as the indicator status, origin (native or non-native) and moisture index.

The prairie portion is composed of 55.0% forbs/sedge/rush species and 38.64% grass species, with 20 prairie cohort species. Wet prairie portions of the Bank were dominated by forbs species for the first time, with the most abundant species being cusick's checkermallow (*Sidalcea cusickii*), Gumweed (*Grindelia integrifolia*), and Self heal (*Prunella vulgaris*). The emergent areas were dominated by American sloughgrass (*Beckmania syzigachne*), tufted hairgrass (*Deschampsia cespitosa*) and Gumweed (*Grindelia integrifolia).* As with Phase 1 of the Bank, Phase 2 is also dominated by native species.

5.3.1 Emergent Vegetation

All three of the performance criteria for **emergent herbaceous** vegetation were met.

Required: A minimum of 55% of the relative plant cover is comprised of native species.--*Met. Plots 4, 5a, 8 and 12 are the planned emergent vegetation plots, which have 87.5% relative plant cover of native species.*

Required: No more that 15% of the relative plant cover is comprised of non-native invasive species as defined above. --*Met with 0% of non-native invasive species*.

Required: The wetland's moisture index is less than 3.0. --*Met with an average weighted moisture index of 1.47.*

5.3.2 Wet grass Prairie

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The performance criteria for **wet grass prairie** were met for 8 of the 8 requirements.

Required: At least of 50% of the relative plant cover is comprised of native species. –**Met**. *89.09% native cover, 6.36% bareland and 0% non-natives.*

Required: No more than 15% of the relative plant cover is comprised of non-native invasive species. -- **Met** *with 0% of non-native invasive species.*

Required: At least 10 wetgrass prairie species are present as listed in "Species Composition for Willamette Valley Vegetation Types" by Kathy Pendergrass. In conversations with John Marshall (USF&W) (April, 2008) it was agreed upon to include the vernal pool species from this same source in the 10 required species. -- **Met**. *Twenty wet grass prairie/vernal pool species were identified within the prairie plots, with one additional species in the emergent plots.*

Required: Tufted hairgrass (Deschampsia cespitosa) is represented by 25% or greater relative cover.--**Met**. *Tufted hairgrass represented 5.45% relative cover*. **As discussed during the annual site visits, this provision needs removed, as it's been the biggest factor in reducing diversity. As seen with all Oregon Wetlands LLC banks, the reduction in cover of tufted hairgrass is directly correlated to an increase in diversity (i.e. forbs/sedge/rush cover).**

Required: The prairie's moisture index is between 2.0 and 3.0.--**Met**. *Average weighted moisture index of the prairie plots is 2.17.*

Required: No more than 5% relative plant cover is composed of shrubs or trees. -- Met. *In the 11 prairie plots there were no trees. This standard will be more closely reviewed as the shrub and tree components begin to grow and age.*

5.3.3 Buffer

The performance criteria for **buffer** were met for 2 of the 2 requirements.

Required: No more than 15% of the relative plant cover is comprised of non-native invasive species as define above. -- **Met**. *There are no non-native invasive species.*

Required: Excluding open water, at least 50% of the relative plant cover is comprised of native species. -- **Met** *with 93.33% relative native plant cover. The percentage of open water (6.67%) will change from year to year based on spring*

rains and timing of monitoring.

6.0 PHOTO POINT MONITORING

Photo monitoring from the photo points are included as Attachment 3, and taken on June 4, 2015.

7.0 CREDIT SALES SUMMARY

Credit release 1 was released on January 5, 2007 for 1.42 credits from both agencies. Credit release 2, 3, and 4 for 2.85 credits was released by the Corps on August 15, 2008. Credit release 2 for 0.95 credits was released by DSL on August 14, 2008. Credit release 3 and 4 for 1.89 credits was released by DSL of December 22nd, 2009. Credit sales to date are included in table 2.

Release 1 (Fall 2006): Up to 30 percent, upon submission of the grading as-built, Restrictive Covenant, submission of financial assurance and the MBRT conducts a field inspection. **COMPLETED**

Release 2 (Spring/Summer 2007): Up to 20 percent upon demonstration of all performance measures being achieved and delineation of acreage meeting the 1987 Wetland Delineation Manual hydrology and vegetation indicators (if weather conditions are close to normal). **COMPLETED**

Release 3 (Fall 2007): Up to 20 percent upon demonstration of all performance measures being achieved. **COMPLETED**

Release 4 (Spring/Summer 2008): Up to 20 percent upon demonstration of all performance measures being achieved. **COMPLETED**

Release 5 (end of the 5th year monitoring or 5 years after replanting for those areas replanted): All buffer credits plus remaining credits (10%) upon demonstration of all performance measures being achieved. In addition, the long term management plan, funding and identification of a suitable long term steward, must be reviewed and approved by the MBRT.

Table 2: Credit Sales Summary

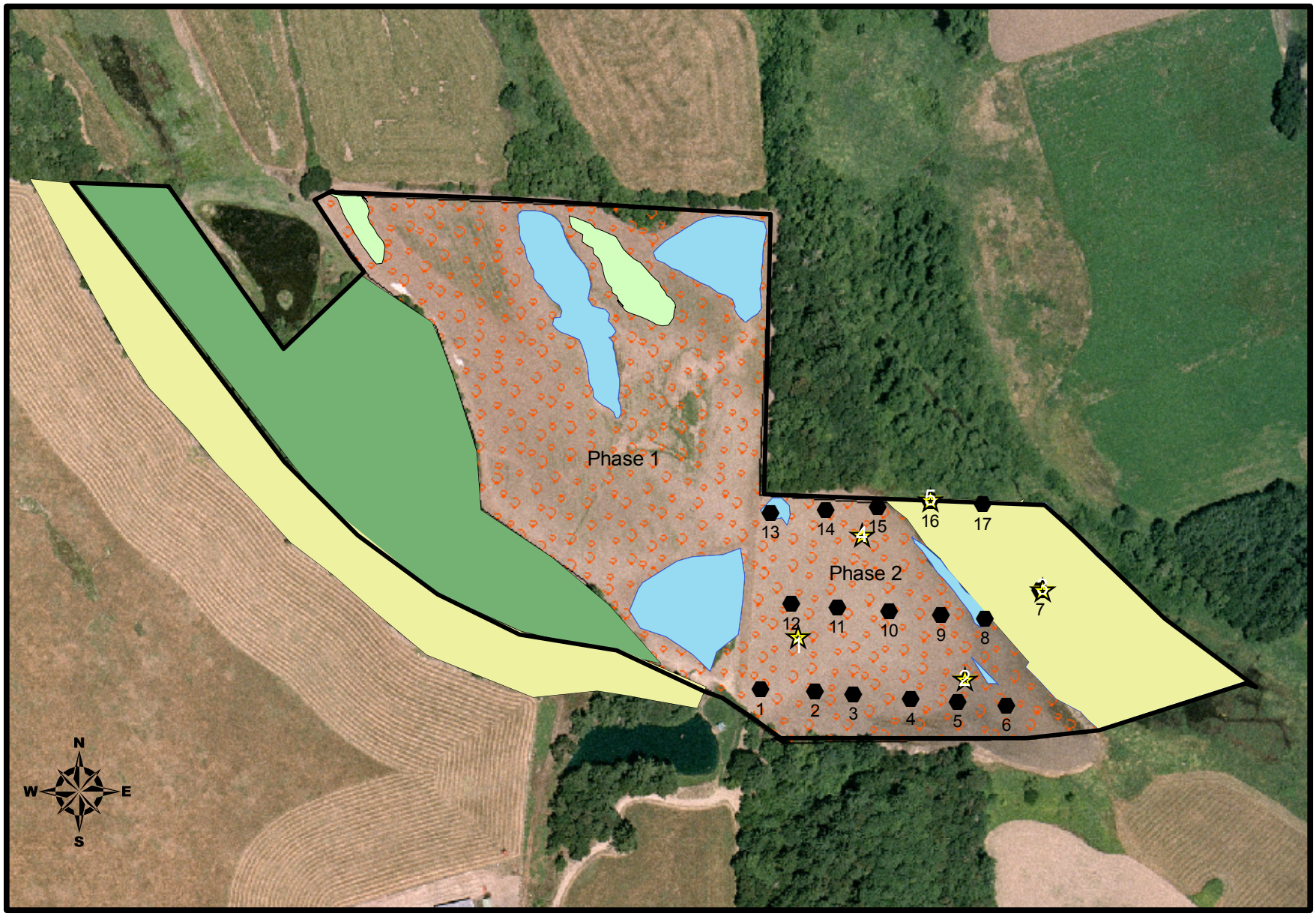
DATE	*NAME*	*LOCATION*	*DSL PERMIT*	*CORP PERMIT*	*SOLD*	*DSL*	*DSL BALANCE*	CORP	CORP BALANCE
1/5/07	**DSL & CORP INITIAL RELEASE - 30% CREDITS**					**1.42**	**1.42**	**1.42**	**1.42**
8/15/08	**CORP -2ND, 3rd 4th RELEASE - 60% CREDITS**						**1.42**	**2.85**	**4.27**
8/14/08	**DSL - 2ND RELEASE- 20% Credits**					**0.95**	**2.37**		**4.27**
12/29/10	**DSL - 3rd and 4th Release 40%**					**1.89**	**4.26**		**4.27**
9/7/2011	D.R. Horton	Benton Woods Development	37557-RF	2006-930	0.24		4.02		4.03
1/18/12	Transfer from Phase 1 ledger	Accounting error from 2008 DSL credit purchase				**.89**	4.91	**.89**	4.92
4/19/12	Selmet INC	Seven Mile Ln Albany, OR	48490-RF	NWP-2011-522	0.48		4.43		4.44
1/18/14	Michael Pattle	3961 Mirror Pond Way, Eugene	54631-RF	NWP-2003-258/3	0.23		4.2		4.21
10/21/14	DR Horton	Benton Woods 3	56719-RF	NWP-2006-930/2	0.18		4.02		4.03
1/19/15	DR Horton	Benton Woods 3	56719-RF	NWP-2006-930/2	0.15		3.87		3.88
2/5/15	Legend Homes	Corvallis	56622-RF	NWP-2014-257	0.42		3.45		3.46
3/3/15	Cooper creek LLC	Cooper creek vineyard	56240-RP	NWP-2008-641	0.1		3.35		3.36
4/7/15	GP	Halsey	7460 ENF	NWP 2014-238	3.35		0		.01
Total Sold					**5.15**				

Attachment 1: Sample Plot Monitoring Data

Mid-Valley Mitigation Bank - Phase 2																										
Sample Plot Monitoring Results - June 04, 2015																										
				Wet Prairie/	Moisture	Average Cover																				
Botanical Name	Common Name	Status	Origin	Vernal Pool	Index	Each Species		1	2	3	4	5	5a	6	7	8	9	10	11	12	13	14	15	16	17
				Species																						
Overstory Species/Shrub. - stem count (*denotes within 30' Diameter)						Wet Prairie	Emergent																			
Salix lasiandra	Pacific willow	FACW	native		2										5									5	2
Herbaceous Species - percent cover (1 meter square sample plots)																										
Achillea millefolium	Yarrow	FACU	native		4	0.91	0.00															5	5		
Alisma gramineum	Narrow leaf water plantain	OBL	native		1	0.00	0.00																		
Alisma triviale	Northern water plantain	OBL	native		1	0.00	0.00																		
Asclepias speciosa	showy milkweed	FAC	native		3	0.45	0.00																5		
Camassia quamash	Common camas	FACW	Native	Yes	2	1.82	0.00			10		10													
Carex obnupta	Slough sedge	OBL	native		1	4.55	0.00		50																
Carex unilateralis	One-sided sedge	FACW	native	Yes	2	0.45	0.00																5		
Cicuta douglasii	Western water-hemlock	OBL	Native		1	0.00	0.00																	100	
Downingia elegans	Showy downingia	OBL	Native	Yes	1	0.00	0.00																		
Epilobium densiflorum	Dense spike-primrose	FACW	native	Yes	2	0.91	0.00											5				5			
Epilobium ciliatum	Fringed willowherb	FACW	native	Yes	2	0.45	0.00	5																	
Eleocharis ovata	Ovoid spike rush	OBL	native	Yes	1	0.00	0.00																		
Eleocharis palustris	Creeping spike rush	OBL	native		1	0.00	2.50						10												
Eriophyllum lanatum	Oregon sunshine	NOL	native	Yes	5	0.91	0.00															10			
Gnaphalium palustre	Cudweed	FAC	native	Yes	3	0.00	0.00																		
Gratiola ebracteata	Bractless hedgehyssop	OBL	native	Yes	1	0.45	0.00	5																	
Grindelia integrifolia	Gumweed	FACW	native	Yes	2	5.45	12.50														50	30	30		
Juncus bufonius	Toad rush	FACW	native	Yes	2	0.00	0.00																		
Juncus effusus	Soft rush	FACW	native		2	0.00	0.00																		
Kickxia elatine	Sharp point flevellin	FAC	non		3	0.91	2.50							5			5				10				
Lemna minor	Common duckweed	OBL	native		1	0.00	0.00																		10
Lythrum hyssopifolium	Hyssop loosestrife	OBL	non		1	0.91	3.75										5	5			15				
Lythrum portula	Spatulaleaf loosestrife	OBL	non		1	0.00	0.00																		
Mimulus guttatus	Common monkey-flower	OBL	native	Yes	1	0.91	0.00		10																
Myosotis laxa	Small flowered forget-me-not	OBL	native		1	0.00	0.00																		
Navarretia intertexta	Naverretia	FACW	native	Yes	2	0.45	0.00							5											
Parentucellia viscosa	Parentucellia	FAC	non		3	0.45	0.00					5													
Plagiobothrys figuratus	Fragrant popcornflower	FACW	native	Yes	2	0.00	0.00																		
Plagiobothrys scouleri	Scouler's popcorn flower	FACW	native	Yes	2	2.27	0.00															15	10		
Polygonum amphibium	Water smartweed	OBL	native		1	0.45	0.00	5																	
Potamogeton natans	Floating-leaved pondweed	OBL	native		1	0.00	0.00								40										50
Potenilla gracilis	Slender cinquefoil	FAC	native	Yes	3	0.45	0.00																5		
Prunella vulgaris	Common selfheal	FACU	native	Yes	4	6.82	0.00	55									5						15		
Ranunculus occidentalis	Western buttercup	FACW	native	Yes	2	1.36	0.00															5	10		
Rorippa curvisiliqua	Western yellowcress	OBL	native	Yes	1	0.45	0.00																5		
Sagittaria latifolia	Wapato	OBL	native		1	0.00	0.00								60										20
Sidalcea campestris	Meadow sidalcea	FACU	native		4	1.36	0.00															15			
Sidalcea cusickii	Cusick's checkermallow	FACW	native	Yes	2	21.36	1.25	30	20	50							85	50			5				
Veronica peregrina var. xala	Hairy purlane speedewell	OBL	native	Yes	1	0.45	1.25							5							5				
Vicia hirsuta	Hairy vetch	NOL	non		5	0.00	0.00																		
						55.00	23.75																		
Grass Species - percent cover (1 meter square sample plots)																									
Agrostis exarata	Spike bentgrass	FACW	native	Yes	2	8.64	0.00		10	15		10							10	50					
Alopecurus geniculatus	Water foxtail	OBL	native		1	0.00	0.00																		
Alopecurus aequalis	Short-awned foxtail	OBL	native		1	0.00	0.00																		
Beckmania syzigachne	Slough grass	OBL	native	Yes	1	0.00	45.00				100		80												
Briza Minor	Little quaking grass	FAC	non		3	0.45	0.00			5															
Deschampsia cespitosa	Tufted hairgrass	FACW	native	Yes	2	5.45	15.00					15		10		60			10	25					
Deschampsia danthonioides	Annual hairgrass	FACW-	native	Yes	2	0.00	0.00																		
Deschampsia elongata	Slender hairgrass	FACW	native	Yes	2	5.00	0.00					40		10					5						
Glyceria occidentalis	Western mannagrass	OBL	native		1	0.00	0.00																		
Hordeum brachyantherm	Meadow barley	FACW	native	Yes	2	17.27	10.00		10	10		15		40		40		30	60	25					
Poa annua	Annual bluegrass	FAC	non		3	0.00	0.00																		
Poa trivialis	Rough-stalk bluegrass	FACW	non		2	1.82	0.00					5							15						
Vulpia myuros	Rattail fescue	FAC	non		3	0.00	0.00																		
						38.64	70.00																		
Open water																									20
Bareground: (Organic Litter)										10			10	25				10			15	15	10		
wet prairie mean =	6.36	emergent mean=			6.25																				
Percent of cover that is non-native(includes bareground)								0	0	15	0	10	10	30	0	0	10	15	15	0	40	15	10	0	0
wet prairie mean =	10.91	emergent mean=			12.50																				
Percent of cover that is native								100	100	85	100	90	90	70	100	100	90	85	85	100	60	85	90	100	100
wet prairie mean =	89.09	emergent mean=			87.50																				
Percent of vegetation that is native								100	100	95	100	90	100	95	100	100	95	100	85	100	90	100	100	100	100
wet prairie mean =	96.36	emergent mean=			97.50																				
Percent of vegetation that is non-native								0	0	5	0	10	0	5	0	0	10	5	15	0	25	0	0	0	0
wet prairie mean =	4.55	emergent mean=			6.25																				
% non-native invasives as defined in Final Document								0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Sample plot Prevelance index (herbaceous layer only)								3.00	1.40	2.06	1.00	2.05	1.00	2.00	1.00	2.00	2.10	1.94	2.00	2.00	1.88	2.82	2.50	1.00	1.00
wet prairie mean =	2.17	emergent mean=			1.47																				
Wet Prairie (WP), Emergent (EM), Buffer (B)								WP	WP	WP	EM	WP	EM	WP	B	EM	WP	WP	WP	WP	EM	WP	WP	B	B

Attachment 2: Monitoring Point Location Map

Mid-Valley Mitigation Bank Phase 2 Monitoring Points



Phase 2 Photo Points
Phase 2 Monitoring Points
Buffer
PFO
PEMC
PSS
Wet Prairie

0 300 600 1,200 Feet

1 inch = 329 feet

Mid-Valley Phase 2 Mitigation Bank 2015 Photo Monitoring

Photo Point 1 North

Photo Point 1 East

Photo Point 1 South

Photo Point 1 West

Photo Point 2 North

Photo Point 2 East

Photo Point 2 South

Photo Point 2 West

Photo Point 3 North

Photo Point 3 East

Photo Point 3 South

Photo Point 3 West

Photos Taken June 4, 2015

Photo Point 4 North

Photo Point 4 East

Photo Point 4 South

Photo Point 4 West

Photo Point 5 North

Photo Point 5 East

Photo Point 5 South

Photo Point 5 West