



**MINNESOTA
LAND TRUST**

**SUPPLEMENT TO THE
UPDATED BASELINE DOCUMENTATION REPORT**

for

**THE HOMESTEAD
(STEEPLECHASE, LLC)
WASHINGTON COUNTY
PROJECT ID #: 1997-71A**



SUPPLEMENT TO THE UPDATED BASELINE PROPERTY REPORT

[DATE OF COMPLETION]

This is a Supplement to the Updated Baseline Documentation Report (“Supplement”) for The Homestead (Steeplechase, LLC) A project located in Lake Elmo, Minnesota. The Homestead (Steeplechase, LLC) A project, as described by the legal description included as Attachment #1, is referred to hereafter as the “Protected Land.” It is important to note that this Supplement does not replace or void the ‘Original Baseline Property Report’ completed by the Minnesota Land Trust dated October 29, 1998 or the ‘Updated Baseline Documentation Report’ completed by the Minnesota Land Trust dated July 23, 2020.

The purpose of this Supplement is to add important information to the project file regarding location and ownership information, transaction history, and a summary of restoration activities completed on the Protected Land as previously described in the 2020 Updated Baseline Documentation Report. A copy of this Supplement will be filed at the office of the Minnesota Land Trust in St. Paul, Minnesota. A copy will also be sent to the Owner for their files.



MINNESOTA
LAND TRUST

OWNER CERTIFICATION

OVERVIEW

ATTACHMENTS

Attachment #3: Updated Restoration History consisting of four (4) pages of text

MAPS

This Supplement was created to describe the current condition of certain aspects of that real property which is more specifically identified herein and which is subject to a conservation easement originally granted by Steeplechase, LLC, a Minnesota Limited Liability Corporation to the Minnesota Land Trust, and amended by Steeplechase, LLC, a Minnesota Limited liability Corporation to the Minnesota Land Trust. This Supplement serves as an important communication, informational, and educational resource, as well as a monitoring and enforcement tool.

The Owner acknowledges that this Supplement accurately represents the current conditions of certain aspects of that real property described in this Supplement and protected by a conservation easement held by the Minnesota Land Trust.

OWNER: The Homestead Homeowners Association Inc.

By: Eloise Maki

Its: President

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____, 202____, by Eloise Maki, the President of The Homestead Homeowners Association Inc., a non-profit corporation under the laws of the State of Minnesota, on behalf of said corporation.

Notary Public
My Commission Expires: _____

SITE: The Homestead
TRACT: Steeplechase, LLC
COUNTY: Washington
PROJECT ID#: 1997-71A



SUPPLEMENT TO THE UPDATED BASELINE DOCUMENTATION REPORT

LAND TRUST CERTIFICATION

This Supplement to the Updated Baseline Documentation Report (“Supplement”) includes the following:

OVERVIEW

Summary of Supplement consisting of two (2) pages of text

ATTACHMENTS

Attachment #1: Legal Description consisting of one (1) page of text

Attachment #2: Updated Ownership Summary consisting of three (3) pages of text

Attachment #3: Updated Restoration History consisting of three (3) pages of text

MAPS

Map #1: Aerial Photography Map consisting of one (1) page

This Supplement was created to describe the current condition of certain aspects of that real property which is more specifically identified herein and which is subject to a conservation easement originally granted by Steeplechase, LLC, a Minnesota Limited Liability Corporation to the Minnesota Land Trust, and amended by Steeplechase, LLC, a Minnesota Limited liability Corporation to the Minnesota Land Trust. This Supplement serves as an important communication, informational, and educational resource, as well as a monitoring and enforcement tool.

The Minnesota Land Trust acknowledges that this Supplement accurately represents the current conditions of certain aspects of that real property described in this Supplement and protected by a conservation easement held by the Minnesota Land Trust.

MINNESOTA LAND TRUST

By: _____
Amie Schiller

Date

Title: Stewardship Program Manager

State of MINNESOTA)
)ss
County of Ramsey)

The foregoing instrument was acknowledged before me this ____ day of _____, 202____, by Amie Schiller, Stewardship Program Manager of the Minnesota Land Trust, a non-profit corporation under the laws of the State of Minnesota, on behalf of said corporation.

Notary Public
My Commission Expires: _____

SITE: The Homestead
TRACT: Steeplechase, LLC
COUNTY: Washington
PROJECT ID #: 1997-71A



SUPPLEMENT TO THE UPDATED BASELINE DOCUMENTATION REPORT

TABLE OF CONTENTS

OVERVIEW

SUMMARY OF SUPPLEMENT

ATTACHMENTS

ATTACHMENT #1- LEGAL DESCRIPTION

ATTACHMENT #2- UPDATED OWNERSHIP SUMMARY

ATTACHMENT #3- UPDATED RESTORATION HISTORY

MAPS

MAP #1: AERIAL PHOTOGRAPHY MAP

Supplement completed by: Amie Schiller, Stewardship Program Manager

Date: [Date of Completion]

Site visit completed by: Amie Schiller, Stewardship Program Manager

Date: September 28, 2023

Site verification visit completed by: Amarah Otto and Louisa Brody, Stewardship Interns

Date: June 12, 2024

Amie Schiller has a thorough background in and knowledge of natural and scenic resources and has been trained in the creation of supplements and updated baseline documentation reports.

SITE: The Homestead
TRACT: Steeplechase, LLC
COUNTY: Washington
PROJECT ID#: 1997-71A



SUPPLEMENT TO THE UPDATED BASELINE DOCUMENTATION REPORT

SUMMARY OF SUPPLEMENT

The Conservation Easement (“Easement”), recorded by the Washington County Office of the County Recorder on October 24, 1997 as Document #950660, limits division of the Protected Land subject to certain restrictions.

Paragraph 4 of the Easement states:

4. Residential, Commercial & Industrial Uses. Owner shall not subdivide all or part of the Protected Lands for residential, commercial or industrial development. Owner shall not subdivide, either legally or physically, the Protected Land for any other reason without the prior written approval of the Trust. Owner shall not engage in commercial or industrial activities on the Protected Land, other than the activities relating to agricultural operations as set forth in Paragraph 7. Owner shall not engage in the exploration or extraction of soil, sand, gravel, rock minerals, hydrocarbons or any other natural resource on or from the Protected Land. Owner shall not grant rights of way on the Protected Land in conjunction with commercial or industrial activities or residential development on lands other than the Protected Land, except for access to adjacent parcels owned by Owner.

The Property Report (“Original Baseline Report”) dated October 29, 1998 and the Updated Baseline Documentation Report dated September 20, 2020, created ambiguity and inconsistencies regarding the history behind the subdivision of the property, current ownership, and configuration of the Protected Land.

To confirm and document these details, an Updated Ownership Summary was created. The Updated Ownership Summary adds updated information regarding the current configuration of the property and history of the transaction (including the division of the property soon after the completion of the Conservation Easement). The Updated Ownership Summary is attached hereto as Attachment #2 to this Supplement and shall be used moving forward for monitoring and enforcement purposes.

Additionally, the “Vegetation/Wildlife Habitat” section of the Updated Baseline Report contained a brief summary of habitat management and restoration work that was completed by the Homestead HOA on the Protected Land since the completion of the Easement and the Amendment to the Easement. However, conversations following the completion of the Updated Baseline Report revealed additional habitat enhancement and management actions on the Protected Land that were not described in the Updated Baseline Report. An updated history of

the restoration/habitat management actions that have occurred on or been planned for the Protected Land have been added as the Updated Restoration History Summary, which is attached hereto as Attachment #3 to this Supplement and shall also be used moving forward for monitoring and enforcement purposes.

All other facts and conditions as described in the Updated Baseline Documentation Report remain unchanged.

DRAFT

SUPPLEMENT TO THE UPDATED BASELINE DOCUMENTATION REPORT
ATTACHMENT #1: LEGAL DESCRIPTION

Outlots A, B and C, The Homestead, Washington County, Minnesota.

*The Protected Land was divided in 1997, shortly after the completion of the Conservation Easement. See the “History of Transaction” Section of the Supplement for more information.

DRAFT

SUPPLEMENT TO THE UPDATED BASELINE DOCUMENTATION REPORT

ATTACHMENT #2: UPDATED OWNERSHIP SUMMARY

LOCATION AND OWNERSHIP INFORMATION

- **CONFIGURATION OF PROPERTY:** In its entirety, the Protected Land is composed of three outlots (Outlot A, Outlot B, and Outlot C,) located within a platted subdivision (“*The Homestead*”) located within the City of Lake Elmo, Washington County, MN. Collectively, all three outlots total approximately 14.5 acres in size and are protected by a conservation easement held by the Minnesota Land Trust and the City of Lake Elmo.

Currently, Outlots A and C are owned by the Homestead Homeowner’s Association (“HOA”). Together, Outlot A and C account for 11.8 of the 14.5 total acres that comprise the Protected Land.

According to Washington County Tax info, Outlot A (Tax PID #2502921320002) is approximately 3.3 acres in size (see Figure 1 and Table 1, below). It is located north of 14th Street North. The southern portion of this outlot contains a drainage and utility easement area. Outlot C (Tax PID #2502921320004) is located south of 14th Street North and is approximately 8.5 acres in size. This outlot also contains a small pond (located in the northeast corner) which overlaps with a second drainage and utility easement. Both drainage and utility easements are shown on the recorded plat for *The Homestead*.

Lake Elmo Avenue North runs along the western boundary of both outlots. Outlot B (part of the Protected Land owned by the City of Lake Elmo) is located between Outlot A and C.

Table 1- 2024 Washington County Tax ID Info

Washington County Tax PID #	Outlot Name	MLT Project Name	Current Owner	Approx. Size (Acres)
2502921320002	Outlot A	The Homestead (Steeplechase, LLC) A	Homestead Homeowners Association, Inc.	3.3
2502921320004	Outlot C	The Homestead (Steeplechase, LLC) A	Homestead Homeowners Association, Inc.	8.5
Total Acres:				11.8



Figure 1- 2023 Washington County aerial imagery overlaid with Washington County tax parcels (orange lines). The two Washington County tax parcels comprising the Protected Land are highlighted (in blue) and are labeled with their Tax PID numbers.

Section 4. of the Conservation Easement restricts subdivision of the Protected Land.

TRANSACTION BACKGROUND AND PUBLIC BENEFITS

- DESCRIPTION OF TRANSACTION BACKGROUND:
 - HISTORY OF TRANSACTION: In 1996, a Minnesota development company (Steeplechase, LLC, aka “Steeplechase”,) sought to develop land adjacent to the Protected Land as part of a potential open space development. The development, designed by J. Buxell Architecture Ltd., was to be named “*The Homestead*” and conservation of open space areas within the development was required by City of Lake Elmo ordinance.

Consequently, Steeplechase reached out to the Minnesota Land Trust (“Land Trust”) in the Fall of 1996, to discuss protection options for the open space areas within *The Homestead*. The Land Trust’s Board of Directors reviewed and approved the project in October 1996. Steeplechase and the project architect presented a preliminary plat package to the City of Lake Elmo Planning Commission and City Council on January 20, 1997. A final plat for *The Homestead* was approved and accepted by the City of Lake Elmo Planning Commission and City Council on April 1, 1997 (Document #935828, recorded by the Washington County Recorder’s Office on June 25, 1997).

The Conservation Easement (co-held by the City of Lake Elmo) was signed on August 20, 1997.

A few months later (August 1997), Steeplechase sold Outlots A and C of *The Homestead* (in addition to Outlots D, E and F, which are NOT protected by the conservation easement,) to The Homestead Homeowner's Association, Inc. (Document #950666, recorded by the Washington County Recorder's Office on October 24, 1997). Steeplechase also sold Outlot B of *The Homestead*, to the City of Lake Elmo (Document #950665, recorded by the Washington County Recorder's Office on October 24, 1997).

Following the sale, the Land Trust subdivided the project files for this property from one project file collectively known as: The Homestead (Steeplechase, LLC) into two separate project files (The Homestead (Steeplechase, LLC) A & B) for recordkeeping and documentation purposes (see Table 1).

An Amendment to the Conservation Easement ("Amendment") was completed in December 1998 (Document #3029540, recorded on February 10, 1999 by the Washington County Recorder's Office). The Amendment corrected a technical error erroneously included in the original easement, which permitted the construction additional agricultural buildings.

EXISTING LAND COVER:

- LAND COVER: While landcover calculations contained in the 2020 Updated Baseline Report remain unchanged as a whole, the acreage calculations reported in the following table have been recalculated for The Homestead (Steeplechase, LLC) A property only.

Table 2- land cover types composing the Homestead (Steeplechase) A.

LAND COVER TYPE	ACRES	2020 UPDATED BASELINE MAP/ PHOTO REFERENCE
Forest	3.2	Maps #3,4 Photos #5-6, 16-20, 42-50
Woodlands	0.1	Maps #4 Photo #31
Grasslands	8	Maps #4 Photos #1-4, 11, 13-15, 21-22, 25-36, 41, 51-54
Open Water	0.5	Maps #3, 4 Photos #15, 17, 20, 3-24, 26
TOTAL ACRES:	11.8	

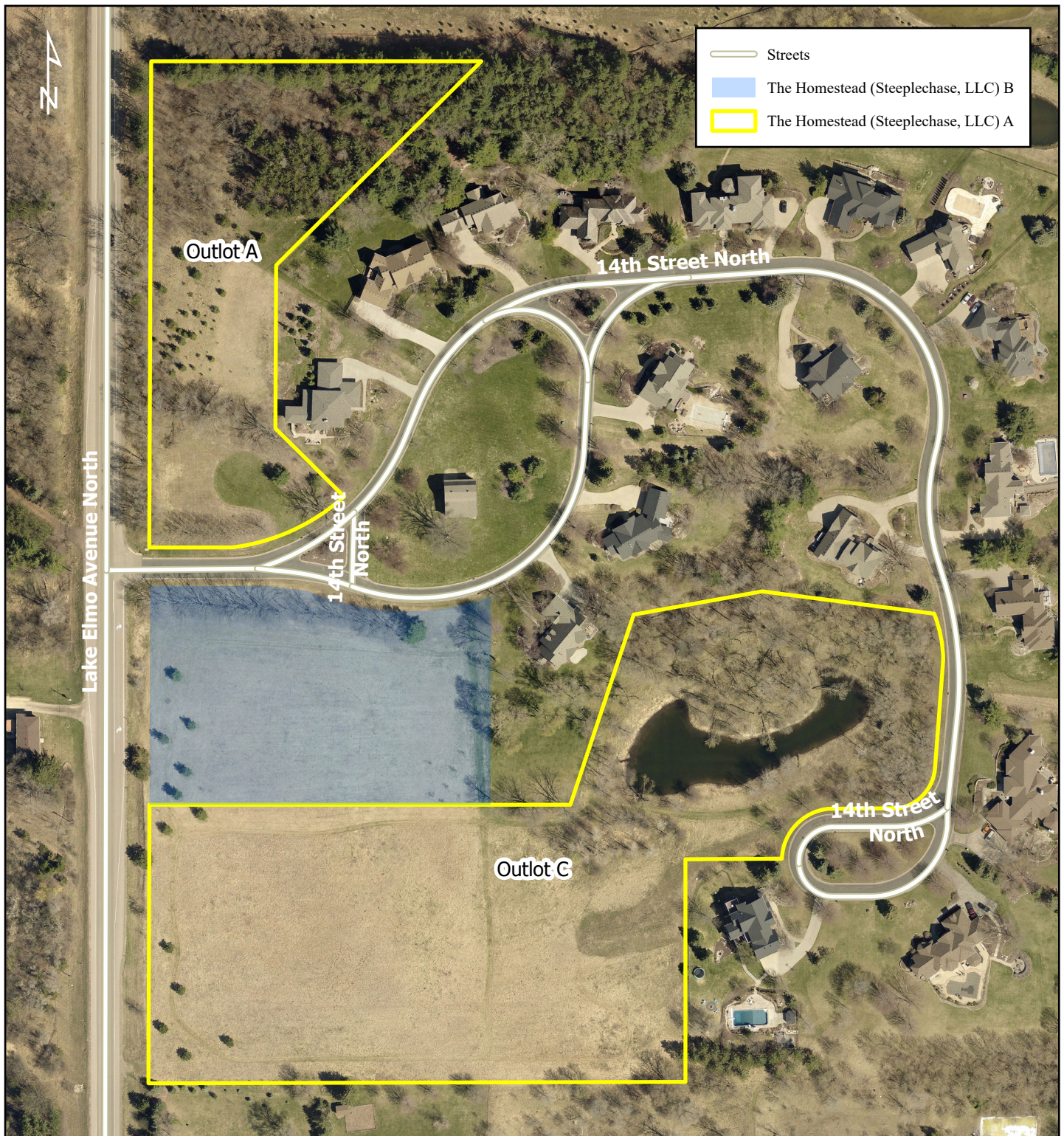
SUPPLEMENT TO THE UPDATED BASELINE DOCUMENTATION REPORT

ATTACHMENT #3: UPDATED RESTORATION HISTORY

Management Plan Name / Writer	Plan Date	Outlots Covered by Plan	Management Activities Completed Under Plan	Description/ Notes
Open Space Management Plan by Katharine D. Widin, Ph.D. (Plant Health Associates, Inc.)	January 2012	A, B, & C	<ul style="list-style-type: none"> A few small pines planted in Outlot A 	<p>Outlot A- Prune back tree branches, remove Siberian elm, buckthorn. Thin boxelder and Siberian elm. Plant native shrubs and trees.</p> <p>Outlot B- Prune trees with dead or rubbing branches, thin poor or suppressed trees. Remove buckthorn, periodic mowing of grassy areas. Plant native shrubs & recommended native prairie resto (grasses & forbs), controlled burns every three years and control non-native plants with hand-pulling or targeted herbicide.</p> <p>Outlot C- remove invasive tree species (Siberian elm, boxelder, buckthorn), restore area with bur oak, savanna wildflowers and grasses, remove boxelder and plant native shrubs/ mesic prairie plants. Remove elms affected by Dutch elm disease and burdock in groundcover.</p> <p>Other- plan for emerald ash borer.</p>
Forestry Plan by Kathy Widin	February 2012	A, B, & C	<ul style="list-style-type: none"> Landscape Design Plan created by Abramson Nurseries (3/13/2012) 	Initial work was focused on removing dead and downed trees. After that,

			<ul style="list-style-type: none"> • Tree work completed by St. Croix Tree Service (July 5-6, 2012) • Buckthorn removal work completed. 	addition of some new plantings.
Landscape Plan by Landscape Architecture, Inc.	October 8, 2013	Southern portion of Outlot A and northern portion of B	<ul style="list-style-type: none"> • Pines and shrubs planted in 2015 • Overlapped with Concept Master Plan & Final Master Plan by Landscape Architecture Inc. 	Goal is to remove non-native woody and herbaceous plants while preserving and protecting native trees and understory plants. Plan proposes establishing a mix of wildflower meadow, native evergreen, and silver maple plantings along the main entrance.
Management Action Plan by Minnesota Native Landscapes	April 23, 2013	Portion of Outlot A (directly adjacent to the residence at 11050 14 th Street North)	<ul style="list-style-type: none"> • This restoration was complete as of the 2014 annual monitoring visit. • Previous long-term maintenance of Siberian elm and spotted knapweed in this area for several years. 	The goal of this action plan (which was fully funded by the adjacent landowner and approved by the MLT and HOA) was to combat invasive species present and restore a portion Outlot A (approximately 105' x 60') with native prairie grasses and wildflowers following the permitted installation of a septic field.
Concept Master Plan and Final Master Plan by Landscape Architecture, Inc	October 30, 2014 and July 27, 2015	Outlots B and C	<ul style="list-style-type: none"> • Burdock/weedy species management around pond (Outlot C) completed in 2014, woodland understory clearing prep. completed in July 2015. • Prairie restoration contractor: Minnesota Native Landscapes. Work completed between 2015-2016 (seeding, herbicide treatment of invasives, and mowing). • Woodland wildflower and grass seed mix planted near pond in 	<p>The goal of the Concept Master Plan was to outline future management for the establishment of six primary native plant communities (and a pond), including: prairie, oak grove, aspen thicket, pine stands, sedge meadow, and lowland forest.</p> <p>After determining final funding and habitat planning goals, the Final Master Plan further simplified goals/management actions for these native plant areas. For Outlot B, goals for the</p>

			<p>2016.</p> <ul style="list-style-type: none"> • Irrigation installed to serviceberry, crabapple, & pine trees by 2015. • Lilac bushes added along the northern boundary of Outlot B (2014-2015) predating the Concept Master Plan. 	<p>prairie included planting a pollinator mix pollinator plugs, and planting trees (crabapple & serviceberry), and for the pine stand goals included planting seven white pine trees.</p> <p>For Outlot C, goals for the prairie area included: planting a pollinator mix, planting one white and five red line in the pine stand area, adding a waters edge seed mix around the pond, and a woodland wildflower and grass mix in the sedge meadow and lowland forest areas (north of the pond and north of the trail circling the pond).</p>
--	--	--	--	---



The Homestead (Steeplechase, LLC) A
Washington County- Sec. 25, Twp. 29 N, Rng. 21W.

Map Resource Info:

Protected Land boundaries created by Community GIS Resources Inc. Basemap: Aerials 2023 created by Washington County GIS (<https://washington-county-mn-geospatial-maps-and-data-wcmn.hub.arcgis.com/>).

Streets layer created by Washington County GIS

(<https://washington-county-mn-geospatial-maps-and-data-wcmn.hub.arcgis.com/>). All layers are projected into the NAD 1983 UTM Zone 15 coordinate system. Map created by A. Schiller, July 16, 2024.