

002-107
Weathers Wetland Mitigation Bank
2291 Waconda Road
Gervais, OR

Annual Monitoring Report

March 2008

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1.0 REGULATORY APPROVAL AND HISTORY

The Weathers Wetland Mitigation Bank (Bank) is submitting the 2007 Annual Monitoring Report as required. The Bank was approved via the Memorandum of Agreement (MOA) signed by the Bank sponsors Harley and Emilie Weathers, Don Causey and the members of the Mitigation Bank Review Team (MBRT). The MOA is based upon the Final Banking Document (Instrument) dated July 1998 and updated in 2002. The 2002 updated included a reduction in the Bank's acreage from 13.69 acres to 12.46 acres (See Attachment 1 - Bank Map).

In 2005 following the MBRT site visit, it was determined that 0.11 acres of originally classified "buffer" is in reality wetland and should receive appropriate credit. Table 1 - Credit History Summary, outlines the entire credit picture for the Bank

Table 1 - Credit History Summary

Mitigation Type	2002 Original Acres	2005 Updated Acres	Credit Ratio	Original Credits Earned	Adjusted Total Credits Earned
Restoration	7.63	7.74 (+0.11)	1:1	7.63	7.74
Creation	1.73	1.73	1 ½: 1	1.15	1.15
Buffer	3.10	2.99 (-0.11)	10:1	0.31	0.19
Total		12.46		9.09	0.19

299

9.189

0.11

2.0 GRADING WORK

The grading work, which was originally done in 1998 with some corrective actions later occurring in October 2001. The current grading meets all the specifications defined in the Weathers Wetland Mitigation Final Instrument. As of December 2007, all structures are sound and functioning as designed. No additional grading work has been conducted.

3.0 HYDROLOGY MONITORING

The hydrology of the bank continues to function as expected. No further monitoring of the hydrology is being conducted.

4.0 VEGETATION

Initial planting of the Bank occurred in 1998 and 1999. Some areas were replanted over the years, but no new planting or seeding occurred in the last three years. Plant communities are well established and performing well.

5.0 SITE MAINTENANCE

Management of invasive plant species continues to be the number one priority. Species being controlled with spot herbicide application includes: Himalayan blackberry (*Rubus discolor*), Canadian thistle (*Cirsium arvense*), reed canary grass (*Phalaris arundinacea*) and pennyroyal (*mentha pulegium*).

The silt fence located between the Bank and the adjacent orchard has been replaced. The new silt fencing will continue to help discourage any adverse impacts from the adjacent orchard and the cheery box storage area.

6.0 PHOTO POINT MONITORING

Photos were taken in February 2008 at the assigned photos points (Attachment 2).

7.0 BANK CREDIT SALES SUMMARY

Table 2 includes a summary of all the credit sales, since the inception of the Bank. To date, 8.51 credits have been released with 5.649 credits sold, leaving 2.861 credits released and unsold.

Table 2 - Credit Sale Summary

Date	Name	DSL Permit #	ACOE Permit #	Credits Purchased
	<i>Initial Credit Release 2.92 credits</i>			
1/20/00	Salem/Keizer Schools	FP16899	1999-320	2.00
10/3/00	Salem/Keizer Schools	FP22931	2000-710	0.03
5/15/00	Terra Rose Care Center	FP21946	2000-0021	0.50
8/13/02	Outlook Subdivision	FR24934	2000-970	0.13
2002	<i>Credit Release 5.59 credits</i>			
2/02/03	ODOT	GA26461	2003-0010	0.12
9/29/03	Oregon Flower, Inc.	FR26179	2002-0084	0.06
3/24/04	Web Lake Developers	31143	2003-00624	0.19
5/17/04	Pioneer Village, Phase 2	31717	2004-00098	0.18
5/26/04	Wetland Mit. Bank Revolving Fund	no permit number	no permit number	0.17
9/1/04	Harford Project.Boones Crossing	32630	2004-00447	0.84
11/04/04	ODOT	GA33314	2004-00074	0.19
3/5/05	Keizer Station	RP32064	2004-00216	0.41
8/5/05	Emery and Sons - Stayton Sewer	RP344667	2005-00364	0.39

6/1/06	Applied Technology - Mooney Rd. Subdivision	FP36844		0.14
7/1/06	Marion County - Mineral Spring Rd	21604-GA		0.039
10/1/06	Terra Science - Ike Mooney Rd	36844-FP		0.14
5/22/07	Marion County	38382-FP	2007-364	0.12
Total Credit Sales				5.649

8.0 CREDIT RELEASE

The first credit release was in November 1998 for 2.92 credits and the second release was in March 2002 for 5.59 credits, for a total credit release of 8.51 credits. No credits have been released since that time. The total credits remaining to be released are 0.68 credits ($9.19 - 8.51 = 0.68$).

During the MBRT site tour on June 13, 2007, the MBRT agreed that the final 0.68 credits could be released. With the submittal of this report and attachments we are requesting release of these credits.




9.0 FINAL DISCUSSION

During the June 2007 site tour and subsequently, it was determined that several pieces of documentation the MBRT wanted were not available. Since that time we have obtained copies of the following signed and recorded documents: Access Easement, Restrictive Covenant, and Warranty Deed with Reservation of Life Estate (Attachments 3, 4, and 5).

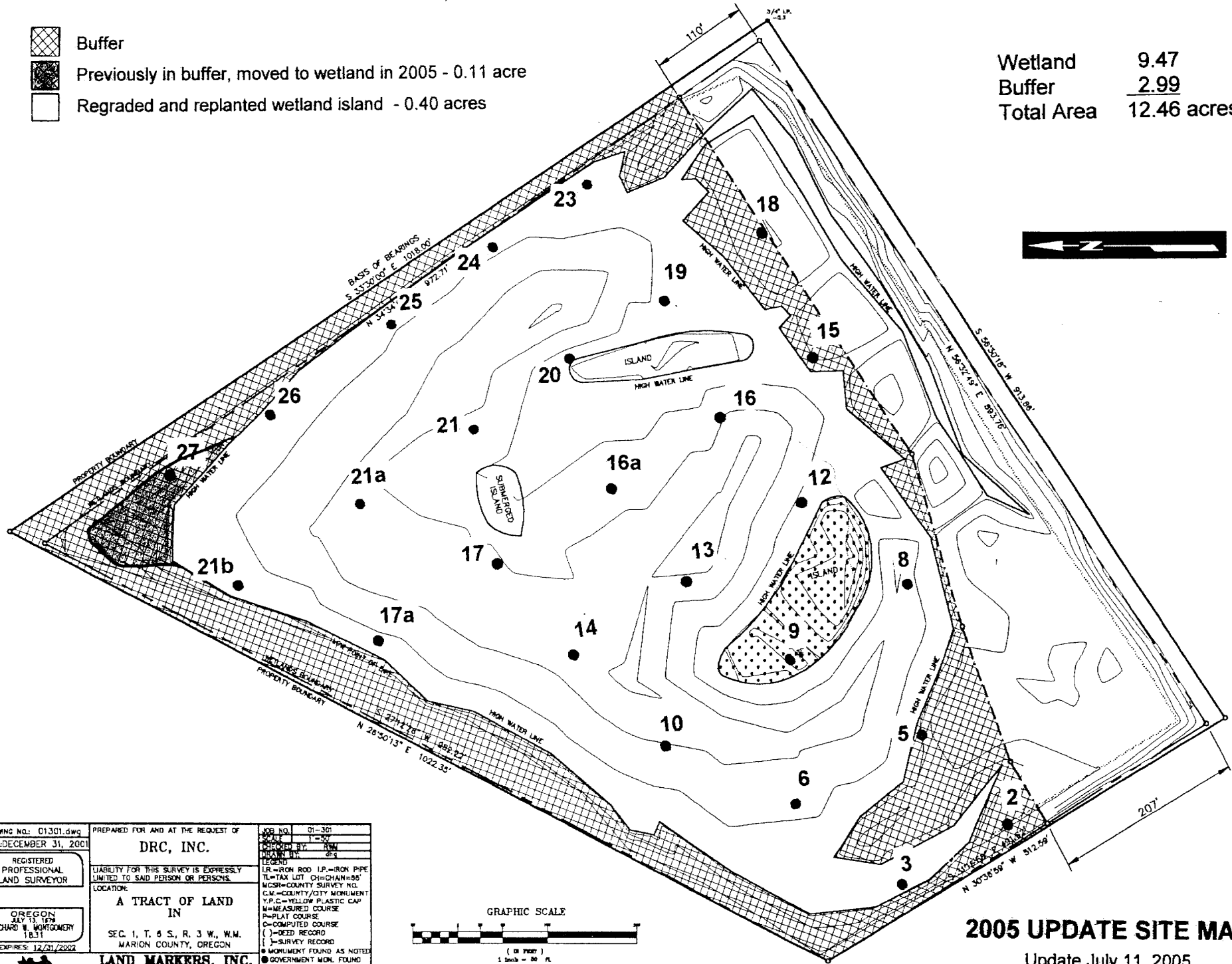
We have also obtained a "Control and Rights Documentation" (Attachment 6) signed by both the Bank sponsors, Harley and Emilie Weathers and the new owner, Bell Westside, LLC (since 2002) of the property the Bank is located. This document clarifies rights and responsibilities of all the signing parties.

With this submittal, we are assuming that Weathers Mitigation Bank will receive the final and full release of the remaining 0.68 credits along with the right to sell all remaining unsold credits ($2.861 + 0.68 = 3.541$ credits) for both DSL and ACOE permit actions.

If you have any questions or for further information call Harley Weathers at 503-393-0188 or Carla Cudmore at 503-623-4610.

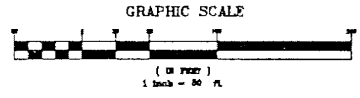
-  Buffer
-  Previously in buffer, moved to wetland in 2005 - 0.11 acre
-  Regraded and replanted wetland island - 0.40 acres

Wetland 9.47
 Buffer 2.99
 Total Area 12.46 acres

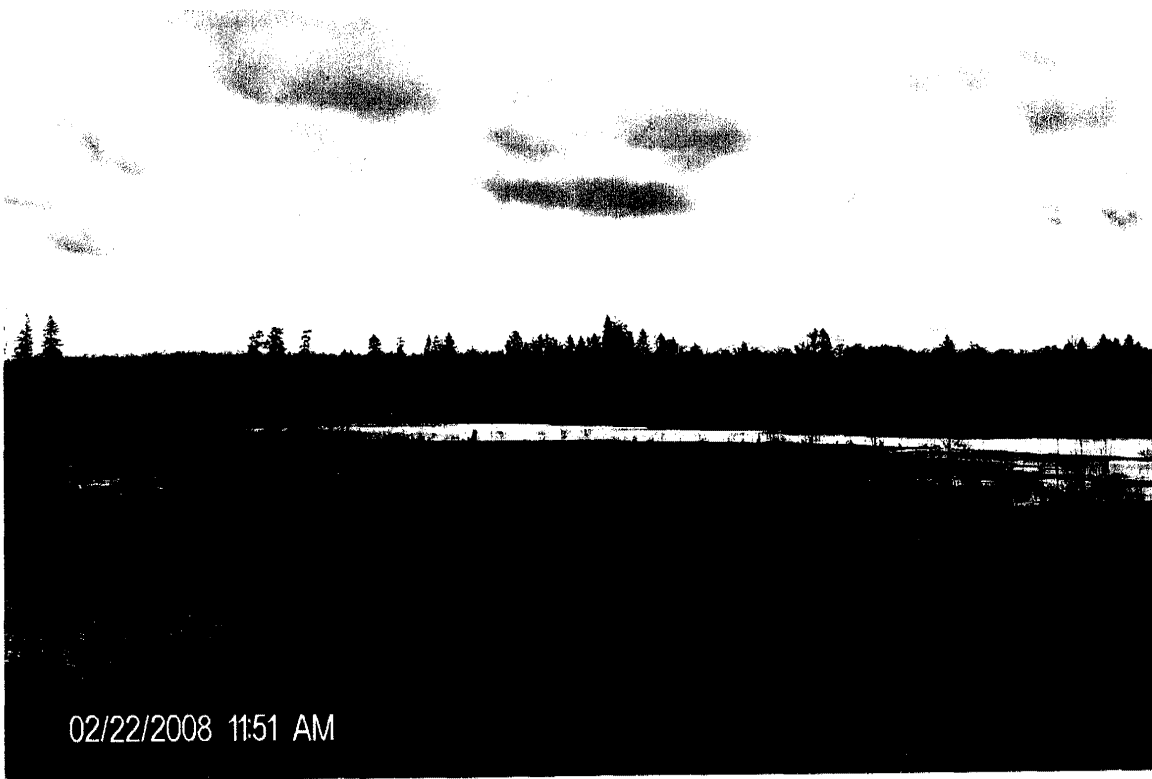


Attachment 1

DRAWING NO.: 01301.dwg	PREPARED FOR AND AT THE REQUEST OF	JOB NO.: 01-301
DATE: DECEMBER 31, 2001	DRC, INC.	SCALE: 1"=80'
REGISTERED PROFESSIONAL LAND SURVEYOR	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.	LEGEND
OREGON JULY 13, 1979	LOCATION:	IR=IRON ROD I.P.=IRON PIPE
RICHARD W. MONTGOMERY 1831	A TRACT OF LAND IN	TL=TAX LOT CH=CHAIN=88'
EXPIRES: 12/31/2002	IN	MCSR=COUNTY SURVEY NO.
	SEC. 1, T. 6 S., R. 3 W., W.M.	C.M.=COUNTY/CITY MONUMENT
	MARION COUNTY, OREGON	P.P.C.=YELLOW PLASTIC CAP
		M=MEASURED COURSE
		P=PLAT COURSE
		D=COMPUTED COURSE
		()=DEED RECORD
		[]=SURVEY RECORD
		● MONUMENT FOUND AS NOTED
		○ GOVERNMENT MON. FOUND
		○ 5/8" x 30" I.R. W/PPC SET & MARKED "LAND MARKERS", EXCEPT AS NOTED



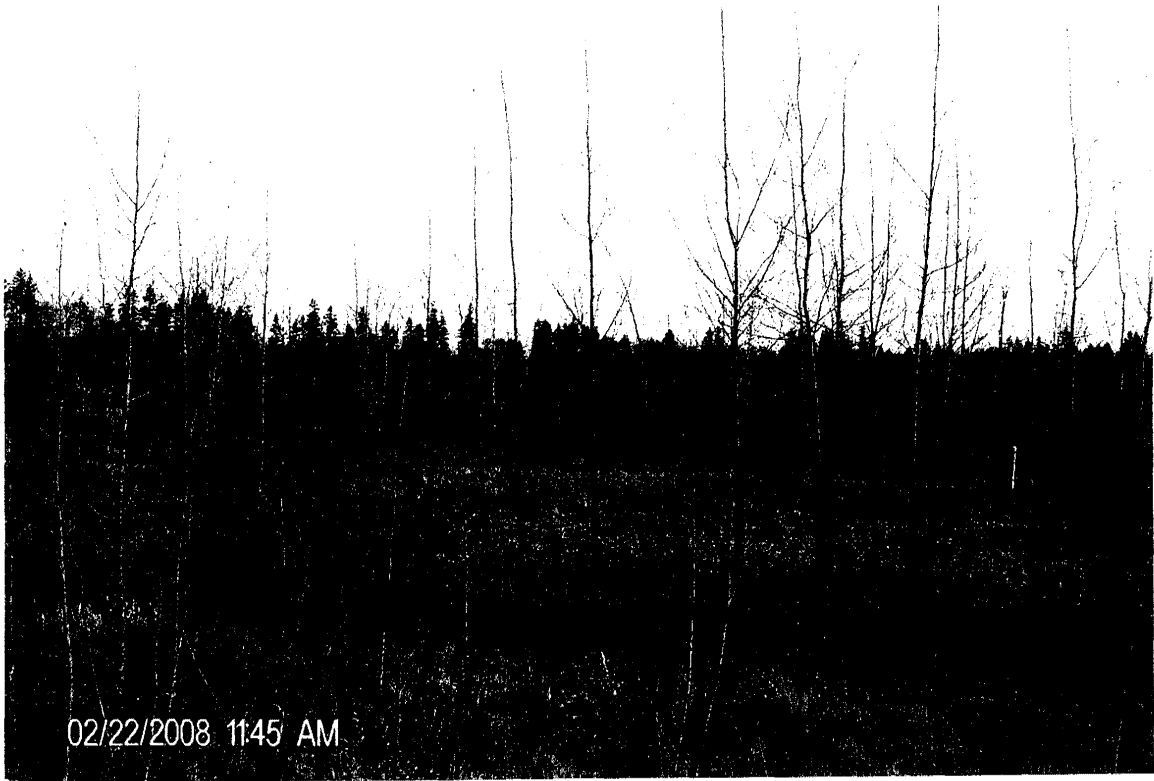
2005 UPDATE SITE MAP
 Update July 11, 2005



North side of Bank looking South



South side of Bank looking North



West side of Bank looking East



East side of Bank looking West