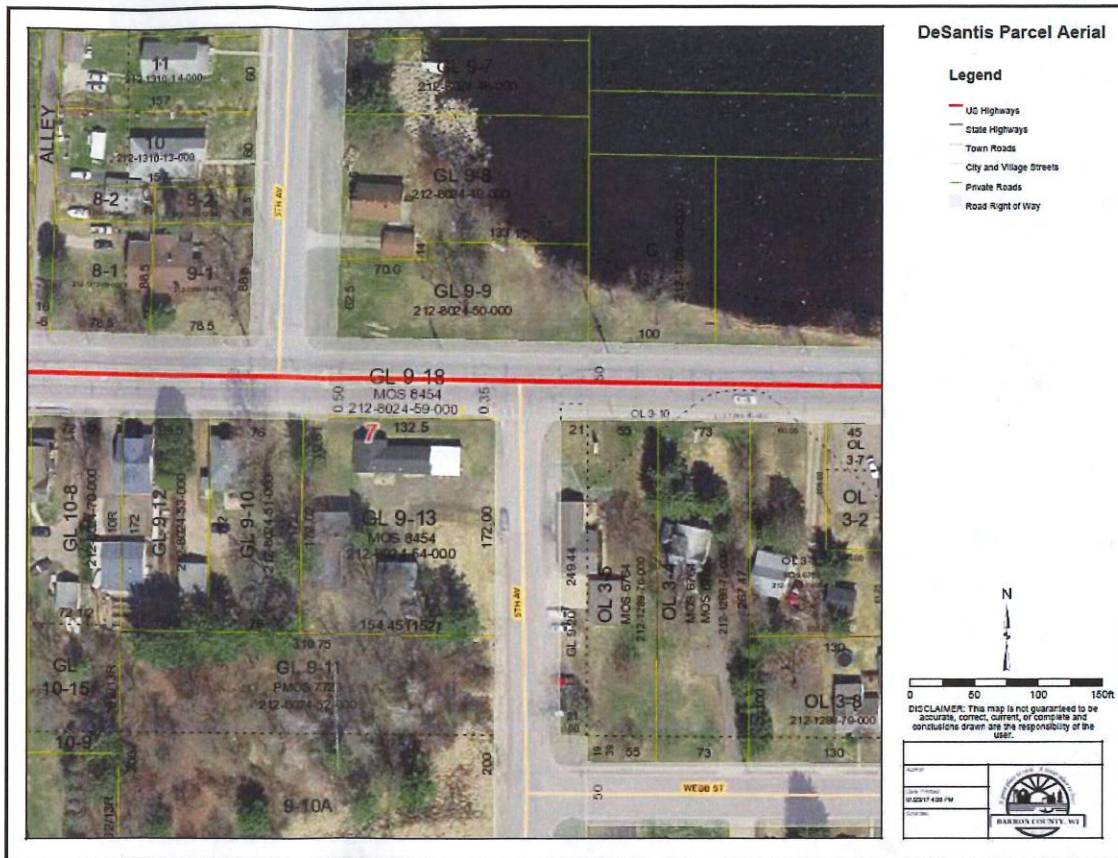


DeSantis Land Acquisition Property Management Plan

A. Description of existing conditions. Land cover conditions, vegetation, wetlands, farm fields etc.

Parcel is 26,136 ft² located at 1375 Elm Street
Parcel number: 212-8024-54-000



1. Structures such as roads, buildings, etc.

There were formerly two buildings on the property at the time of this plan. One was in commercial use and the other was a single family residential manufactured residence. Both will be completely demolished prior to fee simple acquisition.

2. Adjacent land uses

North: Highway 48/63

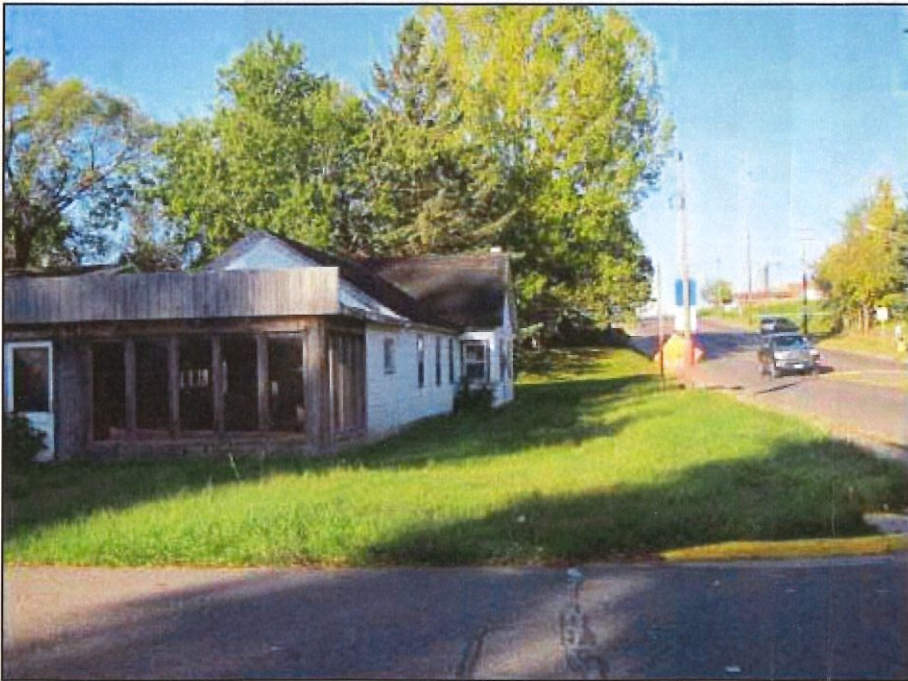
East: 5th Avenue

South: Wooded/Forested, Emergent Wet Meadow Wetland (Owner: Cumberland Hospital)

West: Residential Property



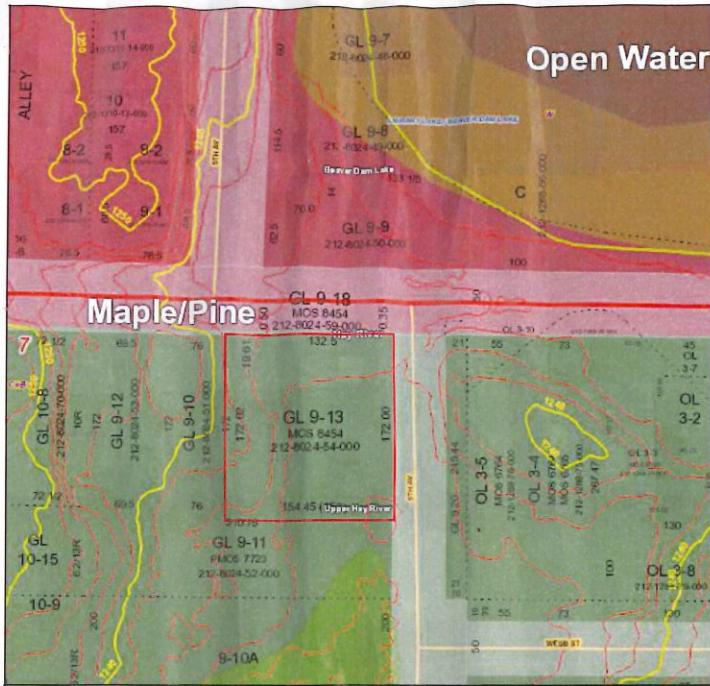
View to the South along 5th Avenue



View from the East Side of Property looking West (prior to building demolition)

3. Drainage patterns, general topography, etc.

The property has level to gently sloping terrain beginning at the north property line slightly above highway grade and sloping to the south. The property also slopes upward from east to west.

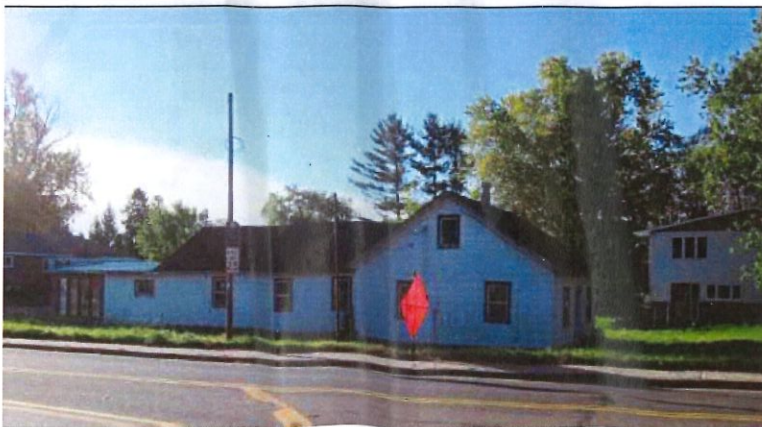


Desantis Parcel Two Foot Contours

4. Problems sites e.g. dumping areas, active erosion, barnyards etc.

There are no areas of active erosion or dumping areas on this property.

5. Site photos



Property prior to building demolition



Building Demolition as of January 25, 2017

B. Proposed conditions.

Describe and/or show on a map how the site will change and be maintained.

1. How the site will be used and who will use it, and any plans to restrict public access.
There are no plans to restrict public access except for safety reasons during demolition of existing buildings and construction of stormwater facilities. The site will be used for educational purposes by Island City Academy.
2. Plans to transfer, gift, or sell the property rights to any other organization
The property will be transferred to the City upon completion of the project.
3. Site management and maintenance.
The Beaver Dam Lake Management District will manage construction of stormwater facilities and planting of native vegetation. The site will be maintained by the City of Cumberland with oversight from the Lake District.
4. How will the site be maintained? Will it be mowed, replanted, burned?
The site will be maintained by the City of Cumberland. Turf areas on highway ROW will be mowed regularly by city staff in accordance with city mowing schedules and practices. The stormwater facility and wetland areas will be seeded with native wetland species. After establishment of native species, the City of Cumberland will maintain a healthy native plant community by burning or mowing the area each fall.
5. Specify and attach any third party management agreements.
The city will maintain the stormwater ponds on the property. This will include maintaining vegetation, removing debris from the ponds, and vacuuming sediment from the water quality unit twice per year (or more as needed based upon results of regular inspection).
6. Previously prepared management plans.
None.
7. If development (soil stabilization, vegetation restoration or the installation of public improvements such as trails or parking lots) is being proposed, the plan will need to be more detailed and include the following:
 - a. The stormwater project design is included as an attachment. It includes erosion control and native vegetation planting plans, finished contours, and a construction plan.

- b. A description and schedule or sequence of activities - How/when, buildings will be removed, plantings done, rip-rap installed, paths located, etc.

The general timeline is as follows:

Appraisals completed:	December 9, 2016
Signed offer to purchase:	January 20, 2017
Remove structures:	by February 10, 2017
Property acquisition:	by April 14, 2017
Practice installation:	July – September 2017