



## **Buena Vista Heights Conservation Area Preservation Project Project Design Document List**

- Project Design Document
- Warranty Deed
- Regional Map
- County Map
- Urban Area Map
- Project Area Map
- Elizabeth Township Zoning Map
- Improved Use Map
- Carbon Quantification
- Historical Map (1956)
- Canopy Cover
- Canopy Cover Reports
- Co-Benefits Quantification
- GIS shape files are available upon request



**ELIZABETH TWP, PA – BUENA VISTA HEIGHTS CONSERVATION AREA**  
**Project Design Document**

TABLE OF CONTENTS

Project Overview.....	2
Location of Project Area .....	3
Demonstration of Threat of Loss .....	4
Preservation Commitments .....	5
Monitoring and Reporting Plans.....	6
Carbon Quantification Documentation .....	7
Co-Benefits Quantification Documentation .....	10

## PROJECT OVERVIEW

### Basic Project Details

**Project Name:** Elizabeth Twp, PA – Buena Vista Heights Conservation Area

**Project Number:** 009

**Type:** Preservation Project (under the Tree Preservation Protocol – 40 years, version 8.40, dated February 7, 2020)

**Project Start Date:** June 30, 2020

**Project Location:** Elizabeth Township, Allegheny County, Commonwealth of Pennsylvania

**Project Operator Name:** Allegheny Land Trust

**Project Operator Contact:** Alyson Fearon, Community Conservation Director –  
afearon@alleghenylandtrust.org

### Project Area Parcels

*List of parcel or parcels covered by the Preservation Commitment(s), collectively defining the Properties, noting which ones contain the Project Area, each with a unique identifier.*

Jurisdiction / Location	Property Name	Property Parcel Number	Description / Notes
Elizabeth Twp, PA	Buena Vista Heights	998-H-281	These three parcels represent 156 acres of forested area with a variety of topography and headwaters for a local stream. The project area is 123.91 acres.
Elizabeth Twp, PA	Buena Vista Heights	997-J-3	
Elizabeth Twp, PA	Buena Vista Heights	1128-E-2	

### Project Area Ownership

*Project Operator must demonstrate ownership of potential credits or eligibility to receive potential credits. If the Project Operator is not the same as the landowner, provide agreement(s) between Project Operator and landowner authorizing Project Operator to execute this project. Include documentation including title/filename as an attachment.*

**Project Owner:** Allegheny Land Trust

**Additional Notes:** Allegheny Land Trust will remain the Property Owner and Project Operator for this project.

Title/filename of relevant attachment(s):

1 ALT\_BuenaVistaHeights\_RecordedDeed\_20200706

## LOCATION OF PROJECT AREA (Section 1.3, 1.4)

### Location Eligibility

*Project Areas must be located in parcels within or along the boundary of at least one of the following criteria. Describe how the Project Area(s) meet the location criteria.*

- A) The Urban Area boundary ("Urban Area"), defined by the most recent publication of the United States Census Bureau*
- B) The boundary of any incorporated city or town created under the law of its state;*
- C) The boundary of any unincorporated city, town, or unincorporated urban area created or designated under the law of its state;*
- D) The boundary of land owned, designated, and used by a municipal or quasi-municipal entity such as a utility for source water or water shed protection;*
- E) A transportation, power transmission, or utility right of way, provided the right of way begins, ends, or passes through some portion of A through D above.*

**Project Area(s) location eligibility description.** *Include title/filename of relevant attachments.*

The project is located within an Urban Area Boundary as defined by the most recent publication of the United States Census Bureau (2010). The Project Area is comprised of three parcels, and is a total of 123.91 acres.

### Maps

*Provide a map of the Project Area with geospatial location vector data in 1) pdf form and 2) any file type that can be imported and read by Google Earth Pro (example KML, KMZ, or Shapefile format). Map should include relevant urban/town boundaries. Include title/filename of relevant attachments.*

### Geospatial location (boundaries) of Project Area

Title/filename of relevant attachment(s):

2 CFC\_ALT\_BVHts\_CarbonProject.shp

### Regional-scale map of Project Area

Title/filename of relevant attachment(s):

3 ALT\_BuenaVistaHeights\_RegionalUrbanAreaMap.pdf

4 ALT\_BuenaVistaHeights\_RegionalCountyMunicipalUrbanAreaMap.pdf

### Map(s) of Project Area

Title/filename of relevant attachment(s):

5 ALT\_BuenaVistaHeights\_UrbanAreaMap.pdf

6 ALT\_BuenaVistaHeights\_ProjectAreaMap.pdf

## DEMONSTRATION OF THREAT OF LOSS (Section 4.2, 4.3)

*Project Operator must demonstrate that the Project Area is eligible per existing land use designations. Provide evidence to support the following statement: "Prior to the Preservation Commitment(s), the Project Trees were not preserved from removal through a Recorded Encumbrance, Governmental Preservation of Trees on Public Land, or other prohibitions on their removal."*

*Describe all "overlay zones", critical areas and their protection buffers, legal encumbrances, and any other pre-existing tree/forest restrictions that may have hindered removal of the Project Trees (in the*



*pre-Preservation Commitment condition). If such pre-existing tree/forest restrictions cover any portion of the Project Area, explain how such restrictions still permitted development and tree removal (such that there was a verifiable threat of loss consistent with your Quantification) and provide supporting evidence including a map.*

#### **Land use designation(s) for the Project Area:**

R-2 Medium Density Residential

#### **Overall Explanation:**

The Buena Vista Heights Conservation Area was acquired from the developer-owner who had a Planned Residential Development (PRD) created for the site. The Zoning Code for Elizabeth Twp does not include special protections or overlay districts in this area.

The PRD Ordinance includes a requirement for a 20% open space set-aside in any PRD, along with guidance that development should avoid floodplains, steep slopes, waterways and the taking of shade trees.

#### ***Elizabeth Twp Zoning- PRD <https://www.ecode360.com/34141893>***

##### **§ 1304 Common Open Space.**

##### **1304.1**

Areas Required.

##### **A.**

Common open space shall comprise at least 20% of the total gross site area of the PRD.

##### **B.**

Of the required open space area, not more than 50% may be covered by water.

##### **C.**

Recreational facilities or structures and their accessory uses located in common open space areas shall be considered improved open space as long as the total impervious surface area constitutes no more than 5% of the total common open space.

##### **D.**

To the extent feasible, steep slopes, streams, lakes, ponds, woodlands and other environmentally sensitive areas shall be incorporated into the common open space.

##### **E.**

No less than 35% of the required open space area shall have slopes of 15% or less and shall be suitable for development of active recreation facilities such as walking trails, ballfields, picnic areas, tennis courts, swimming pools and similar facilities.

##### **F.**

The active recreation proposed by the applicant shall be appropriate to the needs of the anticipated residents of the PRD and shall be subject to approval by the Board of Commissioners, upon recommendation by the Planning Commission.

##### **1304.2**

Protection of Common Open Space. Common open space in a planned residential development shall be protected by adequate covenants running with the land or by conveyances or dedications. A planned residential development shall be approved subject to the submission of a legal instrument or instruments setting forth a plan for the permanent preservation, care and maintenance of such common open space, recreational areas and other facilities owned in common. No such instrument shall be acceptable until approved by the Board of Commissioners as to legal form and effect. In cases where the Township will not be accepting dedications of streets, recreation areas or common open spaces, the developer shall provide for an organization or trust for ownership and maintenance of the common open space and common facilities.

##### **1304.3**

Common Open Space Maintenance. In the event that the organization established to own and maintain the common open space, or any successor thereto, shall at any time after establishment of the final development plan fail to maintain the common open space, including all streets, driveways and recreational facilities, in reasonable order and condition in accordance with the development plan granted final approval, the Township may take remedial action to cause the common open space and common facilities to be properly maintained, as provided for in Section 705(f) of the Pennsylvania Municipalities Planning Code.<sup>[1]</sup>

<sup>[1]</sup>

Editor's Note: See 53 P.S. § 10705(f).

#### **<https://www.ecode360.com/26857677#26857682>**

##### **§ 505 General Goals for Design and Development.**

[Ord. 859, 4/6/2009]

Subdivisions and land developments shall be designed to achieve the general goals or outcomes that are listed in this section.

**A. Minimize Damage to the Environment.** All subdivisions and land developments shall be designed to minimize environmental damage to the maximum extent possible, by carefully fitting the subdivision or development to the existing conditions and natural features of the site.

**(1)**

**Minimize Grading.** Roads, building sites and lots should be laid out in a manner that will minimize disturbance of the land. Roads should generally follow existing contours, where doing so will minimize cuts and fills. Naturally level areas should in general be utilized for building sites. Clustering of development on less-steep areas of the site is strongly encouraged, as an alternative to mass grading.

**(2)**

**Protect Steep Slopes.** Wooded hillsides are important environmental and aesthetic resources of Allegheny County. Development should be located to avoid disturbance of steeply sloped areas and to preserve the visual character of wooded hillsides.

**(3)**

**Protect Watercourses and Wetlands.** Watercourses are the county's natural drainageways for the conveyance of surface waters, including runoff and floodwaters. Streams, land bordering streams and wetlands provide habitats for aquatic and terrestrial plants and animals and may function as wildlife corridors. The county's larger streams and rivers are primary elements of the visual character of the county and are also important resources for recreation and commerce. Development should be designed to preserve and protect the county's watercourses and wetlands so that they can continue to serve all of these functions.

**(4)**

**Preserve Woodlands and Mature Trees.** New developments should be designed to preserve and protect existing woodlands, as excessive cutting of trees and clearance of woodlands in conjunction with subdivision and land development causes soil erosion, increased runoff, loss of habitat, and diminution of one of the county's most significant visual resources: the wooded hillsides that are so prominent throughout the area. Except for regulated commercial timbering operations, the cutting of mature trees and clearance of woodland shall commence only after final approval of a plan for subdivision or land development, and then only to the extent required for the construction of roads, utilities and buildings.

**(5)**

**Protect Other Identified Natural Resources.** Special care should be taken in the design and construction of subdivisions and land developments to protect habitats in which rare or endangered plants or animals are found and other ecologically important sites.

**(6)**

**Protect Historic, Architectural and Archeological Resources.** Sites containing structures of historic or architectural significance should be designed to preserve, enhance or reuse such structures, in accordance with any applicable state regulations.

**(7)**

**Protect the Quality of the County's Air and Water.** All land development shall comply fully with federal, state and county laws and regulations concerning air and water pollution.

**Title/filename of relevant attachment(s):**

7 ALT\_BuenaVistaHeights\_ElizabethTwpZoningMap.pdf

8 ALT\_BuenaVistaHeights\_ProjectArea\_ImprovedUseMap.pdf

## **PRESERVATION COMMITMENT**

*Provide a complete copy of the written Preservation Commitment. Include title/filename, date, and term. If the Project Operator (PO) is not the same as the landowner and the carbon rights (right of PO to receipt and disposal of credits) are not established in the Preservation Commitment itself, then attach the agreement establishing these rights. If Project Area does not have the same boundaries as Preservation Commitment, please state the reasons why, and reference the PDD section(s) where those reasons are discussed in detail.*

### **Title/filename of relevant attachment(s):**

1 ALT\_BuenaVistaHeights\_RecordedDeed\_20200706

### **Deed Protection Language**

GRANTEE shall not engage in any commercial or other timbering on the Property conveyed hereby nor shall Grantee cut down, remove or destroy any trees on the Property except as may be necessary, in Grantee's reasonable judgment and discretion, (a) to control, prevent or mitigate hazard or threat to life or damage to or destruction of property, (b) to promote or protect forest health and habitat, (c) to remove diseased, dead or damaged trees, or (d) to prevent or mitigate fire or conditions that may directly or proximately cause or exacerbate fire. The use of motorized vehicles or any vehicle with an internal combustion engine powered by petroleum is prohibited. This restrictive covenant runs with the land and is binding upon Grantee and its successors and assigns.

**Date:** Effective date is June 30, 2020; recorded date is July 6, 2020

**Preservation Term (years applicable):** 40 years

**Additional Notes:** None

## **MONITORING AND REPORTING**

*Describe your plans for continuity of operation of this Carbon+ Project, including monitoring and reporting. If Project Operator plans to claim credits for future growth, describe methods that will be used to quantify future growth.*

As an accredited land trust under the Land Trust Accreditation Commission, ALT is required to meet minimum standards for all conservation projects including and not limited to a management plan and annual monitoring and reporting. As such, Allegheny Land Trust will include the City Forest Credits monitoring and reporting requirement into the annual rotation of our existing requirements. As the monitoring report is required only triennially, ALT will be familiar with the site and be able to identify changes in the forest and landscape to include in the report. Changes may be severe storm damage, bug or pest infestation, fire, or the introduction of a new invasive species.

All plans to claim future growth will follow the original quantification method and will be primarily measured as canopy density increases. ALT does not plan to apply for these additional credits until such time that the canopy is considered sufficiently increased (overall >90%) or the credits are needed.

As a Pennsylvania Non-Profit Corporation, Allegheny Land Trust has a continuity plan in place should, for any reason, the corporation need dissolved. However, with the additional funds earned we will increase the stewardship endowment for the property, which includes all future staff time requirements. Therefore, we expect to be fully capable of monitoring and reporting over the 40-year credit lifespan.

## QUANTIFICATION DOCUMENTATION (Section 10)

*Follow detailed instructions in the Protocol for conducting quantification and utilize the Carbon Quantification Spreadsheet to show calculations. Ensure that your requested credit issuance schedule (issuance dates) is accurate and complete in the spreadsheet. Project Operators should describe and appropriately reflect in their carbon quantification any and all planned future activities that may affect the % canopy or carbon stocking in any way.*

**Method for determining canopy cover (e.g. i-Tree, inventory, other):** i-Tree Canopy

**Brief description of approach to quantifying carbon (e.g. Forest Service tables, inventory, other):**

We used approach 10.1.A. in the Tree Preservation Protocol, which includes referencing US Forest Service General Technical Report (GTR) NE-343 Table B2 Maple-Beech-Birch. The stand age was determined by referencing state and federal government produced historical aerial photos and imagery of the property and two separate site tours. The percent canopy was determined using iTree Canopy by uploading the project area shapefile and completing a 250-point Tree/Non-Tree Inventory.

**Title and filename of attached Excel version of your completed Carbon Quantification Spreadsheet:**

9 ALT\_BuenaVistaHeights\_CarbonQuantification\_20200406.xlsx

### Summary numbers from Carbon Quantification Spreadsheet

Project Area (acres)	123.9144
Does carbon quantification use stratification (yes or no)?	No
Percent tree canopy cover within Project Area	82.9%
Project stock / acre (tCO <sub>2</sub> e/acre)	17,571
Accounting Stock / acre (tCO <sub>2</sub> e/acre)	14,057
On-site avoided biomass emissions (tCO <sub>2</sub> e / acre)	12,651
On-site avoided soil carbon emissions (tCO <sub>2</sub> e / acre)	7,435
Deduction for displaced biomass emissions (tCO <sub>2</sub> e / acre)	2,315
Deduction for displaced soil emissions (tCO <sub>2</sub> e / acre)	2,253
Credits from avoided biomass emissions (tCO <sub>2</sub> e / acre)	10,336
Credits from avoided soil emissions (tCO <sub>2</sub> e / acre)	5,182
Total credits from avoided biomass and soil emissions (tCO <sub>2</sub> / acre)	15,518
Credits attributed to the project (tCO <sub>2</sub> ), excluding future growth	15,518
Contribution to Registry reversal pool	1,552
<b>Total credits to be issued to the Project Operator (tCO<sub>2</sub>)</b> <i>(excluding future growth)</i>	<b>13,966</b>

## **Data Sources & Filenames Referenced in Carbon Quantification Spreadsheet (Section 10)**

*The following list of information is only a summary for ease of navigation of your PDD.*

### **Accounting Stock Measurement Method**

*Description of quantification, including methods, forest type, and data sources.*

Allegheny Land Trust used method 10.1.A with iTree to determine Project Stock (Project Stock = Stock \* Percent) and then multiplied by 80% to determine Accounting Stock.

*Title/filename of relevant attachment(s):*

9 ALT\_BuenaVistaHeights\_CarbonQuantification\_20200406.xlsx

**If stratification is used, maps of strata and stratum definitions:** N/A

### **Stand Maps**

Explanation / statement of method(s) used: Allegheny Land Trust used a combination of PA State and Federally Produced Imagery data and site visits to determine stand age and forest composition.

*Title/filename of relevant attachment(s):*

10 ALT\_BuenaVistaHeights\_ProjectArea\_1956StateImagery.pdf

### **Forest Age**

Explanation / statement of method(s) used: Allegheny Land Trust used a combination of PA State and Federally Produced Imagery data and site visits to determine stand age and forest composition. To simplify the calculation, we used the Forestry table age of the average of 35 and 45 years.

*Title/filename of relevant attachment(s):*

10 ALT\_BuenaVistaHeights\_ProjectArea\_1956StateImagery.pdf

### **Forest Composition**

Composition and explanation / statement of method(s) used: ALT staff member, VP of Land Resources Emilie Rzotkiewicz, possesses a MS in Forest Resources from Penn State University and has been part of the City Forest Credits application process. Emilie has visited the site several times and made notes about species, canopy cover, and general stand character. Her general notes are compiled below.

The evaluation of site began with a detailed review of the historical images from Penn Pilot. It was determined that the majority of the site was previously farmed which had gone fallow around 1975. The hillsides, stream valleys, and several small blocks of land were older trees as they were unsuitable for farming. During the three site walks, Emilie made notes of tree species, age and condition. The majority of the parcel would be described as early successional forest with young maple, cherry and a diversity of understory shrubs. A recent infestation of the Emerald Ash Borer (EAB) eliminated the presence of young ash trees, but they are already making a comeback in the understory with abundant small seedlings: but we don't expect them to reach maturity as EAB is still found in the region. With abundant sunlight and nutrients, the remaining maple and cherries are growing to quickly close any remaining gaps. As the forest turns from an early succession forest to a mid-aged stand, Emilie expects more of the eastern hardwoods to develop. The young oaks and hickories found will wait their turn until the opportunity arises to overtake the faster growing early species. For now, the early successional

forest is providing critical habitat for those species in peril, as early successional forest are in great decline.

Using iTree and current aerial imagery, we were able to determine that the property canopy cover is at 83%. Emilie indicates that the die off of Ash has greatly reduced the canopy coverage of the past few years and expects that it will grow and lock in over the next decade. Data was taken on present tree species: 35% Sugar Maple/ 5% Oak/Hickory & 60% Cherry (black and sweet) with other early successional natives, which most closely matches GTR Table B2, and age class along with iTree data to determine the details for the application.

*Title/filename of relevant attachment(s):* N/A

### **Canopy Cover**

Percent cover and explanation / statement of method(s) used: Allegheny Land Trust used iTree with a 250-point sample set to determine canopy cover with a combination of PA State Produced Imagery data and site visits to determine stand age and forest composition as references.

*Title/filename of relevant attachment(s):*

11 ALT\_BuenaVistaHeights\_iTreeCanopy.dat

11 ALT\_BuenaVistaHeights\_iTreeCanopy.kmz

12 ALT\_BuenaVistaHeights\_iTreeCanopy\_CoverReport\_032520.pdf

### **Fraction of Biomass at Risk**

Fraction at risk and explanation / statement of method(s) used: The Suburban Residential R2 zoning in Elizabeth Township allows one-acre lots if there is no public sewer, and lots of 10,500 ft<sup>2</sup> if there is public sewer.

Under both scenarios, ALT can credit 90% of the Project Area.

*Title/filename of relevant attachment(s):*

9 ALT\_BuenaVistaHeights\_CarbonQuantification\_20200406.xlsx

### **Impervious Limits**

Maximum fraction impervious cover and explanation / statement of method(s) used: Section 10.4.B.

*Title/filename of relevant attachment(s):*

9 ALT\_BuenaVistaHeights\_CarbonQuantification\_20200406.xlsx

### **Existing Impervious Area**

Existing impervious cover fraction and explanation / statement of method(s) used: Project Area does not contain existing impervious surfaces.

*Title/filename of relevant attachment(s):*

9 ALT\_BuenaVistaHeights\_CarbonQuantification\_20200406.xlsx

### **Planned Project Activities**

Description / statement of method(s) used: N/A

## CO-BENEFITS QUANTIFICATION DOCUMENTATION

*Optional: If Project Operators has conducted co-benefits quantification for this Project, please summarize results and list source / supporting files here.*

The Co-Benefits quantification for the Project Area was based on 100% deciduous tree cover for 123.91 acres in the Northeast Climate Zone.

$\$290,797.24 \times 40 = \$11,631,889.60$

*Title/filename of attachment:*

13 ALT\_BuenaVistaHeights\_CoBenefits\_20200406

**Table 2. Co-Benefits per year with current tree canopy cover.**

Ecosystem Services	Resource Units Totals	Resource Units /Acre Tree Canopy	Total Value (\$)	Value (\$) /Acre Tree Canopy
Rain Interception (m3/yr)	63,375.6	511.4	\$133,951.00	\$1,081.00
CO2 Avoided (t, \$20/t/yr)	262.9	2.1	\$5,258.29	\$42.43
Air Quality (t/yr)				
O3	2.2021	0.0178	\$4,584.67	\$37.00
NOx	0.9434	0.0076	\$1,964.12	\$15.85
PM10	1.0819	0.0087	\$4,077.95	\$32.91
Net VOCs	0.1450	0.0012	\$151.96	\$1.23
Air Quality Total	4.3723	0.0353	\$10,778.70	\$86.99
Energy (kWh/yr & kBtu/yr)				
Cooling - Electricity	192,440	1,553	\$26,960.83	\$217.58
Heating - Natural Gas	7,966,028	64,287	\$111,415.19	\$899.13
Energy Total (\$/yr)			\$138,376.03	\$1,116.71
Grand Total (\$/yr)			\$288,364.00	\$2,327.12



## ATTACHMENTS

- 1 ALT\_BuenaVistaHeights\_RecordedDeed\_20200706
- 2 CFC\_ALT\_BVHts\_CarbonProject.shp
- 3 ALT\_BuenaVistaHeights\_RegionalUrbanAreaMap.pdf
- 4 ALT\_BuenaVistaHeights\_RegionalCountyMunicipalUrbanAreaMap.pdf
- 5 ALT\_BuenaVistaHeights\_UrbanAreaMap.pdf
- 6 ALT\_BuenaVistaHeights\_ProjectAreaMap.pdf
- 7 ALT\_BuenaVistaHeights\_ElizabethTwpZoningMap.pdf
- 8 ALT\_BuenaVistaHeights\_ProjectArea\_ImprovedUseMap.pdf
- 9 ALT\_BuenaVistaHeights\_CarbonQuantification\_20200406.xlsx
- 10 ALT\_BuenaVistaHeights\_ProjectArea\_1956StateImagery.pdf
- 11 ALT\_BuenaVistaHeights\_iTreeCanopy.dat
- 11 ALT\_BuenaVistaHeights\_iTreeCanopy.kmz
- 12 ALT\_BuenaVistaHeights\_iTreeCanopy\_CoverReport\_032520.pdf
- 13 ALT\_BuenaVistaHeights\_CoBenefits\_20200406



60 2020 00015714

Allegheny County  
Jerry Tyskiewicz  
Department of Real Estate  
Pittsburgh, PA 15219

Instrument Number: 2020-15714

BK-DE VL-18055 PG-217

Recorded On: July 06, 2020

As-Deed

Parties: TRUE LINE CORP

To ALLEGHENY LAND TRUST

# of Pages: 8

Comment:

\*\*\*\*\* THIS IS NOT A BILL \*\*\*\*\*

Deed 181.75

0

0

Total: 181.75

## Realty Transfer Stamp

## Department of Real Estate Stamp

Affidavit Attached-Yes

Stamp Num-T114932

ELIZABETH TP

EXEMPT

Ward-99-NO WARD

Value 0.00

Certified On/By-&gt; 07-06-2020 / S B

0997J00003000000

0998H00281000000

1128E00002000000

Commonwealth of Pennsylvania

0.00

Munic-Elizabeth Twp

0.00

School District-Elizabeth-Forward

0.00

Munic-Penalty

0.00

Munic-Interest

0.00

School-Penalty

0.00

School-Interest

0.00

0.00

I hereby certify that the within and foregoing was recorded in the Department of Real Estate in Allegheny County, PA

**\*\*DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT\*\***

## File Information:

## Record and Return To:

Document Number: 2020-15714

Receipt Number: 3766758

Recorded Date/Time: July 06, 2020 02:36:33P

Book-Vol/Pg: BK-DE VL-18055 PG-217

User / Station: T Greil - CASH 03

STEVEN M REGAN

FROST BROWN TODD LLC

501 GRANT ST STE 800

PITTSBURGH PA 15219

  
Jerry Tyskiewicz, Director  
Rich Fitzgerald, County Executive

Prepared by and after recording  
Return to:

Steven M. Regan  
Frost Brown Todd LLC  
501 Grant Street, Suite 800  
Pittsburgh, PA 15219

Tax Parcel No.: 997-J-3  
998-H-281  
1128-E-2

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**THIS SPECIAL WARRANTY DEED**

MADE this 26<sup>th</sup> day of June, 2020 and effective as of June 30, 2020,

**BETWEEN**

**TRUE-LINE CORPORATION, a Pennsylvania corporation** (hereinafter called  
"Grantor")

and

**ALLEGHENY LAND TRUST, a Pennsylvania nonprofit corporation** (hereinafter called  
"Grantee").

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**WITNESSETH**, for and in consideration of the sum of **THREE HUNDRED FIFTY THOUSAND NO/100 DOLLARS (\$350,000.00)** in hand paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns, forever:

**ALL** those certain parcels or tracts of land situate in the Township of Elizabeth, Allegheny County and Commonwealth of Pennsylvania more particularly described as follows:

Parcel ABD on the Brandywine Partition Plan No. 2 Revision 2 recorded in the

Allegheny County Department of Real Estate on June 24, 2020 at Plan Book 305, Pages 119 and 120.

Containing therein 154.893 acres, more or less.

BEING part of the same property conveyed to Grantor by deed dated January 12, 2004 and recorded in the Allegheny County Department of Real Estate in Deed Book Volume 11931 page 404.

**TOGETHER** with, all and singular, the rights, liberties, privileges, hereditaments, and appurtenances whatsoever thereunto belonging, or in any wise appertaining.

**TO HAVE AND TO HOLD** the same to and for the use of said Grantee, and Grantee's successors and assigns forever, and said Grantor for himself, his heirs and assigns, hereby covenants and agrees with Grantee, and Grantee's heirs, successors and assigns, that it will **WARRANT SPECIALLY** the property hereby conveyed.

**This property, or interest in property, was either acquired with or donated as a match for funds provided by the Pennsylvania Department of Conservation and Natural Resources ("Department"). The source of the funds is Keystone Recreation, Park and Conservation Fund Act, the act of July 2, 1993 (P.L. 359, No. 50) (32 P.S. §§ 2011 *et seq.*) ("Act"). This property, or any portion of it, may not be converted to purposes other than those authorized under the Act for property acquired with Department funds. No change of use and no transfer of ownership, control, or interest in this property may occur, and no encumbrance may be placed on this property, without the written consent of the Department or its successor. The restriction in this paragraph applies to both the surface and subsurface of the property. This restriction has the effect of a covenant running in perpetuity with the land and is binding upon the owner(s) of the property and upon all subsequent owners, successors, and assigns. This restriction is enforceable by the Department and its successors.**

**GRANTEE** shall not engage in any commercial or other timbering on the Property conveyed hereby nor shall Grantee cut down, remove or destroy any trees on the Property except as may be necessary, in Grantee's reasonable judgment and discretion, (a) to control, prevent or mitigate hazard or threat to life or damage to or destruction of property, (b) to promote or protect forest health and habitat, (c) to remove diseased, dead or damaged trees, or (d) to prevent or mitigate fire or conditions that may directly or proximately cause or exacerbate fire. The use of motorized vehicles or any vehicle with an internal combustion engine powered by petroleum is prohibited. This restrictive covenant runs with the land and is binding upon Grantee and its successors and assigns.

**THIS CONVEYANCE** is excluded from Pennsylvania Realty Transfer Taxes pursuant to Section 91.193(18) of the Pennsylvania Code as it is a transfer to a conservancy which possesses tax exempt status under Section 501(c)(3) of the Internal Revenue Code.

Should any surface disturbance be caused to the Property by operations related to the extraction, transmission, or exploration of oil, gas, or minerals, Seller and its affiliates (including Chapeldale LLC) and their respective successors and assigns, shall reimburse Allegheny Land Trust in the amount of \$2,264 (TWO-THOUSAND TWO-HUNDRED AND SIXTY-FOUR DOLLARS) per acre disturbed by such surface operations. Disturbance is defined as altering the surface, excavation or grading of earth, removal of trees and other vegetation, storing or placement of materials, mobilization of equipment, erection of fences, parking of vehicles, trailers or sheds, any traversing of the property with machinery that results in tracking or compaction of the surface sufficient to create uneven or rutted ground. Disturbance that lasts fewer than 10 working days and leaves no evidence, or its evidence is mitigated by the user is exempt from this provision. This covenant shall be a covenant that runs with the land for the life of the Lease between Chapeldale LLC and Huntley and Huntley and their respective heirs and assigns. Chapeldale LLC shall be bound by this covenant and shall execute such agreements as Buyer may request or require to obligate Chapeldale LLC for the foregoing surface disturbance reimbursement obligations.


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**NOTICE -- THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]**

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal, the day and year first above written.

WITNESS/ATTEST:

  
Hunter Husaflook

GRANTOR:

TRUE-LINE CORPORATION, a  
Pennsylvania corporation

By:   
Name: Matthew B. Dickun, its President

COMMONWEALTH OF PENNSYLVANIA )  
 ) ss:  
COUNTY OF ALLEGHENY )

On this, the 26<sup>th</sup> day of June, 2020, before me, a notary public, the undersigned officer, personally appeared Matthew B. Dickun, who acknowledged himself to be the President of TRUE-LINE CORPORATION, a Pennsylvania corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, in such capacity, by himself as the President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: June 6, 2023

  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
JOHN J. McGUIGAN, Notary Public  
Westmoreland County  
My Commission Expires June 6, 2023  
Commission Number 1199361

**NOTICE -- THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.**

**ATTEST**

**GRANTEE:**

**ALLEGHENY LAND TRUST, a  
Pennsylvania nonprofit corporation**

A handwritten signature in blue ink, appearing to read "Day", written over a horizontal line.

By: 

Name: Christopher Beichner

Title: President & CEO

**Certificate of Residence**

I do hereby certify that the **Tax Bill Address**  
of the within named grantee is

Allegheny Land Trust  
Name

416 Thorn Street  
Address

Sewickley, PA 15143  
City, State and Zip Code

Witness the due execution hereof.

I do hereby certify that the **Owner Mailing Address** of the within named grantee is

Allegheny Land Trust  
Name

416 Thorn Street  
Address

Sewickley, PA 15143  
City, State and Zip Code

  
\_\_\_\_\_  
Agent for the Grantee



1830019105

**REV-183**

BUREAU OF INDIVIDUAL TAXES  
PO BOX 280603  
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX  
STATEMENT OF VALUE**  
COMPLETE EACH SECTION

**RECORDER'S USE ONLY**

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

**SECTION I TRANSFER DATA**

Date of Acceptance of Document 06/30/2020			
Grantor(s)/Lessor(s) True-Line Corporation		Telephone Number	
Mailing Address 6 Commerce Drive		Grantee(s)/Lessee(s) Allegheny Land Trust	
City Pittsburgh		Telephone Number (412) 741-2750	
State PA		Mailing Address 416 Thorn Street	
ZIP Code 15239		City Sewickley	
State PA		ZIP Code 15143	

**SECTION II REAL ESTATE LOCATION**

Street Address Williamsburg Drive		City, Township, Borough Elizabeth Township	
County Allegheny	School District Elizabeth Forward School District	Tax Parcel Number 997-J-3; 998-H-281; 1128-E-2	

**SECTION III VALUATION DATA**

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 350,000.00	2. Other Consideration + 0.00	3. Total Consideration = 350,000.00
4. County Assessed Value 154,600.00	5. Common Level Ratio Factor x 1.16	6. Computed Value = 179,336.00

**SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.**

1a. Amount of Exemption Claimed \$ 350,000.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

**2. Check Appropriate Box Below for Exemption Claimed.**

- ☐ Will or intestate succession. \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)
- Exempt under 61 Pa. Code §91.193(b)(18) as a transfer to a conservancy with exempt status under Section 501 (c)(3) of the Internal Revenue Code.

**SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:**

Name Steven M. Regan, Esq.		Telephone Number (412) 513-4330	
Mailing Address 501 Grant Street, Suite 800		City Pittsburgh	
State PA		ZIP Code 15219	

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 06/30/2020
--	--------------------

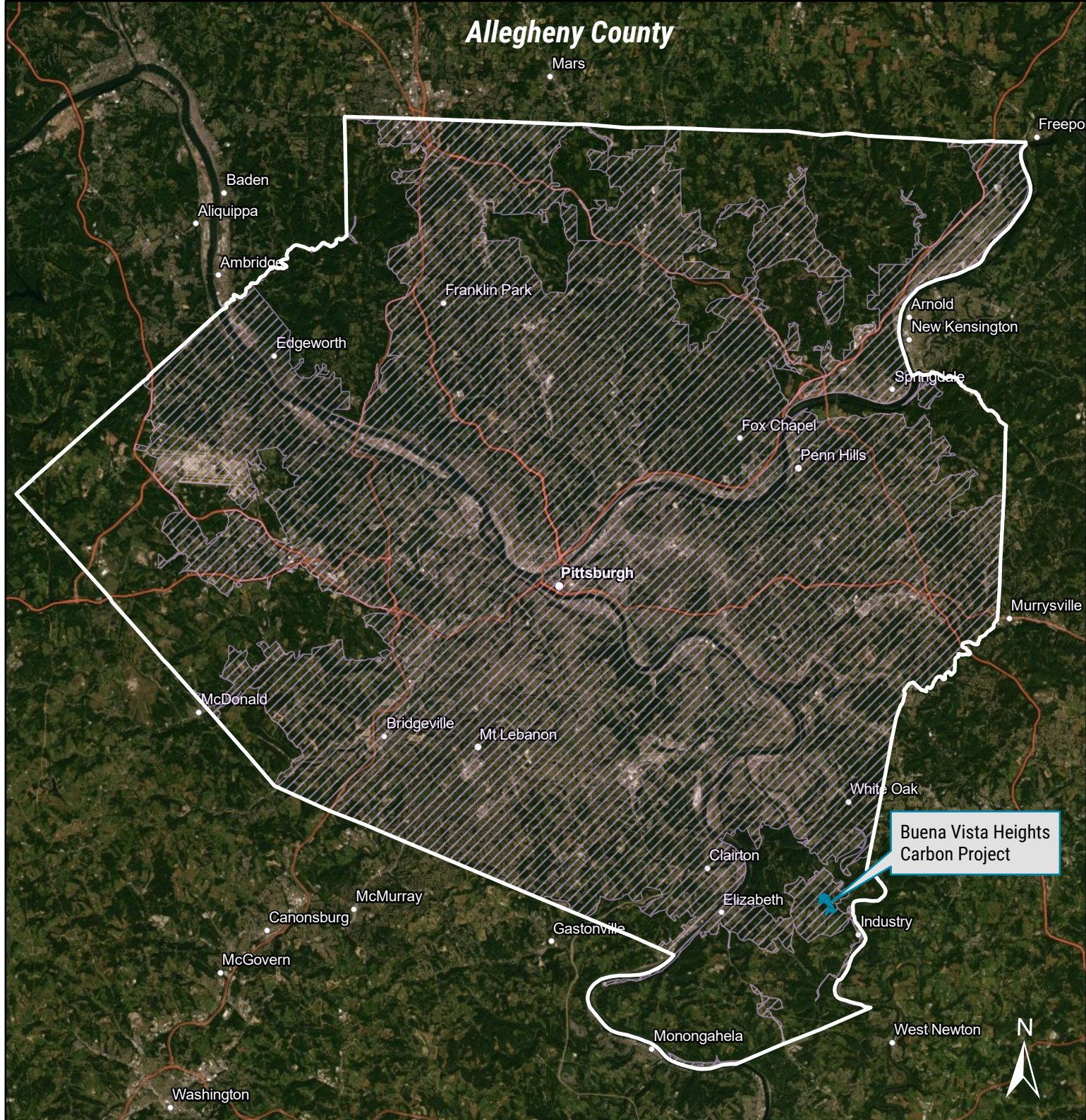
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



1830019105

1830019105





## CFC-Buena Vista Heights: Project Location with Urbanized Areas

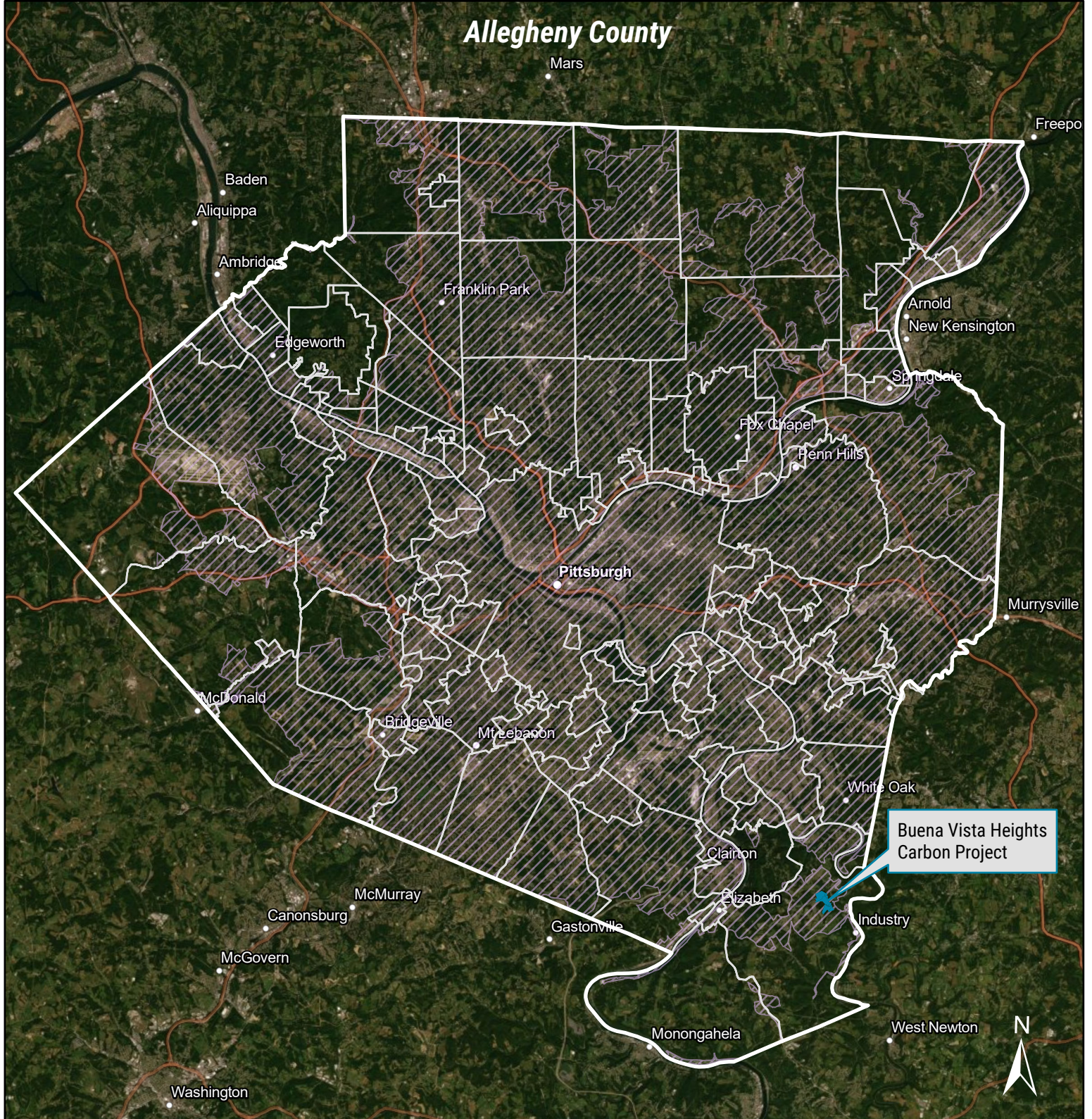
### Legend

- Project Location
- US Census Urbanized Areas 2010





**ALLEGHENY  
LAND TRUST**





## CFC-Buena Vista Heights: Project Location with Urbanized Areas

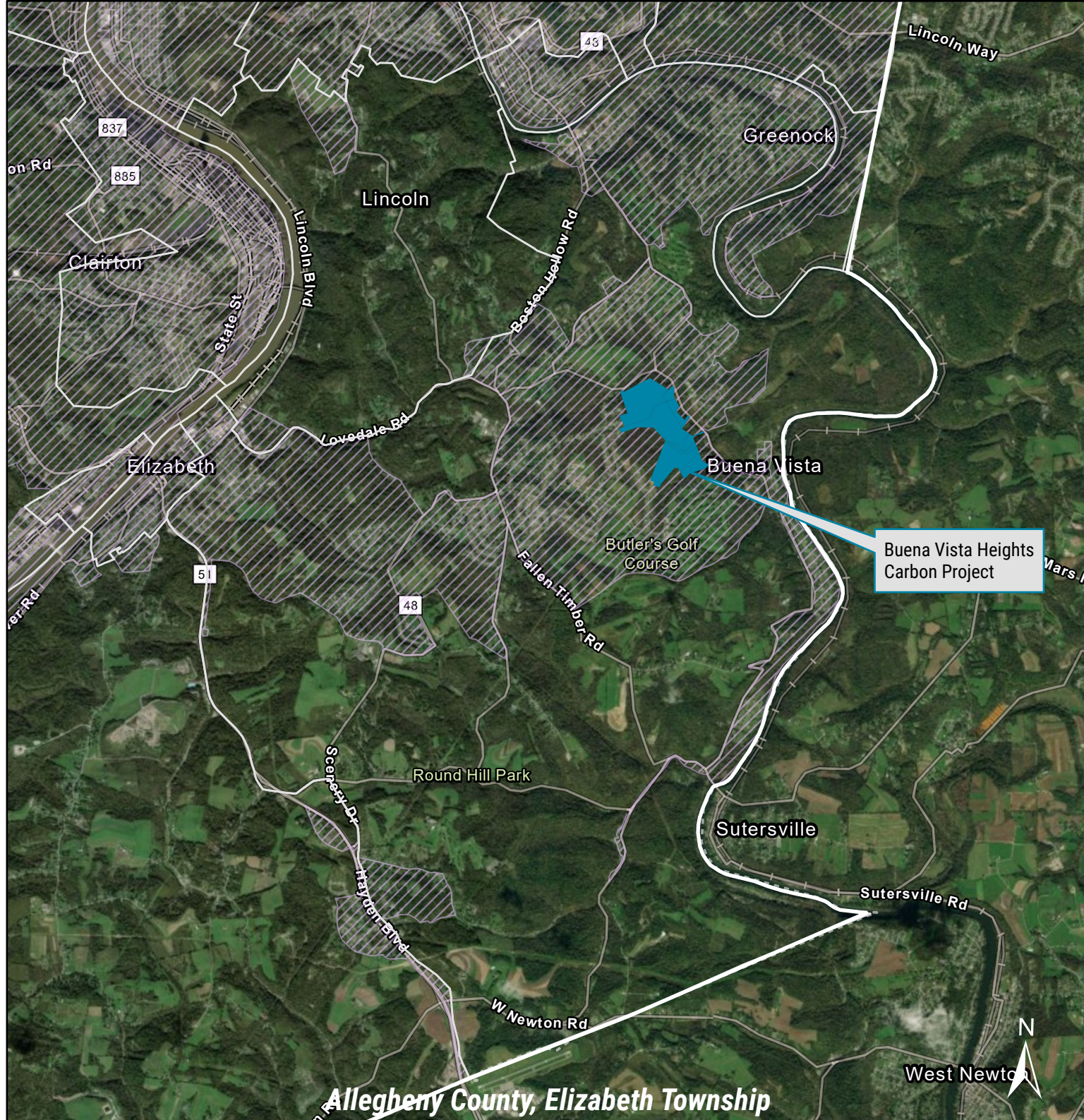
### Legend

-  Project Location
-  US Census Urbanized Areas 2010



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## CFC-Buena Vista Heights: Project Location with Urbanized Areas

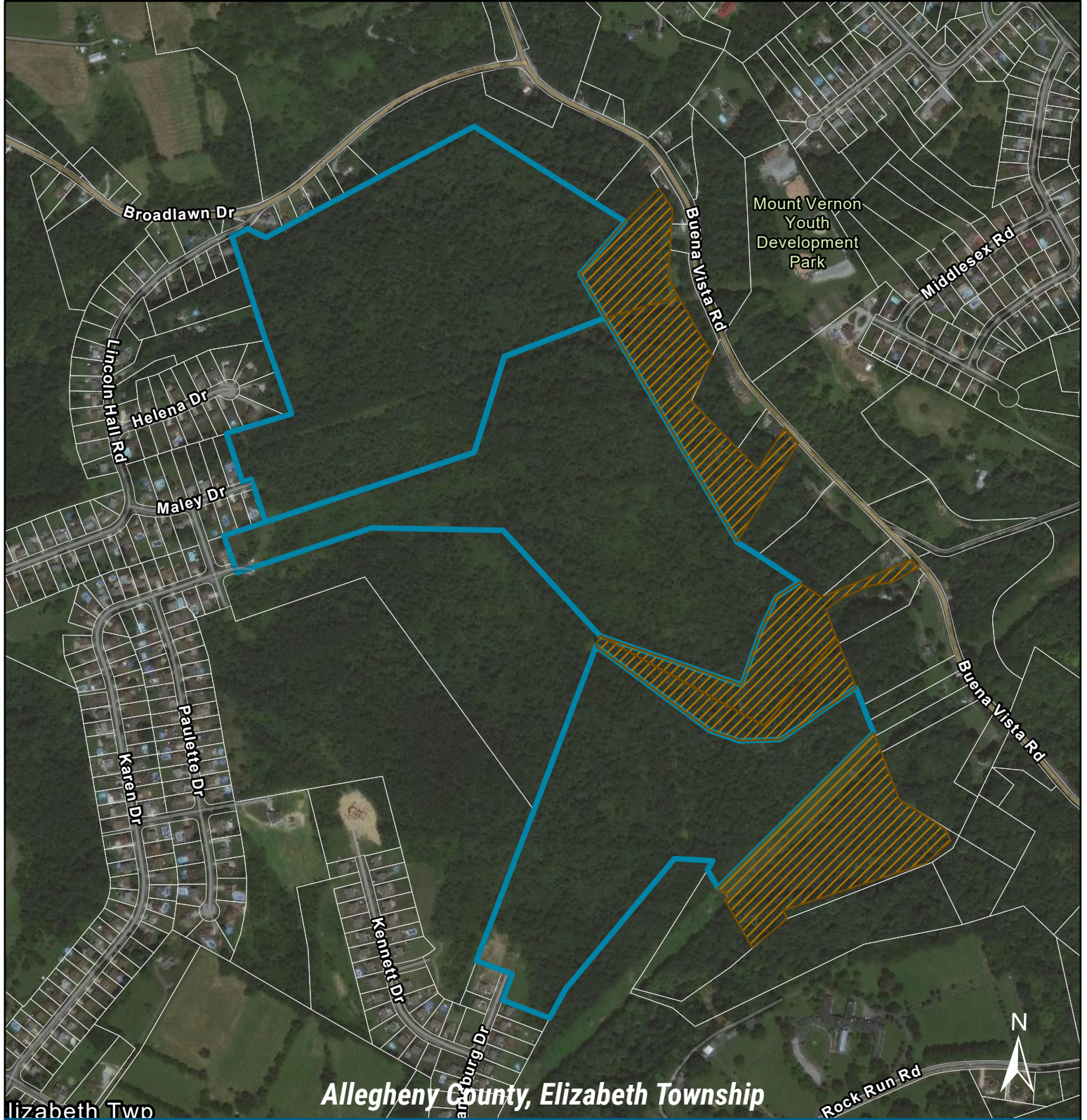
### Legend

- Project Location
- ▨ US Census Urbanized Areas 2010



**ALLEGHENY  
LAND TRUST**







Allegheny County, Elizabeth Township

## CFC-Buena Vista Heights: Project Location

### Legend

-  Project Area
-  Non-Developable per Zoning/PRD



**ALLEGHENY  
LAND TRUST**



# ZONE TYPE

- B-1 Local Commercial
- B-2 Highway Commercial
- M-1 Light Industrial
- R-1 Rural Residential
- R-2 Suburban Residential
- R-3 Medium Density Residential
- R-4 Multifamily Residential
- R-C Riverfront Conservation
- S-C Special Conservation

## Legend

- Roads
- River
- Parcels
- Boundary

This is to certify that this is the Official Zoning District Map referred to in Article III of Ordinance Number 820, as amended, of Elizabeth Township, Allegheny County, Pennsylvania, adopted on September 11, 2006.

**Joanne Beckowitz**  
Chairman, Board of Commissioners

Attest:  
**Helen Kochan**  
Township Secretary

Ord. #	Date	Amendments
837	May 7, 2007	

**ELIZABETH TOWNSHIP**  
**ALLEGHENY COUNTY**

**OFFICIAL ELIZABETH TOWNSHIP ZONING MAP**

**KLH**  
ENGINEERS, INC

5173 Campbells Run Road  
Pittsburgh, PA 15205  
Phone: 412-494-0510  
Fax: 412-494-0426  
www.klhengineers.com

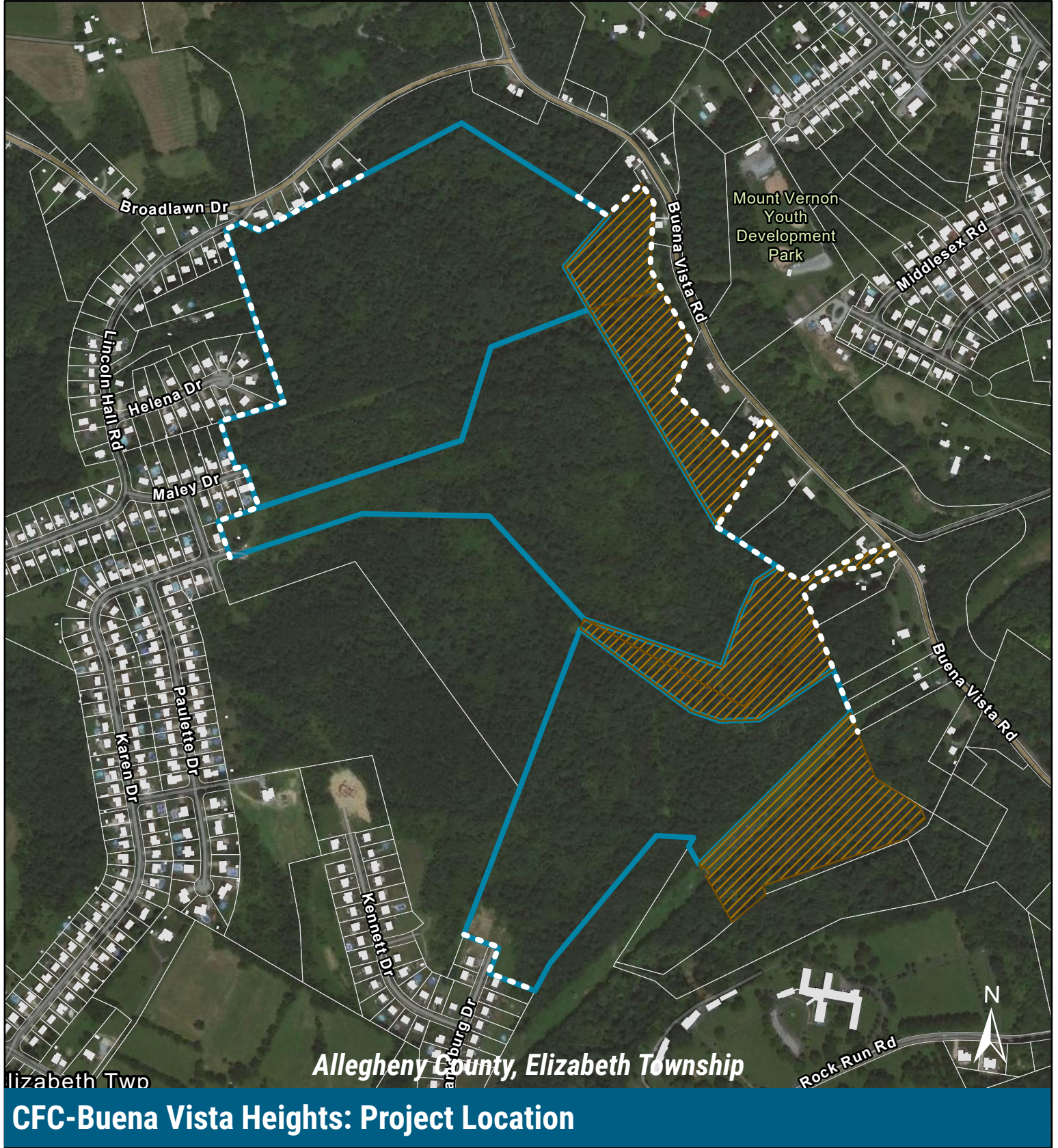


0 1/2 1  
Miles




Author: Ross Volkwein  
Date: 8/26/2013  
NAD 1983 StatePlane Pennsylvania South FIPS 3702 Feet  
Projection: Lambert Conformal Conic

26  
435  
1 inch = 3,000 feet





## Legend

-  Project Area
-  Non-Developable per Zoning/PRD
-  Improved Use Boundary

Full Boundary: 17,139.16 ft  
Improved Use: 8,899.42 ft  
Improved Use: 52%



27

**ALLEGHENY  
LAND TRUST**

CITY FOREST CREDITS - PRESERVATION CARBON QUANTIFICATION CALCULATOR

Credit calculator for use with standard carbon stock tables (Section 10.1.A)

Project Name Buena Vista Heights  
Project Location Elizabeth Twp, Allegheny County PA  
Project Operator Allegheny Land Trust

	6-Apr-20	Date of estimate
	123.9144	Total acres in the project
	0	Not clearable, per code, acres
	0	Developable area to be kept in trees not counted in the line above, acres
	123.9144	Net potential clearable, per code, and to be preserved, acres
B2 Maple Beech Birch, Northeast		Table number and forest type & region from Appendix B,US Forest Service General Technical Report NE-343
	40	Stand age (years)
	46.65	Biomass tC/ac
	171.1	Biomass tCO2e/ac
	83%	Percent cover, from i-Tree Canopy (provide file containing coordinates of evaluated points)
	17,571	Project Stock, tCO2e (Section 10.1.A.)
	14,057	Accounting Stock, tCO2e
	90%	Fraction at risk of tree removal (Section 10.2)
	12,651	Avoided Biomass Emissions, tCO2e
	50%	Avoided impervious surface, percent (Section 10.4)
	61.9572	Avoided impervious surface, acres
	7,435	Avoided Soil Carbon Emissions, tCO2e
	18.3%	Displacement: fraction of avoided development that cannot be served by development or re-development of existing non-treed properties within the urban area (Section 10.5.A)
	2,315	Displaced Biomass Emissions, tCO2e
	2,253	Displaced Soil Emissions (assumes that redevelopment causes increase in impervious surface on reveveloped parcels)
	10,336	Credits from Avoided Biomass Emissions, tCO2e
	5,182	Credits from Avoided Soil Emissions, tCO2e
	15,518	Total Credits attributed to the project, tCO2e
	1,552	Registry reversal pool (10%), tCO2e
	13,966	Total credits issued to the project, tCO2e
	113	Total credits issued to the project, tCO2e/acre

Year	Credits Issued This Year		Cumulative Credits Issued
	1	5635	5635
	2	5635	11270
	3	2696	13966
	4	0	13966
	5	0	13966



Assumptions:





## CFC-Buena Vista Heights: Project Location over 1956 State Imagery

### Legend

-  Project Area
-  Non-Developable per Zoning/PRD




**ALLEGHENY  
LAND TRUST**

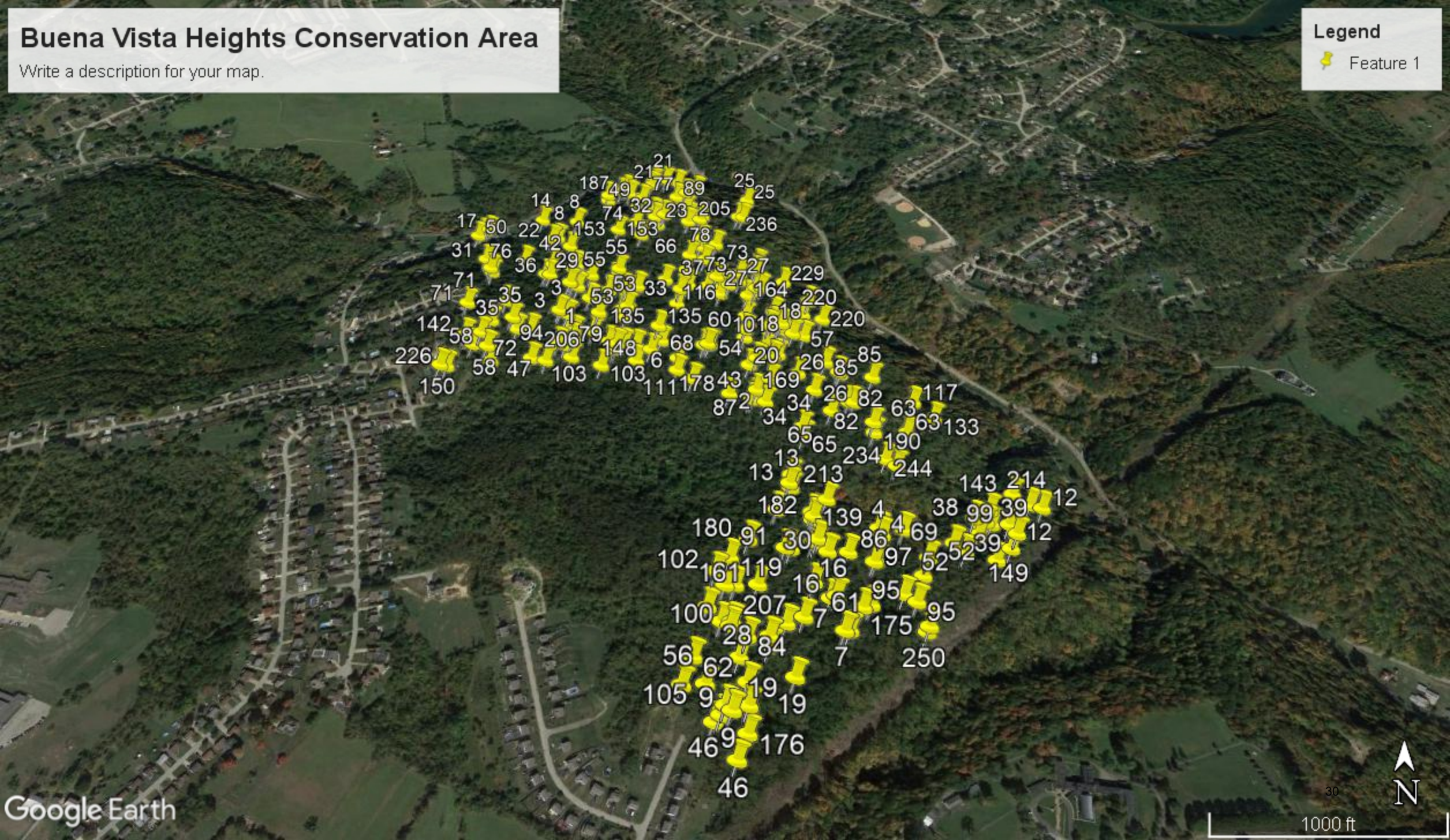


# Buena Vista Heights Conservation Area

Write a description for your map.

## Legend

 Feature 1

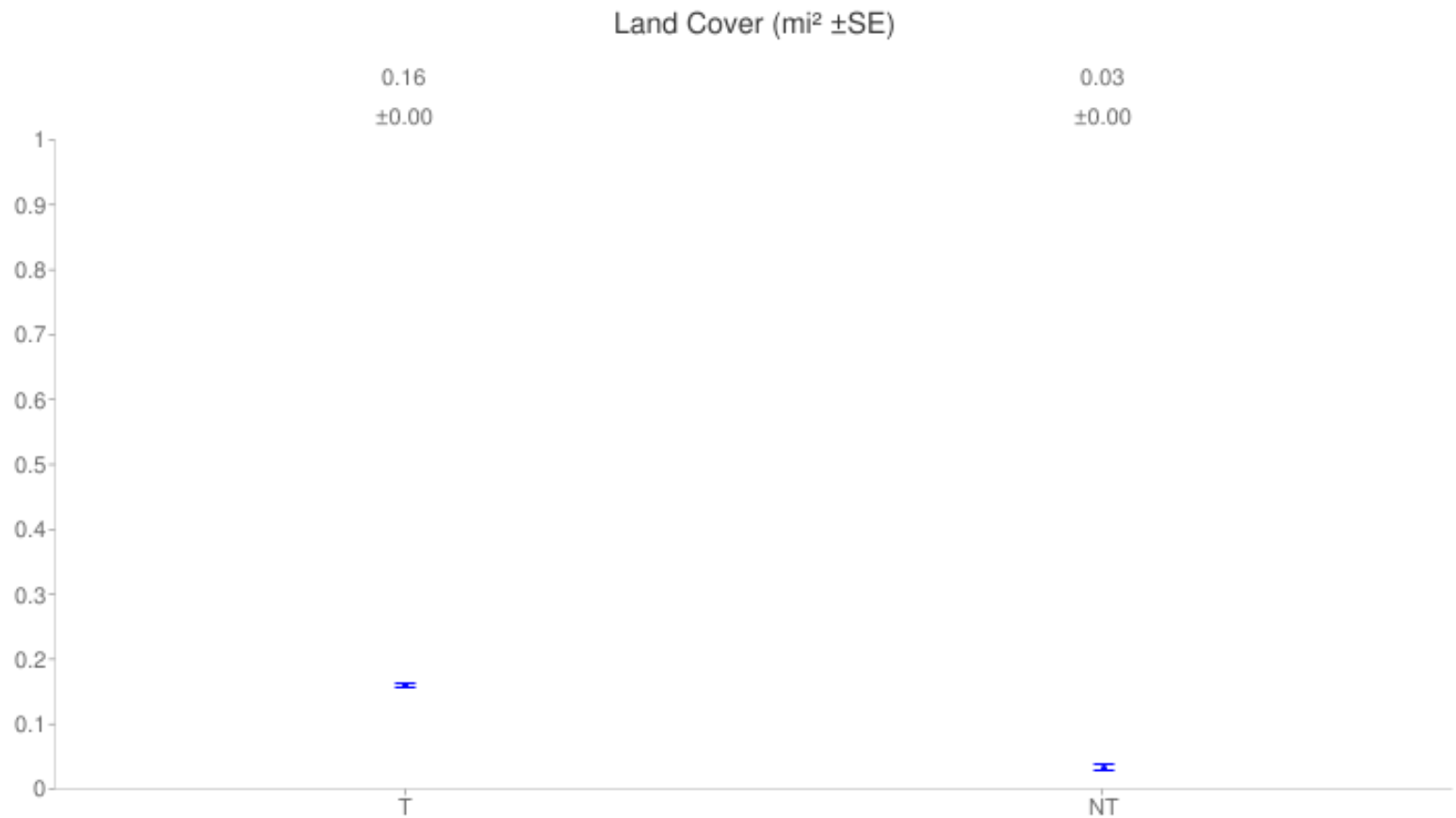




# i-Tree Canopy<sup>v6.1</sup>

## Cover Assessment and Tree Benefits Report

Estimated using random sampling statistics on 3/25/20



Cover Class	Description	Abbr.	Points	Land Cover
Tree	Tree, non-shrub	T	208	0.16 ±0.00
Non-Tree	All other surfaces	NT	43	0.03 ±0.00

## Tree Benefit Estimates

Abbr.	Benefit Description	Value (USD)	±SE	Amount	±SE
CO	Carbon Monoxide removed annually	56.93 USD	±1.63	142.69 lb	±4.10
NO2	Nitrogen Dioxide removed annually	115.42 USD	±3.31	753.27 lb	±21.62
O3	Ozone removed annually	4,817.36 USD	±138.25	2.03 T	±0.06
PM2.5	Particulate Matter less than 2.5 microns removed annually	24,652.01 USD	±707.49	373.39 lb	±10.72
SO2	Sulfur Dioxide removed annually	32.19 USD	±0.92	621.74 lb	±17.84
PM10*	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	2,282.89 USD	±65.52	1,549.10 lb	±44.46
CO2seq	Carbon Dioxide sequestered annually in trees	23,807.18 USD	±683.24	513.67 T	±14.74
CO2stor	Carbon Dioxide stored in trees (Note: this benefit is not an annual rate)	597,887.62 USD	±17,158.73	12,900.17 T	±370.22

*i-Tree Canopy Annual Tree Benefit Estimates based on these values in lbs/acre/yr and USD/T/yr: CO 1.390 @ 800.77 USD | NO2 7.340 @ 307.52 USD | O3 39.487 @ 2,385.91 USD | PM2.5 3.638 @ 132,510.16 USD | SO2 6.058 @ 103.91 USD | PM10\* 15.094 @ 2,957.81 USD | CO2seq 10,010.267 @ 46.51 USD | CO2stor is a total biomass amount of 251,395.359 @ 46.51 USD*

*Note: Currency is in USD*

*Note: Standard errors of removal amounts and benefits were calculated based on standard errors of sampled and classified points.*

### About i-Tree Canopy

The concept and prototype of this program were developed by David J. Nowak, Jeffery T. Walton and Eric J. Greenfield (USDA Forest Service). The current version of this program was developed and adapted to i-Tree by David Ellingsworth, Mike Binkley, and Scott Maco (The Davey Tree Expert Company).

### Limitations of i-Tree Canopy

The accuracy of the analysis depends upon the ability of the user to correctly classify each point into its correct class. As the number of points increase, the precision of the estimate will increase as the standard error of the estimate will decrease. If too few points are classified, the standard error will be too high to have any real certainty of the estimate.

### A Cooperative Initiative Between:



**Arbor Day Foundation™**



**Casey Trees®**  
WASHINGTON DC

[www.itreetools.org](http://www.itreetools.org)

# i-Tree Canopy<sup>v6.1</sup>

## Cover Assessment and Tree Benefits Report

Estimated using random sampling statistics on 3/25/20



Cover Class	Description	Abbr.	Points	% Cover
Tree	Tree, non-shrub	T	208	82.9 $\pm$ 2.38
Non-Tree	All other surfaces	NT	43	17.1 $\pm$ 2.38

## Tree Benefit Estimates

Abbr.	Benefit Description	Value (USD)	±SE	Amount	±SE
CO	Carbon Monoxide removed annually	56.93 USD	±1.63	142.69 lb	±4.10
NO2	Nitrogen Dioxide removed annually	115.42 USD	±3.31	753.27 lb	±21.62
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### A Cooperative Initiative Between:



**DAVEY** 



**Arbor Day Foundation™**



**Casey Trees®**  
WASHINGTON DC

[www.itreetools.org](http://www.itreetools.org)

**The Urban Forest Preservation Co-Benefits Quantification Tool for the Northeast Climate Zone**

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The analyst can use this method to calculate the amount of co-benefits estimated to be produced by existing tree canopy. The tool uses information you provide on tree canopy cover (deciduous and coniferous), and estimates annual co-benefits in Resource Units and \$ per year. Transfer functions (i.e., kWh of electricity per m<sup>2</sup> of tree canopy) were calculated as the average of values for the large, medium and small trees in the deciduous and coniferous life forms. Resource units for the dbh corresponding to a 25-year old tree were used, along with the crown projection area of the representative species for each tree-type. Energy effects and avoided CO2 are reduced to 20% of values in the i-Tree Streets source data because preserved areas generally have fewer nearby buildings affected by climate and shade effects than areas with street trees. Local prices were from i-Tree Streets.

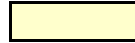
**Steps**

- 1) Use i-Tree Canopy, or another tool, to estimate the amount of area that is covered by deciduous and coniferous tree cover. In Table 1 enter the area (acres) in deciduous and coniferous tree cover in the project area. Also, enter the non-tree cover area.
- 2) Table 2 automatically provides estimates of co-benefits for the current canopy in Resource Units (e.g., kWh) per year and \$ per year. Values are adapted from i-Tree Streets results for this climate zone and assume that the deciduous and coniferous canopy is evenly distributed among large, medium and small tree types.

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Light pink background denotes an input cell ->



Directions
1) Use i-Tree Canopy, or another tool, to estimate the amount of deciduous and coniferous tree cover area (acres) (Cell C18 and D18).
2) Use i-Tree Canopy, or another tool, to estimate the amount of non-tree cover area (acres) (Cell F18) in the project area.
3) In Cell G18 the total area of the project is calculated (acres). Prompt i-Tree Canopy to provide an estimate of the project area by clicking on the gear icon next to the upper right portion of the image and selecting "Report By Area."
4) Total Project Area, cell G15 should equal 100%.

**Table 1. Tree Cover**

	Deciduous Tree Cover	Coniferous Tree Cover	Total Tree Cover	Non-Tree	Total Project Area
Percent (%)	100%	0%	100%	0%	100%
Area (sq miles)	0.160	0.000	0.160	0.000	0.16
Area (m2)	501,460	0	501,460	0	501,460
Area (acres)	123.9144	0.00	123.91	0.00	123.91



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Using the information you provide on tree canopy cover, the tool provides estimates of co-benefits in Resource Units and dollars per year.

**Table 2. Co-Benefits per year with current tree canopy cover.**

Ecosystem Services	Resource Units Totals	Resource Units /Acre Tree Canopy	Total Value (\$)	Value (\$) /Acre Tree Canopy
Rain Interception (m3/yr)	63,375.6	511.4	\$133,951.00	\$ 1,081.00
CO2 Avoided (t, \$20/t/yr)	262.9	2.1	\$5,258.29	\$ 42.43
Air Quality (t/yr)				
O3	2.2021	0.0178	\$4,584.67	\$ 37.00
NOx	0.9434	0.0076	\$1,964.12	\$ 15.85
PM10	1.0819	0.0087	\$4,077.95	\$ 32.91
Net VOCs	0.1450	0.0012	\$151.96	\$ 1.23
Air Quality Total	4.3723	0.0353	\$10,778.70	\$86.99
Energy (kWh/yr & kBtu/yr)				
Cooling - Electricity	192,440	1,553	\$26,960.83	\$ 217.58
Heating - Natural Gas	7,966,028	64,287	\$111,415.19	\$ 899.13
Energy Total (\$/yr)			\$138,376.03	\$1,116.71
Grand Total (\$/yr)			\$288,364.00	\$2,327.12

2535022.608

\$11,631,889.60