



## Western Reserve Land Conservancy Carbon Program - Sandy Cross Forest Project Design Document List

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- Attestation of No Net Harm
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# Sandy Cross Forest Preservation Project Project Design Document

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# PROJECT OVERVIEW

## Basic Project Details

**Project Name:** Sandy Cross Forest Preservation Project

**Project Number:** 018

**Project Type:** Preservation Project (City Forest Credits Tree Preservation Protocol Version 10.40, February 7, 2021)

**Project Start Date:** October 14, 2021

**Project Location:** Troy Township, Richland County, OH

Approximate property centroid: 40.68348048217726, -82.61445993579184

The property borders Steam Corners Road to the south, Gass Road to the northwest, and OH-97 to the northeast.

**Project Operator Name:** Western Reserve Land Conservancy

**Project Operator Contact:** Alex Czayka / Email: [aczayka@wrlandconservancy.org](mailto:aczayka@wrlandconservancy.org) / Phone: 440-528-4180

## 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.*

- 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 watershed 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 Location

*Describe where the Project Area is located and how it meets the location criteria. Include title/filename of relevant attachments.*

Sandy Cross Forest Preservation Project meets the following eligibility requirement:

- A) The Project Area is located adjacent to the Urban Area boundary (“Urban Area”), defined by the most recent publication of the United States Census Bureau

*Title and filename of relevant attachments:*

- Attachment A: Location Eligibility Map
- Attachment B: Location Eligibility Local-Scale Map

**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.

<b>Jurisdiction / Location</b>	<b>Property Name</b>	<b>Property Parcel Number</b>	<b>Description / Notes</b>
Troy Township, Richland County, OH	Sandy Cross Forest Preservation Project	047-26-067-03-000	Entire parcel included in Project Area
Troy Township, Richland County, OH	Sandy Cross Forest Preservation Project	047-26-067-10-001	Project Area included in part of parcel
Troy Township, Richland County, OH	Sandy Cross Forest Preservation Project	047-26-067-04-000	Project Area included in part of parcel
Troy Township, Richland County, OH	Sandy Cross Forest Preservation Project	047-26-067-10-002	Entire parcel included in the Project Area
Troy Township, Richland County, OH	Sandy Cross Forest Preservation Project	047-26-067-02-000	Project Area included in part of parcel
Troy Township, Richland County, OH	Sandy Cross Forest Preservation Project	047-26-067-12-000	Project Area included in part of parcel
Troy Township, Richland County, OH	Sandy Cross Forest Preservation Project	047-26-067-04-001	Project Area included in part of parcel
Troy Township, Richland County, OH	Sandy Cross Forest Preservation Project	047-26-067-10-003	Project Area included in part of parcel

## **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):*

- Attachment C: Geospatial Location Map
- Attachment D: Geospatial Location Map shape files

### **Regional-scale map of Project Area**

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

- Attachment E: Regional-scale Map

### **Map(s) of Project Area**

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

- Attachment F: Project Area Map

## **OWNERSHIP (Section 1.5)**

*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:** Natural Areas Land Conservancy

Natural Areas Land Conservancy is the landowner and Western Reserve Land Conservancy is the Project Operator. Natural Areas Land Conservancy has entered into a transfer agreement (see attachment A(b)) allowing for Western Reserve Land Conservancy to obtain carbon credits on the property.

Sandy Cross Forest was purchased by Natural Areas Land Conservancy in 2018. The Natural Areas Land Conservancy is a supporting non-profit wholly managed by Western Reserve Land Conservancy. Natural Areas Land Conservancy has restricted the property with a conservation easement, which prohibits development on the site but did not explicitly protect the trees from removal. An amended conservation easement will protect the trees per City Forest Credit's Protocol (see Preservation Commitment section).

### **Additional Notes:**

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

- Attachment G: General Warranty Deed
- Attachment H: Agreement to Transfer Credits

## 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:**

Richland County Zoning R-1: Residential, residential use allowed

### **Overall Explanation:**

In the pre-Preservation Commitment condition, the Project Trees are not preserved from removal. Permanent protection under the City Forest Carbon Credit program will preserve the carbon sequestration values of the project. A timber appraisal (Attachment O) provides more information about the type of trees and market value.

The Sandy Cross Forest Preservation Project is zoned residential, thus demonstrating that it allows for at least one non-forest use. The project area excludes any areas that prohibit development. See more of an explanation about allowable development in the Fraction of Biomass at Risk section of this PDD.

The property is bordered by residences to the east and south. The 2019 appraisal of the property cites that the project area is the next area slated for development stating: "The subject is located adjacent to high end residential subdivisions which have essentially reached their sellouts. As such, it is the next area in line for development."

Attachment T (Perimeter Development Map) demonstrates how the project area meets Protocol Section 4.3 B – "was surrounded on at least 30% of its perimeter by non-forest, developed, or improved uses, including residential, commercial, agricultural, or industrial." More than 60% of the perimeter of the property is developed.

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

- Attachment I: Troy Township Zoning Map
- Attachment T: Perimeter Development Map

## **PRESERVATION COMMITMENT (SECTION 4.1)**

*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.*

### **Preservation Commitment title/filename of relevant attachment(s):**

- Attachment J: Preservation Commitment

**Date:** Signed on October 14, 2021, recorded on October 15, 2021

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

**Explanation:** Natural Areas Land Conservancy (NALC) purchased the 241-acre Sandy Cross Forest Property in 2018. After NALC secured the property, it entered into a conservation easement with Western Reserve Land Conservancy (WRLC) to steward the site. WRLC wished to protect the trees from removal via carbon crediting and began discussions with City Forest Credits.

The Project Area includes 131 acres of the property. An amended conservation easement with clear protection of the trees in this acreage was recorded on October 15, 2021. The Preservation Commitment ensures uniform and effective stewardship as the easement terms will align with the goals and objectives set forth in the Protocol.

Specific language in the amended conservation easement includes (note, “grant” means conservation easement): “Paragraph 1(d) of the Grant provides for removal of trees under certain specified circumstances. The parties now intend to ensure de minimis impacts on biomass and carbon stock by imposing additional protections on the forested areas and to further describe and limit those circumstances in which trees can be removed.”

## CARBON 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):

Utilized i-Tree canopy tool to estimate the percentage of tree canopy cover

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

The project has a recent timber inventory. Upon the recommendation of CFC, the merchantable biomass is estimated from merchantable volume in the timber inventory using the appropriate conversion factor from the American Carbon Registry methodology for improved forest management on small nonindustrial private forest lands and the average wood density of the common tree species within the project area. The total aboveground biomass is estimated from the merchantable biomass a separate biomass expansion factor for each stand in the inventory, where the biomass expansion factor is calculating using the United Nations Food and Agriculture Organization equation for calculating the biomass expansion factor from the merchantable biomass per hectare. The ratio of below ground biomass to aboveground biomass is calculated using the Intergovernmental Panel on Climate change factor for “other broadleaf” forests having 75-150 metric tons aboveground dry mass/hectare. The aboveground and belowground components are summed to calculate the total live tree biomass. Biomass of standing dead trees, understory, down dead trees, and the forest floor is estimated from a weighted average of 70% of the area being 85 years old and 30% of the area being 45 years old, using the afforestation Table B1 from Appendix B of the US Forest Service General Technical Report (GTR) (NE-GTR-343) for Northeast, aspen-birch stands.

### Carbon Quantification Spreadsheet title and filename

- Attachment K: Carbon Quantification Spreadsheet

### Summary numbers from Carbon Quantification Spreadsheet

Project Area (acres)	131.93
Does carbon quantification use stratification (yes or no)?	No
Percent tree canopy cover within Project Area	94%
Project stock / acre (tCO <sub>2</sub> e/acre)	19,371
Accounting Stock / acre (tCO <sub>2</sub> e/acre)	18,402
On-site avoided biomass emissions (tCO <sub>2</sub> e / acre)	16,562
On-site avoided soil carbon emissions (tCO <sub>2</sub> e / acre)	7,916
Deduction for displaced biomass emissions (tCO <sub>2</sub> e / acre)	3,031
Deduction for displaced soil emissions (tCO <sub>2</sub> e / acre)	2,398
Credits from avoided biomass emissions (tCO <sub>2</sub> e / acre)	13,531
Credits from avoided soil emissions (tCO <sub>2</sub> e / acre)	5,517
Total credits from avoided biomass and soil emissions (tCO <sub>2</sub> / acre)	19,048
Credits attributed to the project (tCO <sub>2</sub> ), excluding future growth	17,144
Contribution to Registry reversal pool	1,905
Total credits to be issued to the Project Operator (tCO <sub>2</sub> )	<b>17,144</b>



## **Data Sources & Filenames Referenced in Carbon Quantification Spreadsheet**

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

### **Accounting Stock Measurement Method**

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

The live tree biomass is calculated from an inventory so no deduction is made to the live tree component of the Project Stock. The components of the Project Stock other than live trees are estimating using Option A – estimation of Accounting Stock using USFS GTR NE-343 for Northeast, aspen-birch stands (B1). Because this estimate is from the GTR table, the standard 20% deduction is made to these stocks in pools other than live trees. 25% of the project stock is in these non-live-tree pools and 25% times 20% equals 5% so the deduction used to calculate the accounting stock from the Project Stock is 5%.

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

[n/a – the relevant afforestation tables, Appendix B, from USFS GTR NE-343 already included in Carbon Quantification Spreadsheet]

### **If stratification is used, maps of strata and stratum definitions**

N/A: Stratification was not used for carbon quantification.

### **Stand Maps**

*Explanation / statement of method(s) used:*

Stand boundaries drawn in ArcGIS based on approximate height and forest composition. The Project Area is predominately comprised of beech-maple tree stock.

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

- Attachment L: Stand Map

### **Forest Age**

*Explanation / statement of method(s) used:*

Historical aerial imagery was used to document the presence and persistence of tree cover on the Project Area, beginning in 1959. Additionally, beginning in 1995, aerial imagery taken in intervals of 10, 12, and 2 years show the continued presence of an established tree canopy. The overall forest age was determined to be 70% of the project area being 85 years old and 30% being 45 years old. See Attachment K.

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

- Attachment M: Forest Age - 1959 Aerial Imagery
- Attachment N: Forest Age - Starting in 1995 Aerial Imagery

### **Forest Composition**

*Composition and explanation / statement of method(s) used:*

A timber appraisal was obtained for Sandy Cross Forest by Jed Coldwell Timber Consulting LLC in Salineville, Ohio to accurately identify forest composition. Timber volumes were calculated using sample plots taken in specific stands to estimate volume and values. The timber appraisal states that the dominant species throughout most of the property are yellow poplar, sugar maple, black cherry and pine. The forest composition resulted in utilizing the afforestation tables from Appendix B of the US

Forest Service General Technical Report (GTR) (NE-GTR-343) for Northeast aspen-birch (B1) because it best matches the dominant yellow poplar and the average wood density of the four most common tree species.

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

- Attachment O: Timber Appraisal

### **Canopy Cover**

*Percent cover and explanation / statement of method(s) used:*

By utilizing the i-Tree Canopy tool to estimate the percentage of tree canopy cover, it was determined that the Project Area had 94% tree canopy cover. To minimize error, 252 randomized data points were overlaid on satellite imagery to determine percent cover.

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

i-Tree Outputs

- Attachment P: i-Tree Canopy Cover Report
- Attachment Q: i-Tree Canopy Cover Data Points

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

*Fraction at risk and explanation / statement of method(s) used:*

The fraction of biomass at risk is 90%, which is consistent with residential zoned property (Section 10.2). The Project Area is zoned for residential (R1), which allows residential use. Given the zoning requirements stipulated through Troy Township zoning, residential lots must be a minimum of 0.5 acres. Depending on configuration, the Project Area could accommodate roughly 262 residential lots with the addition of public roads and necessary infrastructure, further risking biomass removal and increasing the percentage of impervious surface.

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

- Attachment I: Troy Township Zoning Map

### **Impervious Limits**

*Maximum fraction impervious cover and explanation / statement of method(s) used:*

Sandy Cross Forest is zoned residential and 50% of the Project Area is eligible for conversion to impervious surface. Section 10.4 of the protocol allows for 50% of the Project Area in a residential zone to be eligible for conversion.

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

- Attachment K: Carbon Quantification Spreadsheet

### **Existing Impervious Area**

*Existing impervious cover fraction and explanation / statement of method(s) used:*

There are no existing impervious areas located within the Project Area.

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

- Attachment R: Existing Impervious Area Map

## Planned Project Activities

*Description / statement of method(s) used:*

The Project Area will be protected in perpetuity through a conservation easement. Maple sugaring is allowed under the terms of the conservation easement and may be incorporated into future management plans for the Project Area. See Monitoring Section for more information.

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

- Attachment J: Preservation Commitment

## CO-BENEFITS QUANTIFICATION DOCUMENTATION

*Summarize co-benefit quantification and provide supporting documentation. CFC can provide co-benefits quantification for Project Operator for rainfall interception, air quality improvements, and energy savings.*

In addition to carbon sequestration, the Sandy Cross Forest Preservation Project will offer the following co-benefits as a result of its established tree canopy.

Co-Benefit of Ecosystem Services and Total Value (\$) per year:

1. Rain Interception – \$135,077.29
2. CO<sub>2</sub> Avoided from Energy Savings – \$5,276.61
3. Air Quality (total) – \$10,932.86
4. Energy (total) – 138,661.04

**Grand Total (\$/year) of Ecosystem Services: \$289,947.81**  
**Over 40 years, avoided costs from Co-Benefits is \$11,597,912.40**

**Table 1. Tree Cover**

	Deciduous Tree Cover	Coniferous Tree Cover	Total Tree Cover	Non-Tree Cover	Total Project Area
<b>Percent (%)</b>	93%	1%	94%	6%	100%
<b>Area (sq miles)</b>	0.192	0.002	0.194	0.012	0.21
<b>Area (m2)</b>	496,505	5,261	501,766	31,970	533,736
<b>Area (acres)</b>	122.73	1.30	123.99	7.90	131.93

**Table 2. Co-Benefits per year (avoided costs) with current tree canopy cover.**

<b>Ecosystem Services</b>	<b>Resource Unit Totals</b>	<b>Resource Unit/Acre Tree Canopy</b>	<b>Total Value (\$)</b>	<b>Value (\$)/Acre Tree Canopy</b>
<b>Rain Interception (m3/yr)</b>	63,908.4	515.3	\$135,077.29	\$1,089.07
<b>CO2 Avoided (t, \$20/t/yr)</b>	263.8	2.1	\$5,276.61	\$42.54
<b>Air Quality (t/yr)</b>				
<b>O3</b>	2.2277	0.0180	\$4,638.07	\$37.39
<b>NOx</b>	0.9567	0.0077	\$1,991.83	\$16.06
<b>PM10</b>	1.1011	0.0089	\$4,150.52	\$33.46
<b>Net VOCs</b>	0.1455	0.0012	\$152.44	\$1.23
<b>Air Quality Total</b>	4.4310	0.0357	\$10,932.86	\$88.15
<b>Energy (kWh/yr &amp; kBtu/yr)</b>				
<b>Cooling - Electricity</b>	193,111	1,557	\$27,054.80	\$218.13
<b>Heating - Natural Gas</b>	7,979,687	64,337	\$111,606.24	\$899.83
<b>Energy Total (\$/yr)</b>			\$138,661.04	\$1,117.96
<b>Grand Total (\$/yr)</b>			\$289,947.81	\$2,337.72

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

- Attachment S: Co-Benefits for Project Area

## MONITORING AND REPORTING (Section 7)

*Throughout the Project Duration, the Project Operator must report on tree conditions across the Project Area to the Registry. These reports must be submitted no less frequently than on the triennial anniversary of the date of the first Verification Report. 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.*

The entire property, including all of the Project Area, is encumbered with a conservation easement, held by Natural Areas Land Conservancy (NALC), a supporting non-profit organization to Western Reserve Land Conservancy (WRLC). NALC a wholly operated supporting non-profit of WRLC is the landowner and has given approval to WRLC to be the Project Operator. The protections afforded by the conservation easement will preserve the current forest and tree canopy and safeguard the Project Area from future threats of timber harvesting.

There are no specific future activities planned within the boundaries of the Project Area, although maple sugaring is allowed under the terms of the conservation easement and may be incorporated into future management plans. Additionally, WRLC will reserve the right to quantify the future growth of the Project Trees.

Western Reserve Land Conservancy is an accredited land trust and has a professional team dedicated to the stewardship of its easements. WRLC has demonstrated its ability to serve in this capacity, having conserved more than 62,683 acres in 21 different Ohio watersheds and holding conservation easements on over 800 properties, each of which are monitored annually. Staff members will visit the Sandy Cross Forest Preservation Project annually, walking the Project Area and property in their entirety to ensure that the tenets of the amended conservation easement are being upheld and to resolve any issues with encroachment or non-permitted activities on-site. WRLC will submit written monitoring reports every three years attesting to the accuracy of the reports. The reports will include imagery of leaf-on trees. WRLC will monitor for tree canopy loss and follow Protocol requirements as necessary.

## ATTESTATIONS

*Complete and attach the following attestations: Attestation of No Double Counting of Credits and Attestation of No Net Harm. Provide any additional notes as relevant.*

WRLC has signed the attestations.

- Attachment U: Attestation of No Double Counting
- Attachment V: Attestation of No Net Harm

## PROJECT OPERATOR SIGNATURE

Signed on November 29 in 2021, by Alex Czayka, Senior Vice President of Conservation Transactions, for Western Reserve Land Conservancy.



Signature



Printed Name



Phone



Email

## ATTACHMENTS

Attachment A: Location Eligibility Map  
Attachment B: Location Eligibility Local-Scale Map  
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TRANSFER APPROVED  
RICHLAND COUNTY  
TAX MAP.

**EAK** **7-29-19**  
INITIAL DATE

201900008301  
Filed for Record in  
RICHLAND  
SARAH M DAVIS, RECORDER  
07-29-2019 At 02:21 pm.  
DEED 100.00  
OR Book 2716 Page 500 - 510

<b>TRANSFERRED</b>	
This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Ohio Revised Code.	
DATE	<u>7-29-19</u>
CONVEYANCE FEE \$	<u>7000.00</u>
TRANSFER FEE \$	<u>5.50</u>
<u>ES</u> EXEMPT	_____
PATRICK W. DROPSEY, County Auditor	

201900008301  
AMERICAN MID OHIO TITLE AGENCY  
2416 LEXINGTON AVE  
TRANSFIELD OH 44907



**BK: 2716 PG: 500**

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that **STEAM CORNERS FARMS, LLC** (“Grantor”), an Ohio limited liability company, claiming title by or through instrument recorded at Book 2636, Page 884 of Richland County Records, for good and valuable consideration received to its full satisfaction from **NATURAL AREAS LAND CONSERVANCY** (“Grantee”), an Ohio nonprofit corporation, does hereby give, grant and convey, with general warranty covenants, to Grantee, its successors and assigns, the premises described in Exhibit A attached hereto (the “Premises”).

**County Permanent Parcel Number(s):** 047-26-067-02-000, 047-26-067-03-000, 047-26-067-12-000, 048-27-165-15-000, 047-26-067-04-000, 047-26-067-10-001, 047-26-067-10-002, 047-26-067-07-000, 047-26-067-10-000, 047-26-067-04-001 and 047-26-067-10-003

**TO HAVE AND TO HOLD** said Premises, together with all easements and appurtenances thereunto belonging, unto Grantee, its successors and assigns forever. And said Grantor covenants with Grantee, its successors and assigns, that (a) Grantor is lawfully seized in fee simple of said Premises, subject to (i) building and zoning ordinances; (ii) taxes and assessments, both general and special, which are a lien but not yet due and payable; and (iii) those restrictions, covenants, conditions and easements of record in the Richland County Records at the time of this conveyance, and (b) Grantor shall warrant and defend same to said Grantee, its successors and assigns, forever against the lawful claims and demands of all persons, except as stated above.



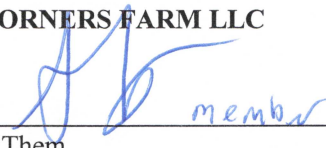


BK: 2716 PG: 501

IN WITNESS WHEREOF, Grantor has executed this Deed this 12<sup>th</sup> day of July, 2019.

**GRANTOR:**

**STEAM CORNERS FARM LLC**

By:   
Scott Them  
Its: Managing Member

STATE OF OHIO            )  
  )  
COUNTY OF Richland    )       SS:

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above-named Steam Corners Farms LLC, by Scott Them, its Managing Member, who acknowledged that he did execute the foregoing instrument and that the same is the free act and deed of Grantor and his own free act and deed as Managing Member.

12<sup>th</sup> **IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal this day of July, 2019.

  
Notary Public



JOSEPH GRIMWOOD  
Notary Public  
State of Ohio  
My Commission Expires  
January 10th, 2021

This instrument prepared by:  
Robert B. Owen, Esq.  
Western Reserve Land Conservancy  
3850 Chagrin River Road  
Moreland Hills, Ohio 44022



BK: 2716 PG: 502

**Exhibit "A"**  
**Property Description**

Property 1:  
PARCEL NO. 1:

Situated in the Township of Troy and the Village of Lexington, County of Richland, State of Ohio, being part of the Northwest and Southwest Quarters of Section 14, being part of the Northeast and Southeast Quarters of Section 15, Township 20, Range 19 and being more particularly described as follows:

Beginning at a concrete monument found in the Southwest corner of the Northwest Quarter of Section 14, said concrete monument also being in the Northwest corner of the Southwest Quarter of Section 14, being in the Southeast corner of the Northeast Quarter of Section 15 and being in the Northeast corner of the Southeast Quarter of Section 15;

Thence with the following NINETEEN courses:

1. North 89 degrees 20 minutes 37 seconds East, 138.10 feet along the South line of said Northwest Quarter of Section 14, also being along the North line of said Southwest Quarter of Section 14 to an iron pin set;
2. North 73 degrees 03 minutes 38 seconds East, 171.84 feet to an iron pin found;
3. North 51 degrees 52 minutes 55 seconds East, 205.55 feet to an iron pin found;
4. North 29 degrees 01 minute 08 seconds East, 255.74 feet to a point being in the centerline of Lexington-Galion Road (S.R. 97) and passing through an iron pin set at 230.74 feet;
5. Southeasterly along said centerline of Lexington-Galion Road (S.R. 97) on a curve to the left having a radius of 3906.53 feet, an arc length of 340.49 feet, a delta angle of 04 degrees 59 minutes 38 seconds, a chord length of 340.38 feet and a chord bearing of South 51 degrees 09 minutes 31 seconds East to a point being the Northeasterly corner of a parcel of land conveyed to Timothy D. and Jennifer Z. Shaffer, Trustees by Official Records Volume 2211, Page 675, said point being referenced by an iron pin found South 53 degrees 31 minutes 49 seconds West, 59.04 feet from said point;
6. South 53 degrees 31 minutes 49 seconds West, 545.00 feet along the Northerly line of said land of Timothy D. and Jennifer Z. Shaffer, Trustees to an iron pin found in the Northwesterly corner of said land and passing through previously referenced iron pin found at 59.04 feet;



7. South 03 degrees 13 minutes 09 seconds East, 951.85 feet along the West line of said land of Timothy D. and Jennifer Z. Shaffer, Trustees to an iron pin found in the Southwesterly corner of said land, said iron pin being in the Northwesterly line of Lot 1386 in the Village of Lexington;

8. South 42 degrees 03 minutes 13 seconds West, 573.03 feet along said Northwesterly line of said Lot 1386 and along the Northwesterly corner of Lot 1426, in said Village of Lexington to a concrete monument found in the Northwesterly corner of said Lot 1426, said concrete monument also being in the West line of said Southwest Quarter of Section 14 also being in the East line of said Southeast Quarter of Section 15;

9. South 03 degrees 12 minutes 31 seconds East, 1,100.01 feet along said West line of said Southwest Quarter of Section 14 also being along said East line of said Southeast Quarter of Section 15 to a point being in the Southwest corner of said Southwest Quarter of Section 14, said point also being in the Southeast corner of said Southeast Quarter of Section 15 and being in the centerline of Steam Corners Road (CH. 38) and passing through an iron pin set at 1,075.01 feet;

10. North 89 degrees 05 minutes 55 seconds West, 2,635.19 feet along the South line of said Southeast Quarter of Section 15, also being along said centerline of Steam Corners Road (CH. 38) to a railroad spike found in the Southwest corner of said Southeast Quarter of Section 15;

11. North 01 degree 16 minutes 13 seconds West. 2,635.34 feet along the West line of said Southeast Quarter of Section 15 to an iron pin found in the Northwest corner of said Southeast Quarter of Section 15, said iron pin also being in the Southwest corner of said Northeast Quarter of Section 15;

12. North 01 degree 14 minutes 36 seconds West, 326.36 feet along the West line of said Northeast Quarter of Section 15 to an iron pin found in the centerline of Gass Road (T.H. 39) and passing through an iron pin found at 294.86 feet;

13. North 58 degrees 30 minutes 01 second East, 641.75 feet along said centerline of Gass Road (T.H. 39) to a railroad spike found in the Northwesterly corner of a parcel of land conveyed to W. Chandler Stevens II, Trustee by Official Records Volume 1061, Page 845:

14. South 41 degrees 58 minutes 45 seconds East, 463.97 feet along the Westerly line of said land of W. Chandler Stevens II, Trustee to an iron pin found and passing through an iron pin found at 30.23 feet;

15. South 00 degrees 18 minutes 06 seconds East, 520.00 feet along the West line of said land of W. Chandler Stevens II, Trustee to an iron pin found in the Southwest corner of said land;



16. North 89 degrees 53 minutes 42 seconds East 698.00 feet along the South line of said land of W. Chandler Stevens II, Trustee to an iron pin found in the Southeasterly corner of said land;

17. North 27 degrees 42 minutes 30 seconds East, 51.74 feet along the Easterly line of said land of W. Chandler Stevens II, Trustee to an iron pin found in a point of curve;

18. Northeasterly and continuing along said Easterly line of said land of W. Chandler Stevens II, Trustee on a curve to the right having a radius of 1,236.81 feet, an arc length of 131.15 feet, a delta angle of 06 degrees 04 minutes 32 seconds, a chord length of 131.09 feet and a chord bearing of North 30 degrees 17 minutes 00 seconds East to an iron pin set in the North line of said Southeast Quarter of Section 15, said iron pin also being in the South line of said Northeast Quarter of Section 15;

19. South 88 degrees 29 minutes 54 seconds East, 905.97 feet along said North line of said Southeast Quarter of Section 15 also being along said South line of said Northeast Quarter of Section 15 to the place of beginning, and containing 177.841 acres, more or less, of which 12.493 acres are in the Southwest Quarter of Section 14 and the Village of Lexington, 2.535 acres are in the Northwest Quarter of Section 14, 152.926 acres are in the Southeast Quarter of Section 15, and 9.887 acres are in the Northeast Quarter of Section 15, and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only. All iron pins set are 5/8 inch diameter reinforcing rod with plastic cap stamped "STEVENS 7052". According to a survey made in December 2015 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

Permanent Parcels #047-26-067-02-000, 047-26-067-03-000, 047-26-067-12-000 and 048-27-165-15-000.

**PARCEL NO. 2:**

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 14 and a part of the Northeast Quarter of Section 15, of Township 20 North, Range 19 West, and being more particularly described as follows: Beginning at a concrete monument found and accepted as marking the Southwest corner of the Northwest quarter of Section 14, the same being the Southeast corner of the Northeast quarter of Section 15;

Thence, the following eleven (11) courses and distances:

1. North 88 degrees 29 minutes 54 seconds West with the South line of the Northeast quarter of Section 15, 905.97 feet to an iron pin found and accepted as marking a point on the Easterly



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line of a parcel currently owned by W.C. Stevens II Trust (O.R.V. 1061, Page 845)

2. With a curve to the right, with said Easterly line, with a central angle of 02 degrees 28 minutes 18 seconds, a radius of 1236.81 feet, an arc length of 53.36 feet, on a chord bearing of North 34 degrees 33 minutes 25 seconds East and a chord length of 53.35 feet to an iron pin found and accepted as marking an interior corner of said Stevens parcel;

3. North 46 degrees 20 minutes 30 seconds West with a line common to said Stevens parcel, 22.76 feet to an iron pin found;

4. South 88 degrees 37 minutes 30 seconds East 948.32 feet to an iron pin set;

5. North 59 degrees 38 minutes 35 seconds East 348.80 feet to an iron pin set;

6. North 33 degrees 43 minutes 51 seconds East, passing through an iron pin set at 243.11 feet, a total distance of 268.11 feet to a point in the original centerline of State Route 97;

7. South 51 degrees 49 minutes 53 seconds East with said centerline, 101.18 feet to a point referenced by an iron pin found on a bearing of South 29 degrees 01 minute 08 seconds West and at a distance of 19.51 feet;

8. South 29 degrees 01 minute 08 seconds West, passing through said reference pin, a total distance of 250.25 feet to an iron pin found;

9. South 51 degrees 52 minutes 55 seconds West 205.55 feet to an iron pin found;

10. South 73 degrees 03 minutes 38 seconds West 171.84 feet to an iron pin found on the South line of the Northwest quarter of Section 14;

11. South 89 degrees 20 minutes 37 seconds West with said South line, 138.10 feet to the place of beginning, containing a total of 2.99 acres, of which 1.75 acres are located within part of the Northwest quarter of Section 14 and 1.24 acres are located within part of the Northeast quarter of Section 15, according to survey by Chad F. Craig PS. #8195 for Seiler & Craig Surveying, Inc. on December 11, 2017, but subject to all easements, right of ways and highways of record. Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.

Permanent Parcels #047-26-067-04-000 and 047-26-067-10-001

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land



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described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

**PARCEL NO. 3:**

Situated in the Township of TRoy, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 15, of Township 20 North, Range 19 West, and being more particularly described as follows: Commencing at an iron pin found and accepted as marking the point of intersection of the West line of said Northeast quarter and the centerline of Gass Road (T.H. 39); Thence, North 58 degrees 30 minutes 12 seconds East with said centerline, a distance of 724.73 feet to an iron pin found; Thence, North 55 degrees 11 minutes 44 seconds East a distance of 29.13 feet with said centerline to a point referenced by an iron pin set on a bearing of South 42 degrees 44 minutes 56 seconds East and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described; thence, continuing North 55 degrees 11 minutes 44 seconds East with said centerline, a distance of 349.92 feet to a point, said point being the Northwest corner of a parcel currently owned by Sandy Cross Farm, Inc. (O.R.V. 346, Page: 922) and referenced by an iron pin found on a bearing of South 30 degrees 16 minutes 14 seconds East at a distance of 30.08 feet; thence, South 30 degrees 16 minutes 14 seconds East with the west line of said Sandy Cross Farm parcel, passing through said reference pin, a total distance of 418.11 feet to an iron pin set; thence, South 71 degrees 53 minutes 39 seconds West a distance of 281.89 feet to an iron pin set; thence, North 42 degrees 44 minutes 56 seconds West, passing through an iron pin set for reference at 309.06 feet, a total distance of 339.06 feet to the place of beginning, containing 2.67 acres according to survey by Chad F. Craig PS. #8195 for Seiler & Craig Surveying, Inc. on April 4, 2013, but subject to all easements of record. Iron pins set are 5/8" rods with caps stamped "CRAIG 8195". Bearings are based on an assumed meridian and are intended to be used for angular determination only.

Permanent Parcel #047-26-067-10-002

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning.

**PARCEL NO. 4:**

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 15 and a part of the Southeast Quarter of Section 15, of Township



20 North, Range 19 West, and being more particularly described as follows: Commencing at a concrete monument found and accepted as marking the southeast corner of the northeast quarter of Section 15, the same being the northeast corner of the southeast quarter of Section 15; Thence, North 88 degrees 29 minutes 54 seconds West with the south line of the northeast quarter of Section 15, the same being the north line of the southeast quarter of Section 15, 905.97 feet to an iron pin found, said iron pin being the place of beginning of the parcel herein described;

Thence, the following twelve (12) courses and distances:

1. With a curve to the left, with a central angle of 06 degrees 04 minutes 32 seconds, a radius of 1236.81 feet, an arc length of 131.15 feet, on a chord bearing of South 30 degrees 17 minutes 00 seconds West and a chord length of 131.09 feet to an iron pin found;
2. South 27 degrees 42 minutes 30 seconds West 51.74 feet to an iron pin found;
3. South 89 degrees 53 minutes 42 seconds West 698.00 feet to an iron pin found;
4. North 00 degrees 18 minutes 06 seconds West 520.00 feet to an iron pin found;
5. North 41 degrees 59 minutes 51 seconds West, passing through an iron pin found for reference at 433.49 feet, a total distance of 463.84 feet to a point in the centerline of Gass Road (T.H. 39);
6. North 58 degrees 30 minutes 13 seconds East with said centerline, 83.24 feet to an iron pin found;
7. North 55 degrees 11 minutes 44 seconds East with said centerline, 29.13 feet to a point referenced by an iron pin found on a bearing of South 42 degrees 44 minutes 54 seconds East and at a distance of 30.00 feet;
8. South 42 degrees 44 minutes 54 seconds East, passing through said reference pin, a total distance of 339.06 feet to an iron pin found;
9. North 71 degrees 53 minutes 41 seconds East 281.89 feet to an iron pin found;
10. South 30 degrees 16 minutes 11 seconds East 118.44 feet to an iron pin found;
11. South 46 degrees 20 minutes 30 seconds East, passing through an iron pin found at 639.11 feet, a total distance of 661.87 feet to an iron pin found;



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12. With a curve to the left, with a central angle of 02 degrees 28 minutes 18 seconds, a radius of 1236.81 feet, an arc length of 53.36 feet, on a chord bearing of South 34 degrees 33 minutes 25 seconds West and a chord length of 53.35 feet to the place of beginning, containing a total of 11.07 acres of which 8.17 acres are located within part of the Northeast Quarter of Section 15 and 2.90 acres are located within part of the Southeast Quarter of Section 15 according to survey by Chad F. Craig PS. #8195 for Seiler & Craig Surveying, Inc. on December 11, 2017, but subject to all easements, right of ways and highways of record. Iron pins set are 5/8" rods with caps stamped "CRAIG 8195". Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.

Permanent Parcels #047-26-067-07-000 and 047-26-067-10-000

PARCEL NO. 5:

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 14 and a part of the Northeast Quarter of Section 15, of Township 20 North, Range 19 West, and being more particularly described as follows: Commencing at an iron pin found and accepted as marking the point of intersection of the West line of the Northeast quarter of Section 15 and the centerline of Gass Road (T.H. 39); Thence, North 58 degrees 30 minutes 14 seconds East with said centerline, a distance of 724.73 feet to an iron pin found; Thence North 55 degrees 11 minutes 46 seconds East a distance of 379.05 feet with said centerline to a point referenced by an iron pin found on a bearing of South 30 degrees 16 minutes 12 seconds East and at a distance of 30.08 feet, said point being the place of beginning of the parcel herein described; Thence, the following 16 courses and distances:

1. North 55 degrees 11 minutes 46 seconds East with said centerline, 373.68 feet to an iron pin found
2. North 52 degrees 51 minutes 33 seconds East with said centerline, 396.54 feet to a point, said point being the Northwest corner of a parcel currently owned by J. L. Garber (O.R.V. 1931, Page 223) and referenced by an iron pin found on a bearing of South 37 degrees 08 minutes 28 seconds East and at a distance of 23.00 feet
3. South 37 degrees 08 minutes 28 seconds East, with the West line of said Garber parcel, passing through said reference pin, a total distance of 185.00 feet to an iron pin found on the Southwest corner thereof
4. North 54 degrees 41 minutes 57 seconds East with the South line of said Garber parcel, 376.96 feet to an iron pin found on the Southeast corner thereof, said iron pin being a point in





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the original centerline of State Route 97

5. South 16 degrees 17 minutes 01 second East with said centerline, 63.80 feet to an iron pin found

6. South 48 degrees 15 minutes 55 seconds East with said centerline, 195.89 feet to an iron pin found

7. With a curve to the left, with said centerline, with a central angle of 19 degrees 18 minutes 37 seconds, a radius of 636.62 feet, an arc length of 214.56 feet, on a chord bearing of South 57 degrees 55 minutes 14 seconds East and a chord length of 213.54 feet to an iron pin found

8. South 67 degrees 34 minutes 32 seconds East with said centerline, 132.35 feet to a point referenced by an iron pin found on a bearing of South 22 degrees 25 minutes 26 seconds West and at a distance of 31.18 feet

9. With a curve to the right, with said centerline, with a central angle of 38 degrees 00 minute 00 seconds, a radius of 636.62 feet, an arc length of 422.22 feet, on a chord bearing of South 48 degrees 34 minutes 32 seconds East and a chord distance of 414.53 feet to an iron pin set

10. South 29 degrees 34 minutes 32 seconds East with said centerline, 368.40 feet to an iron pin set

11. South 51 degrees 49 minutes 53 seconds East with said centerline, 163.39 feet to a point referenced by an iron pin set on a bearing of South 33 degrees 43 minutes 51 seconds West and at a distance of 25.00 feet

12. South 33 degrees 43 minutes 51 seconds West, passing through said reference pin, a total distance of 268.11 feet to an iron pin set

13. South 59 degrees 38 minutes 35 seconds West 348.80 feet to an iron pin set

14. North 88 degrees 37 minutes 30 seconds West 948.32 feet to an iron pin found on the East line of a parcel currently owned by W.C. Stevens II Trust (O.R.V. 1061, Page 845)

15. North 46 degrees 20 minutes 30 seconds West with said east line, 639.10 feet to an iron pin found

16. North 30 degrees 16 minutes 12 seconds West, passing through an iron pin found for reference at 506.47 feet, a total distance of 536.55 feet containing a total of 44.79 acres of which 6.63 acres are located within a part of the Northwest Quarter of Section 14, and 38.16



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acres are located within a part of the Northeast Quarter of Section 15, according to survey by Chad F. Craig PS. #8195 for Seiler & Craig Surveying, Inc. on April 4, 2013, but subject to all highways and easements of record. Iron pins set are 5/8" rods with caps stamped "CRAIG 8195". Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.

Permanent Parcel #047-26-067-04-001 and 047-26-067-10-003

TRANSFER APPROVED  
RICHLAND COUNTY  
TAX MAP.

EAK    7-29-19  
INITIAL    DATE

**Sandy Cross Forest Preservation Project  
Agreement to Transfer Potential Credits**

This Agreement to Transfer Potential Credits ("Agreement") is entered in to this 23<sup>rd</sup> day of September 2021 (the "Effective Date") by Natural Areas Land Conservancy the "Landowner") and \_\_\_\_\_ Western Reserve Land Conservancy, a Ohio Corporation ("WRLC") whose mission is to provide the people of our region with essential natural assets through land conservation and restoration and who has undertaken a tree preservation and carbon crediting project ("Tree and Carbon Project") on the Property of Landowner (the "Property").

**1. Purpose and Intent**

Western Reserve Land Conservancy and Landowner desire to generate funds for this Tree and Carbon Project by allowing Western Reserve Land Conservancy to develop potential carbon and environmental credits that it can attempt to sell. The Landowner will receive the benefits of the tree preservation and maintenance in this project at little to no cost to the Landowner.

These potential carbon or environmental credits or offsets include amounts of carbon dioxide stored, storm water run-off reductions, energy savings, fish habitat, and air quality benefits arising from the planting and growth of trees in the Tree and Carbon Project ("Carbon+ Credits"). The Carbon+ Credits will be developed using the protocols and registry of City Forest Credits, a non-profit organization ("CFC").

**2. Rights Granted**

Landowner grants Western Reserve Land Conservancy the title and rights to any and all Carbon+ Credits developed from the Tree and Carbon Project during the term of this agreement, including rights to register with CFC, and develop and sell the Carbon+ Credits.

**3. Subject Lands**

The Property specified in Exhibit A.

**4. Obligations of Landowner**

Landowner shall not cut, harvest, or damage trees in the Tree Project except in cases of emergency involving fire or flooding or to mitigate hazard if trees are identified as a hazard by a certified arborist.

**5. Obligations of Western Reserve Land Conservancy**

Western Reserve Land Conservancy will pay all costs and assume all responsibilities for development and sale of Carbon+ Credits from the Tree Project.

**6. Landowner Representations**

Landowner represents that it has authority to enter this agreement, and that the Property is free from any liens, claims, encumbrances, tenancies, restrictions, or easements that would prevent or interfere with the rights to Carbon+ Credits granted under this Agreement.

**7. Western Reserve Land Conservancy Representations**

Western Reserve Land Conservancy represents that it has either begun the Tree and Carbon Project or is prepared to act as the Project Operator for the Tree and Carbon Project.

8. Default

If either party is in default of this agreement, the other party may notify the defaulting party of the specific nature of the default. The defaulting Party has 30 days from the date of notice to correct the default. If the default is not corrected in 30 days, the non-defaulting party may cancel this agreement. Notice of cancellation shall be delivered in writing to the current contact address of the defaulting party.

9. Term of Agreement and Option to Renew

This Agreement shall remain in force for 40 years after the Effective Date of the Agreement. Western Reserve Land Conservancy may renew this Agreement for a second 40 years if it delivers written notice of renewal to Landowner at least 90 days prior to expiration of this Agreement.

10. Governing Law

This agreement shall be construed and enforced in accordance with the laws of the State of Ohio.

11. Parties

Western Reserve Land Conservancy		Landowner	
Name:	ROBERT B. OWEN	Name:	Susan Bailey
Title:	ASST. SECRETARY	Title:	DIRECTOR OF FINANCE
Address:	3850 CHAGRIN RIVER RD., MORELAND HILLS, OH 44022	Address:	3850 CHAGRIN RIVER RD- MORELAND HILLS, OH 44022
Phone:	440.528.4150	Phone:	440.528.4150
Email:	rowen@wrlandconservancy.org	Email:	sbailey@wrlandconservancy.org
Signature:		Signature:	
Date:	9/23/2021	Date:	10/24/2021

# Exhibit A

## Legal Description

### PARCEL NO. 1:

Situated in the Township of Troy and the Village of Lexington, County of Richland, State of Ohio, being part of the Northwest and Southwest Quarters of Section 14, being part of the Northeast and Southeast Quarters of Section 15, Township 20, Range 19 and being more particularly described as follows:

Beginning at concrete monument found in the Southwest corner of the Northwest Quarter of Section 14, said concrete monument also being in the Northwest corner of the Southwest Quarter of Section 14, being in the Southeast corner of the Northeast Quarter of Section 15 and being in the Northeast corner of the Southeast Quarter of Section 15;

Thence with the following NINETEEN courses:

1. North 89 degrees 20 minutes 37 seconds East, 138.10 along the South line of said Northwest Quarter of Section 14, also being along the North line of said Southwest Quarter of Section 14 to an iron pin set;
2. North 73 degrees 03 minutes 38 seconds East, 171.84 feet to an iron pin found;
3. North 51 degrees 52 minutes 55 seconds East, 205.55 feet to an iron pin found;
4. North 29 degrees 01 minutes 08 seconds East, 255.74 feet to a point being in the centerline of Lexington-Galion Road (S.R. 97) and passing through an iron pin set at 230.74 feet;
5. Southeasterly along said centerline of Lexington-Galion Road (S.R. 97) on a curve to the left having a radius of 3906.53 feet, an arc length of 340.49 feet, a delta angle of 04 degrees 59 minutes 38 seconds, a chord length of 340.38 feet and a chord bearing of South 51 degrees 09 minutes 31 seconds East to a point being the Northeasterly corner of a parcel of land conveyed to Timothy D. and Jennifer Z. Shaffer, Trustees by Official Records Volume 2211, Page 675, said point being referenced by an iron pin found South 53 degrees 31 minutes 49 seconds West, 59.04 feet from said point;
6. South 53 degrees 31 minutes 49 seconds West, 545.00 feet along the Northerly line of said land of Timothy D. and Jennifer Z. Shaffer, Trustees to an iron pin found in the Northwesterly corner of said land and passing through previously referenced iron pin found at 59.04 feet;
7. South 03 degrees 13 minutes 09 seconds East, 951.85 feet along the West line of said land of Timothy D. and Jennifer Z. Shaffer, Trustees to an iron pin found in the Southwesterly corner of said land, said iron pin being in the Northwesterly line of Lot 1386 in the Village of Lexington;
8. South 42 degrees 03 minutes 13 seconds West, 573.03 feet along said Northwesterly line of said Lot 1386 and along the Northwesterly corner of Lot 1426, in said Village of Lexington to a concrete monument found in the Northwesterly corner of said Lot 1426, said concrete monument also being in the West line of said Southwest Quarter of Section 14 also being in the East line of said Southeast Quarter of Section 15;

9. South 03 degrees 12 minutes 31 seconds East, 1,100.01 feet along said West line of said Southwest Quarter of Section 14 also being along said East line of said Southeast Quarter of Section 15 to a point being in the Southwest corner of said Southwest Quarter of Section 14, said point also being in the Southeast corner of said Southeast Quarter of Section 15 and being in the centerline of Steam Corners Road (CH. 38) and passing through an iron pin set at 1,075.01 feet;

10. North 89 degrees 05 minutes 55 seconds West, 2,635.19 feet along the South line of said Southeast Quarter of Section 15, also being along said centerline of Steam Corners Road (CH. 38) to a railroad spike found in the Southwest corner of said Southeast Quarter of Section 15;

11. North 01 degrees 16 minutes 13 seconds West, 2,635.34 feet along the West line of said Southeast Quarter of Section 15 to an iron pin found in the Northwest corner of said Southeast Quarter of Section 15, said iron pin also being in the Southwest corner of said Northeast Quarter of Section 15;

12. North 01 degrees 14 minutes 36 seconds West, 326.36 feet along the West line of said Northeast Quarter of Section 15 to an iron pin found in the centerline of Gass Road (T.H. 39) and passing through an iron pin found at 294.86 feet;

13. North 58 degrees 30 minutes 01 seconds East, 641.75 feet along said centerline of Gass Road (T.H. 39) to a railroad spike found in the Northwesterly corner of a parcel of land conveyed to W. Chandler Stevens II, Trustee by Official Records Volume 1061, Page 845;

14. South 41 degrees 58 minutes 45 seconds East, 463.97 feet along the Westerly line of said land of W. Chandler Stevens II, Trustee to an iron pin found and passing through an iron pin found at 30.23 feet;

15. South 00 degrees 18 minutes 06 seconds East, 520.00 feet along the West line of said land of W. Chandler Stevens II, Trustee to an iron pin found in the Southwest corner of said land;

16. North 89 degrees 53 minutes 42 seconds East 698.00 feet along the South line of said land of W. Chandler Stevens II, Trustee to an iron pin found in the Southeasterly corner of said land;

17. North 27 degrees 42 minutes 30 seconds East, 51.74 feet along the Easterly line of said land of W. Chandler Stevens II, Trustee to an iron pin found in a point of curve;

18. Northeasterly and continuing along said Easterly line of said land of W. Chandler Stevens II, Trustee on a curve to the right having a radius of 1,236.81 feet, an arc length of 131.15 feet, a delta angle of 06 degrees 04 minutes 32 seconds, a chord length of 131.09 feet and a chord bearing of North 30 degrees 17 minutes 00 seconds East to an iron pin set in the North line of said Southeast Quarter of Section 15, said iron pin also being in the South line of said Northeast Quarter of Section 15;

19. South 88 degrees 29 minutes 54 seconds East, 905.97 feet along said North line of said Southeast Quarter of Section 15 also being along said South line of said Northeast Quarter of Section 15 to the place of beginning, and containing 177.841 acres, more or less, of which 12.493 acres are in the Southwest Quarter of Section 14 and the Village of Lexington, 2.535 acres are in the Northwest Quarter of Section 14, 152.926 acres are in the Southeast Quarter of Section 15, and 9.887 acres are in the Northeast Quarter of Section 15, and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only. All iron pins set are 5/8 inch diameter reinforcing rod with plastic cap stamped "STEVENS 7052". According to a survey made in December 2015 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

Excepting therefrom:

**12.493 Acres**

Situated in the Township of Troy and the Village of Lexington, County of Richland, State of Ohio, being part of the Southwest Quarter of Section 14, Township 20, Range 19, and being more particularly described as follows:

**Beginning** at concrete monument found in the northwest corner of said Southwest Quarter of Section 14;

Thence with the following **FIVE** courses:

- 1) **N 89° 20' 37" E, 607.54** along the north line of said Southwest Quarter of Section 14 to a point being in the northerly line of parcel of land conveyed to Timothy D. and Jennifer Z. Shaffer, Trustees by official records volume 2211, page 675;
- 2) **S 53° 31' 49" W, 239.26 feet** along said northerly line of said land of Timothy D. and Jennifer Z. Shaffer, Trustees to an iron pin found in the northwesterly corner of said land;
- 3) **S 03° 13' 09" E, 951.85 feet** along the west line of said land of Timothy D. and Jennifer Z. Shaffer, Trustees to an iron pin found in the southwesterly corner of said land, said iron pin also being in the northwesterly line of Lot 1386 in the Village of Lexington;
- 4) **S 42° 03' 13" W, 573.03 feet** along said northwesterly line of said lot 1386 and along the northwesterly line of Lot 1426 in said Village of Lexington to a concrete monument found in the northwesterly corner of said Lot 1426, said concrete monument also being in the west line of said Southwest Quarter of Section 14;
- 5) **N 03° 12' 31" W, 1,513.47 feet** along said west line of said Southwest Quarter of Section 14 to the **place of beginning**, and containing **12.493 acres**, more or less, and subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in April 2019 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

Permanent Parcels #047-26-067-02-000, 047-26-067-03-000, 047-26-067-12-000.

PARCEL NO. 2:

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 14 and a part of the Northeast Quarter of Section 15, of Township 20 North, Range 19 West, and being more particularly described as follows: Beginning at a concrete monument found and accepted as marking the Southwest corner of the Northwest quarter of Section 14, the same being the Southeast corner of the Northeast quarter of Section 15;

Thence, the following eleven (11) courses and distances:

1. North 88 degrees 29 minutes 54 seconds West with the South line of the Northeast quarter of Section 15, 905.97 feet to an iron pin found and accepted as marking a point on the Easterly line of a parcel currently owned by W.C. Stevens II Trust (O.R.V. 1061, Page 845)
2. With a curve to the right, with said Easterly line, with a central angle of 02 degrees 28 minutes 18 seconds, a radius of 1236.81 feet, an arc length of 53.36 feet, on a chord bearing of North 34 degrees 33 minutes 25 seconds East and a chord length of 53.35 feet to an iron pin found and accepted as marking an interior corner of said Stevens parcel;
3. North 46 degrees 20 minutes 30 seconds West with a line common to said Stevens parcel, 22.76 feet to an iron pin found;
4. South 88 degrees 37 minutes 30 seconds East 946.32 feet to an iron pin set;
5. North 59 degrees 38 minutes 35 seconds East 348.80 feet to an iron pin set;
6. North 33 degrees 43 minutes 51 seconds East, passing through an iron pin set at 243.11 feet, a total distance of 268.11 feet to a point in the original centerline of State Route 97;
7. South 51 degrees 49 minutes 53 seconds East with said centerline, 101.18 feet to a point referenced by an iron pin found on a bearing of South 29 degrees 01 minute 08 seconds West and at a distance of 19.51 feet;
8. South 29 degrees 01 minute 08 seconds West, passing through said reference pin, a total distance of 250.25 feet to an iron pin found;
9. South 51 degrees 52 minutes 55 seconds West 205.55 feet to an iron pin found;
10. South 73 degrees 03 minutes 38 seconds West 171.84 feet to an iron pin found on the South line of the Northwest quarter of Section 14;
11. South 89 degrees 20 minutes 37 seconds West with said South line, 138.10 feet to the place of beginning, containing a total of 2.99 acres, of which 1.75 acres are located within part of the Northwest quarter of Section 14 and 1.24 acres are located within part of the Northeast quarter of Section 15, according to survey by Chad F. Craig RS. #8195 for Seiler & Craig Surveying, Inc. on December 11, 2017, but subject to all easements, right of ways and highways of record. Iron pins set are 5/8" rods with caps stamped "CRAIG 8195" Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.

Permanent Parcels #047-26-067-04-000 and 047-26-067-10-001

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

PARCEL NO. 3:

Situated in the Township of Roy, County of Richland, State of Ohio and being a part of the Northeast Quarter of Section 15, of Township 20 North, Range 19 West, and being more particularly described as follows: Commencing at an iron pin an iron pin found and accepted as marking the point of intersection of the West line of said Northeast quarter and the centerline of Gass Road (T.H. 39); Thence, North 58 degrees 30 minutes 12 seconds East with said centerline, a distance of 724.73 feet to an iron pin found; Thence, North 55 degrees 11



minutes 44 seconds East a distance of 29.13 feet with said centerline

to a point referenced by an iron pin set on a bearing of South 42 degrees 44 minutes 56 seconds East and at a distance of 30.00 feet, said point being the place of beginning of the parcel herein described; thence, continuing North 55 degrees 11 minutes 44 seconds East with said centerline, a distance of 349.92 feet to a point, said point being the Northwest corner of a parcel currently owned by Sandy Cross Farm, Inc. (O.R.V. 346, Page: 922) and referenced by an iron pin found on a bearing of South 30 degrees 16 minutes 14 seconds East at a distance of 30.08 feet; thence, South 30 degrees 16 minutes 14 seconds East with the west line of said Sandy Cross Farm parcel, passing through said reference pin, a total distance of 418.11 feet to an iron pin set; thence, South 71 degrees 53 minutes 39 seconds West a distance of 281.89 feet to an iron pin set; thence, North 42 degrees 44 minutes 56 seconds West, passing through an iron pin set for reference at 309.06 feet, a total distance of 339.06 feet to the place of beginning, containing 2.67 acres according to survey by Chad F. Craig RS. #8195 for Seiler & Craig Surveying, Inc. on April 4, 2013, but subject to all easements of record. Iron pins set are 5/8" rods with caps stamped "CRAIG 8195". Bearings are based on an assumed meridian and are intended to be used for angular determination only.

Permanent Parcel #047-26-067-10-002

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning.

#### PARCEL NO. 5:

Situated in the Township of Troy, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 14 and a part of the Northeast Quarter of Section 15, of Township 20 North, Range 19 West, and being more particularly described as follows:

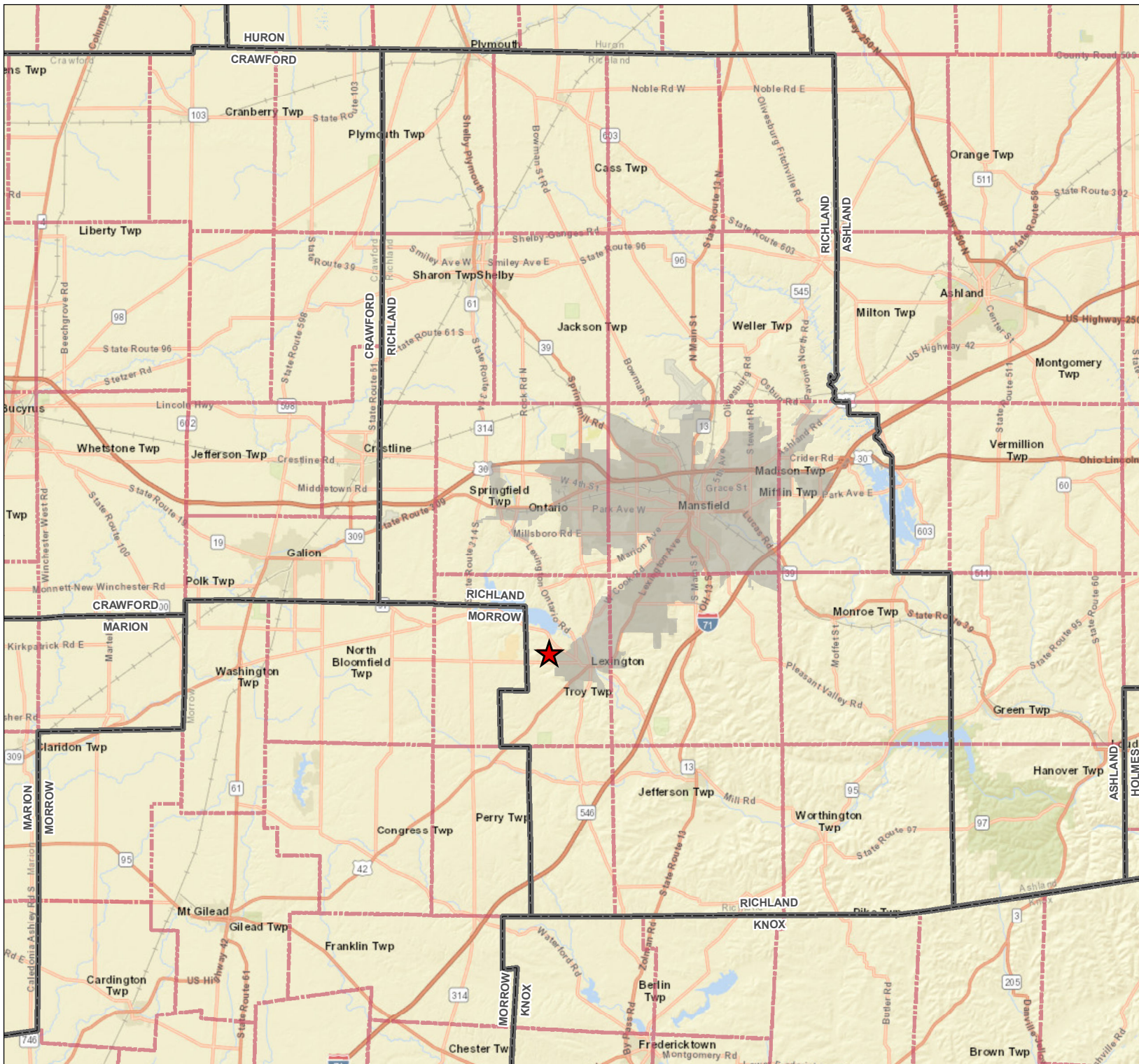
Commencing at an iron pin found and accepted as marking the point of intersection of the West line of the Northeast quarter of Section 15 and the centerline of Gas Road (T.H. 39); Thence, North 58 degrees 30 minutes 14 seconds East with said centerline, a distance of 724.73 feet to an iron pin found; Thence North 55 degrees 11 minutes 46 seconds East a distance of 379.05 feet with said centerline to a point referenced by an iron pin found on a bearing of South 30 degrees 16 minutes 12 seconds East and at a distance of 30.08 feet, said point being the place of beginning of the parcel herein described:

Thence, the following 16 courses and distances:





1. North 55 degrees 11 minutes 46 seconds East with said centerline, 373.68 feet to an iron pin found
2. North 52 degrees 51 minutes 33 seconds East with said centerline, 396.54 feet to a point, said point being the Northwest corner of a parcel currently owned by J. L. Garber (O.R.V. 1931, Page 223) and referenced by an iron pin found on a bearing of South 37 degrees 08 minutes 28 seconds East and at a distance of 23.00 feet
3. South 37 degrees 08 minutes 28 seconds East, with the West line of said Garber parcel, passing through said reference pin, a total distance of 185.00 feet to an iron pin found on the Southwest corner thereof 4 North 54 degrees 41 minutes 57 seconds East with the South line of said Garber parcel, 376.96 feet to an iron pin found on the Southeast corner thereof, said iron pin being a point in the original centerline of State Route 97
5. South 16 degrees 17 minutes 01 second East with said centerline, 63.80 feet to an iron pin found
6. South 48 degrees 15 minutes 55 seconds East with said centerline, 195.89 feet to an iron pin found
7. With a curve to the left, with said centerline, with a central angle of 19 degrees 18 minutes 37 seconds, a radius of 636.62 feet, an arc length of 214.56 feet, on a chord bearing of South 57 degrees 55 minutes 14 seconds East and a chord length of 213.54 feet to an iron pin found
8. South 67 degrees 34 minutes 32 seconds East with said centerline, 132.35 feet to a point referenced by an iron pin found on a bearing of South 22 degrees 25 minutes 26 seconds West and at a distance of 31 18 feet
9. With a curve to the right with said centerline, with a central angle of 38 degrees 00 minute 00 seconds, a radius of 636.62 feet, an arc length of 422.22 feet, on a chord bearing of South 48 degrees 34 minutes 32 seconds East and a chord distance of 414.53 feet to an iron pin set

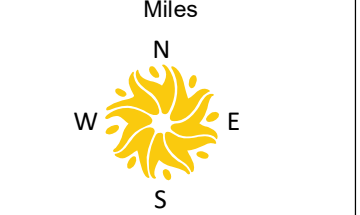
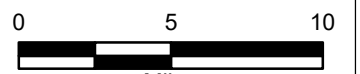
10. South 29 degrees 34 minutes 32 seconds East with said centerline, 368.40 feet to an iron pin set
11. South 51 degrees 49 minutes 53 seconds East with said centerline, 163.39 feet to a point referenced by an iron pin set on a bearing of South 33 degrees 43 minutes 51 seconds West and at a distance of 25.00 feet
12. South 33 degrees 43 minutes 51 seconds West, passing through said reference pin, a total distance of 268.11 feet to an iron pin set
13. South 59 degrees 38 minutes 35 seconds West 348.80 feet to an iron pin set
14. North 88 degrees 37 minutes 30 seconds West 948.32 feet to an iron pin found on the East line of a parcel currently owned by W.C. Stevens II Trust (O.R.V. 1061, Page 845)
15. North 46 degrees 20 minutes 30 seconds West with said east line, 639.10 feet to an iron pin found .
16. North 30 degrees 16 minutes 12 seconds West, passing through an iron pin found for reference at 506.47 feet, a total distance of 536.55 feet containing a total of 44.79 acres of which 6.63 acres are located within a part of the Northwest Quarter of Section 14, and 38.16 acres are located within a part of the Northeast Quarter of Section 15, according to survey by Chad F. Craig RS. #8195 for Seiler & Craig Surveying, Inc. on April 4, 2013, but subject to all highways and easements of record. Iron pins set are 5/8" rods with caps stamped "CRAIG 8195". Bearings are based on State Plane Grid North, NAD 83 (2011), Geoid 12A, Ohio North Zone and are intended to be used for angular determination only.

Permanent Parcel #047-26-067-04—001 and 047-26-067-10-003

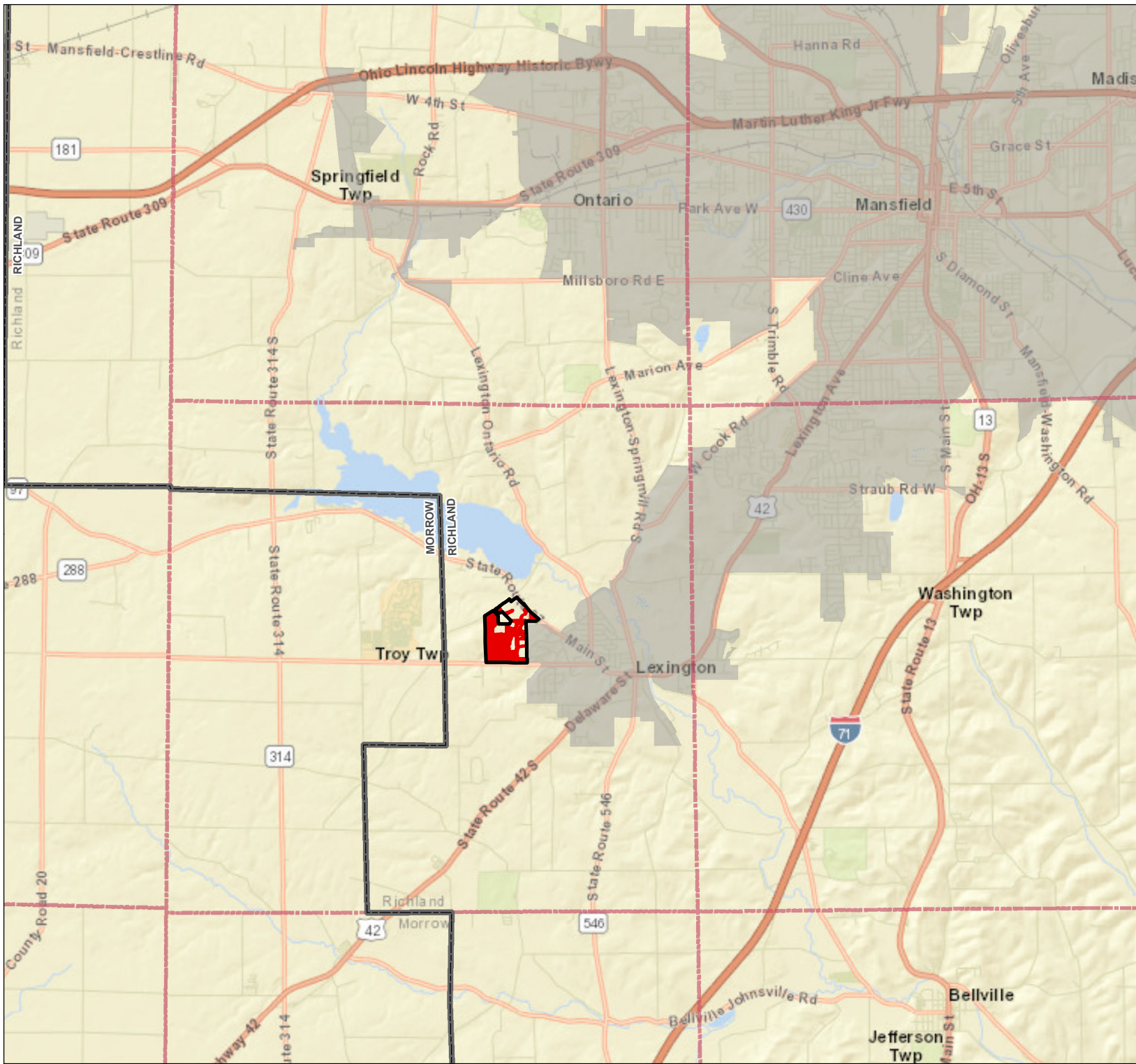


## Location Eligibility

-  Project Location
-  US Census Bureau Urban Areas
-  Township Boundaries
-  County Boundaries

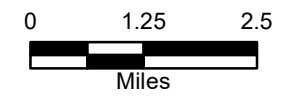


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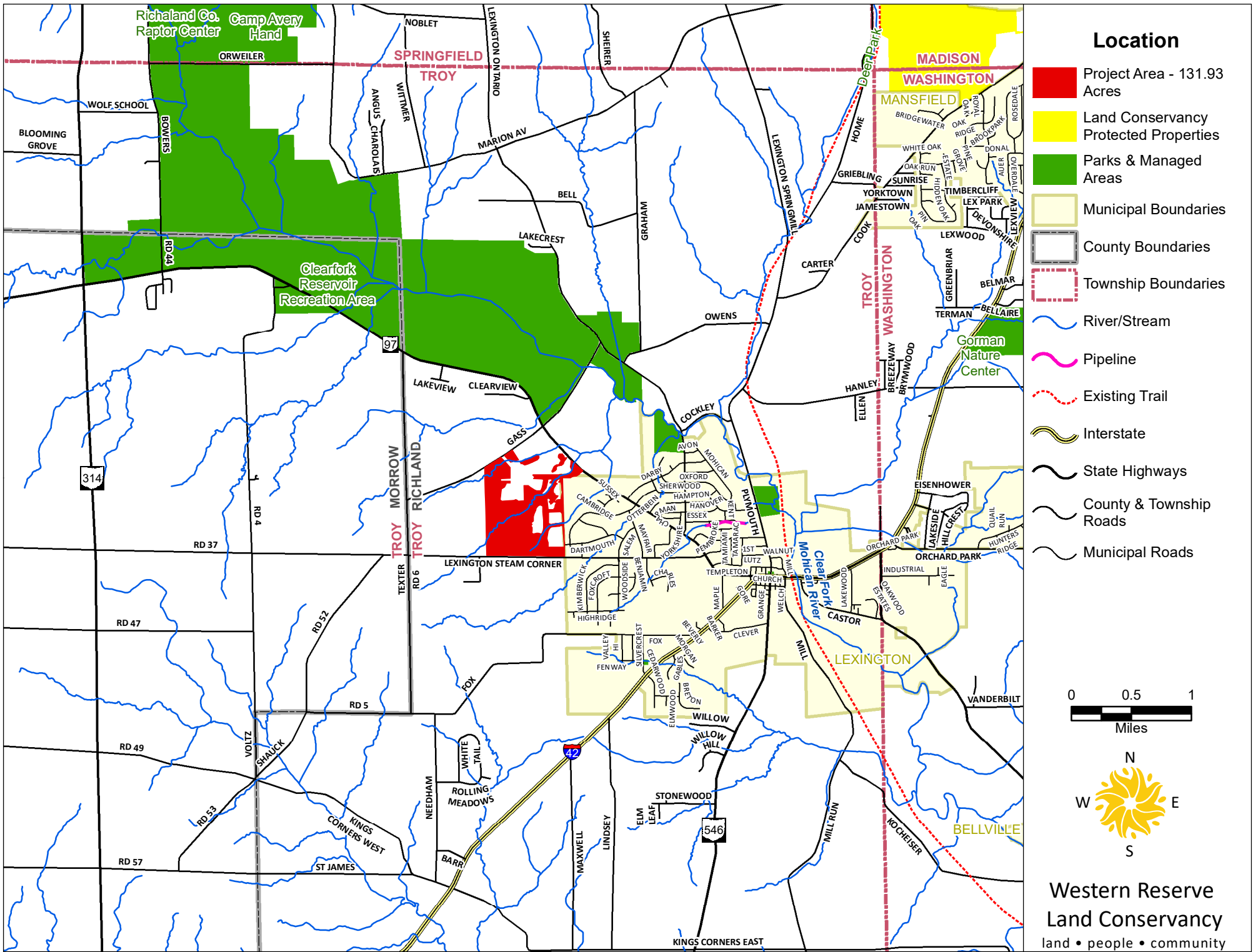


### Location Eligibility - Local Scale

- Project Area - 131.93 Acres
- Parcel Boundary - 214.6 Acres
- US Census Bureau Urban Areas
- Township Boundaries
- County Boundaries






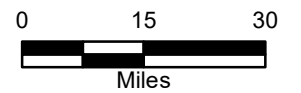
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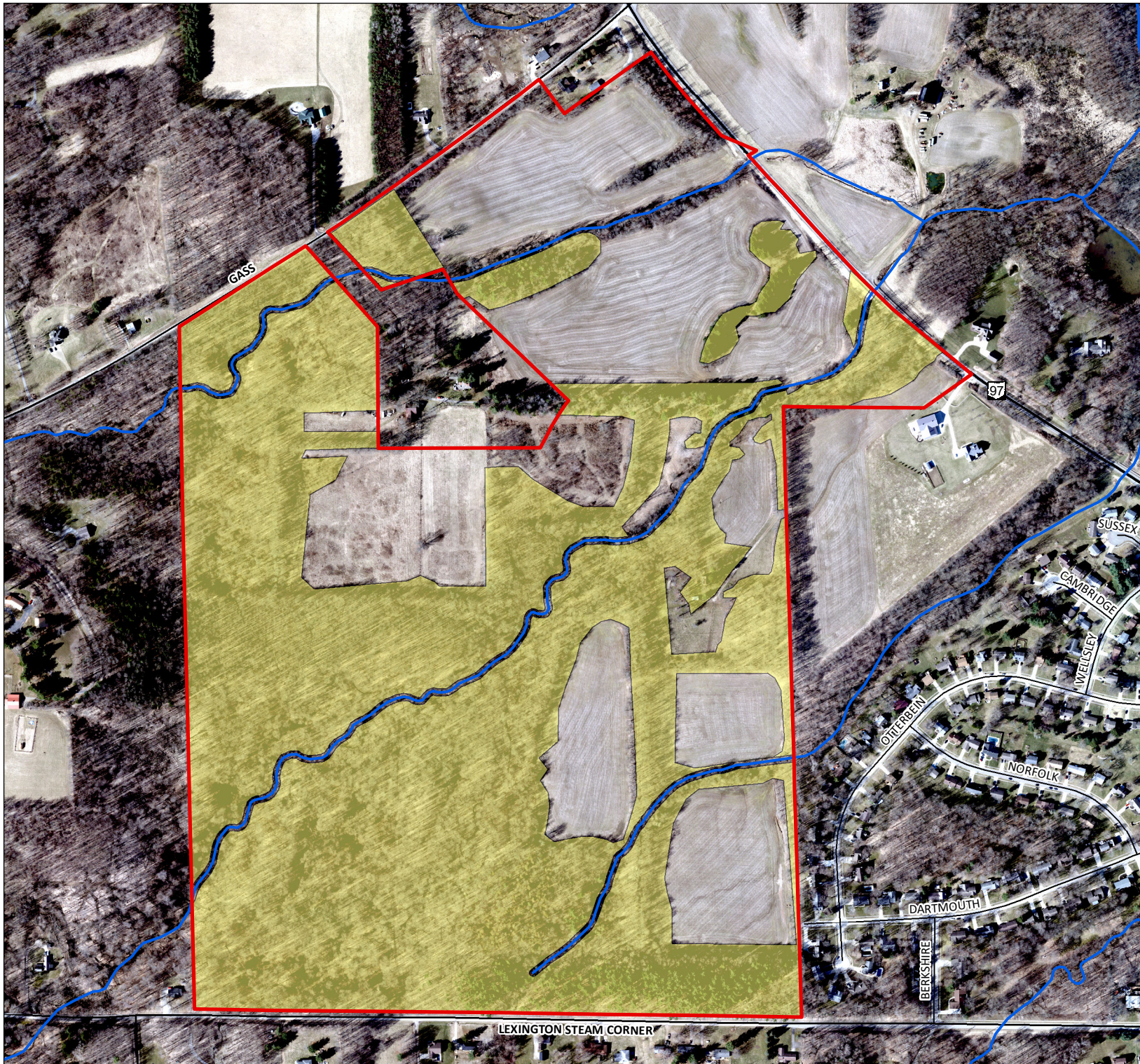


## Regional Scale







-  Project Location
-  USA Urban Areas
-  County Boundaries

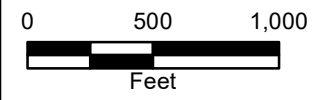


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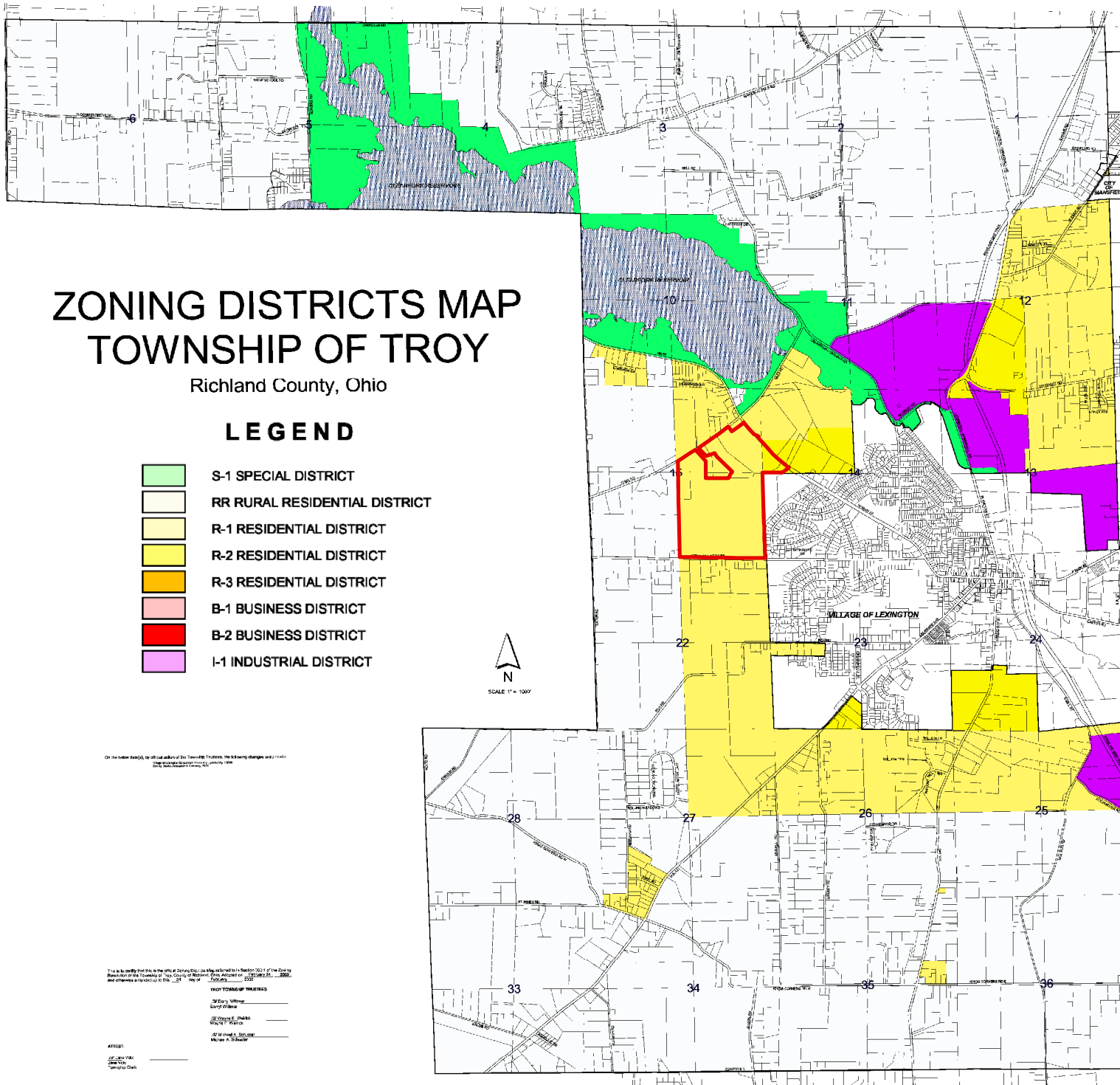


## Aerial

-  Project Area - 131.93 Acres
-  Parcel Boundary - 214.6 Acres
-  River/Stream
-  State Highways
-  County & Township Roads
-  Municipal Roads











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# ZONING DISTRICTS MAP TOWNSHIP OF TROY

Richland County, Ohio

## LEGEND

-  S-1 SPECIAL DISTRICT
-  RR RURAL RESIDENTIAL DISTRICT
-  R-1 RESIDENTIAL DISTRICT
-  R-2 RESIDENTIAL DISTRICT
-  R-3 RESIDENTIAL DISTRICT
-  B-1 BUSINESS DISTRICT
-  B-2 BUSINESS DISTRICT
-  I-1 INDUSTRIAL DISTRICT



SCALE 1" = 100'

On the lower right of the map, the zoning districts are shown. The zoning districts are shown in the map. The zoning districts are shown in the map. The zoning districts are shown in the map.

This is a public map of the zoning districts of Troy Township, Ohio. It is prepared by the Troy Township Board of Trustees. The zoning districts are shown in the map. The zoning districts are shown in the map. The zoning districts are shown in the map.

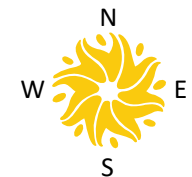
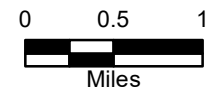
### TROY TOWNSHIP TRUSTEES

CLAYTON W. HARRIS  
 Mayor  
 JAMES E. HARRIS  
 Trustee  
 JAMES E. HARRIS  
 Trustee  
 JAMES E. HARRIS  
 Trustee

### ATTEST:

JAMES E. HARRIS  
 Trustee

## Troy Township Zoning



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**AMENDMENT TO GRANT OF CONSERVATION EASEMENT**  
**AND**  
**COVENANT FOR STEWARDSHIP FEES**

This Amendment to Grant of Conservation Easement and Covenant for Stewardship Fees (this “**Amendment**”) is entered into by and between Natural Areas Land Conservancy, an Ohio nonprofit corporation (“**Grantor**”), and Western Reserve Land Conservancy, an Ohio nonprofit corporation (“**Grantee**”).

**RECITALS**

1. Grantor, by an instrument titled Grant of Conservation Easement and Covenant for Stewardship Fees, which was recorded on July 29, 2019 in Book 2716, Page 528 in the Richland County Records (the “**Grant**”), granted to Grantee a conservation easement covering approximately 215.798 acres of real property, known as permanent parcel numbers 047-26-067-02-000, 047-26-067-03-000, 047-26-067-04-000, 047-226-067-04-001, 047-26-067-10-001, 047-26-067-10-002, 047-26-067-10-003 and 47-26-067-12-000, located on Gass Road, Lexington Steam Corners Road and State Route 97 in Troy Township, Richland County, Ohio (the “**Protected Property**”), and legally described in Exhibit A and further described and depicted in a Baseline Documentation Report designated Exhibit B, both of which are included in the Grant.
2. The Protected Property continues to possess significant scenic, natural, aesthetic and open space values (collectively, the “**Conservation Values**”) of great important to Grantor, Grantee, to the residents of Troy Township, Richland County, and to the State of Ohio.
3. Paragraph 1(d) of the Grant provides for removal of trees under certain specified circumstances. The parties now intend to ensure de minimis impacts on biomass and carbon stock by imposing additional protections on the forested areas and to further describe and limit those circumstances in which trees can be removed.
4. The Grant allows for the creation of non-residential structures and associated improvements typically used in parks, such as, but not limited to, pavilions, parking areas, trails, roads for access to parking areas and for management and maintenance activities, restroom facilities, fencing, landscaping and lawns (collectively, the “**Future Improvements**”), which may be

constructed and thereafter maintained (including the mowing of the lawns), remodeled or expanded anywhere on the Protected Property, subject to Grantee's prior review and consent.

5. Grantor and Grantee now desire to amend the Grant, pursuant to paragraph 13 thereof, for the purpose of permanently establishing the area within which the Future Improvements may be constructed.
6. Grantee has fully evaluated the conservation impact of the desired amendment and has concluded that this amendment in no way confers any additional benefit to Grantor and meets the criteria set forth in Grantee's Amendment Policy and the regulations promulgated pursuant to IRC section 170(h).

**NOW, THEREFORE**, in consideration of the mutual promises contained herein and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows:

### AGREEMENTS

1. Terms. All terms capitalized in this Amendment which are not otherwise defined shall have the meaning ascribed to them in the Grant.
2. Recitals Incorporated by Reference. The parties agree that all of the above Recitals are hereby incorporated by this reference as if they were fully restated herein.
3. Amendment of General Rights Provision pertaining to Tree Removal. Paragraph 1(d) of the Grant shall be hereby amended by adding the phrase "and has no more than a negligible or de minimis impact on biomass and carbon stock".
4. Amendment to Future Improvements Major Reserved Right. Paragraph 2(b) of the Grant shall hereby be amended such that the words "anywhere on the Protected Property" are removed from the last line of the paragraph and replacing same with "within non-forested areas identified in Exhibit B at the time of the Grant and/or other locations in which tree removal is not required for the installation of any Future Improvements on the Protected Property."
5. No Further Effect. Except as amended by this Amendment, the Grant shall remain in full force and effect as written.
6. Counterparts. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original.

[SIGNATURE PAGE TO FOLLOW]

**IN WITNESS WHEREOF**, the Grantor and Grantee have executed this Amendment as of the \_\_\_\_ day of \_\_\_\_\_, 2021.

**GRANTOR:**

**NATURAL AREAS LAND CONSERVANCY**

By: \_\_\_\_\_  
Susan Bailey  
Its: Treasurer

**STATE OF OHIO**                    )  
  ) **SS:**  
**COUNTY OF CUYAHOGA**        )

The foregoing instrument was acknowledged before me, without the administration of an oath or affirmation to the signer, this \_\_\_\_ day of \_\_\_\_\_, 2021 by Susan Bailey, Treasurer of Natural Areas Land Conservancy, an Ohio nonprofit corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public

**ACCEPTANCE**

The undersigned does hereby consent to and accept the within Amendment and all obligations imposed thereby.

**IN WITNESS WHEREOF**, the undersigned has executed and delivered this Acceptance this \_\_\_\_ day of \_\_\_\_\_, 2021.

**GRANTEE:**

**WESTERN RESERVE LAND CONSERVANCY**

By: \_\_\_\_\_

Robert B. Owen

Its: Assistant Secretary

**STATE OF OHIO**                    )  
  ) **SS:**  
**COUNTY OF CUYAHOGA**    )

The foregoing instrument was acknowledged before me, without the administration of an oath or affirmation to the signer, this \_\_\_\_ day of \_\_\_\_\_, 2021 by Robert B. Owen, Assistant Secretary of Western Reserve Land Conservancy, an Ohio nonprofit corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public

Instrument prepared by:  
Robert B. Owen, Esq.  
Western Reserve Land Conservancy  
3850 Chagrin River Road  
Moreland Hills, OH 44022

**CITY FOREST CREDITS - PRESERVATION CARBON QUANTIFICATION CALCULATOR**

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

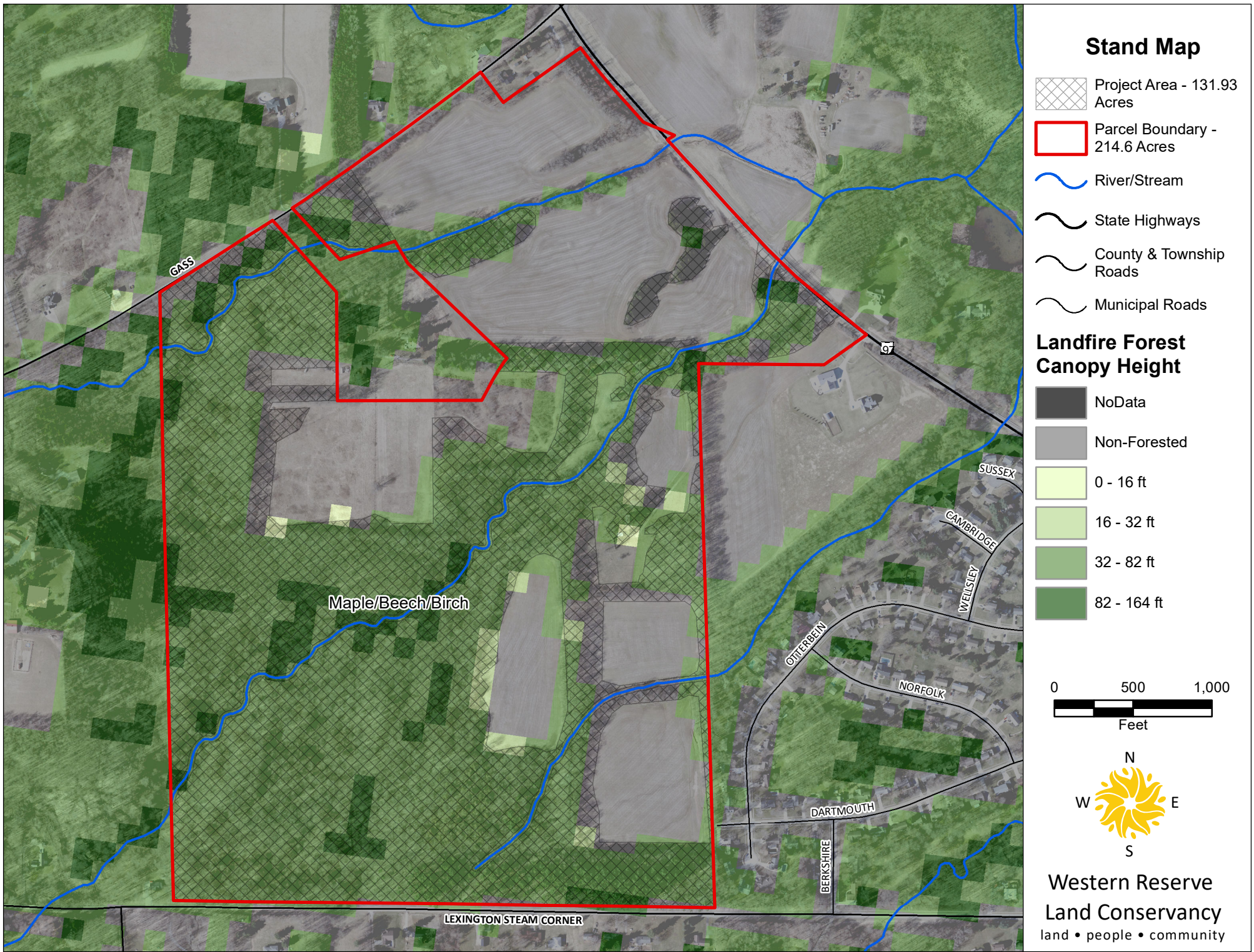
**City Forest Credits - Preservation Protocol Carbon Quantification Calculator**

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**Project Name**                                 **Sandy Cross Forest Preserve**  
**Project Location**                         **Mansfield metro region - Troy Township, OH**  
**Project Operator**                         **Western Reserve Land Conservancy**



July 27,2021	Date of quantification	
131.93	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	
131.93	Net potential clearable, per code, and to be preserved, acres	
A2 Maple Beech Birch, Northeast	Table number and forest type & region from Appendix B,US Forest Service General Technical Report NE-343	
75	Stand age (years)	
69.3	Biomass tC/ac	
254.1	Biomass tCO2e/ac	
94%	Percent cover, from i-Tree Canopy (provide file containing coordinates of evaluated points)	
31,512	Project Stock, tCO2e (Section 10.1.A.)	
25,210	Accounting Stock, tCO2e	
90%	Fraction at risk of tree removal (Section 10.2)	
22,689	Avoided Biomass Emissions, tCO2e	
50%	Avoided impervious surface, percent (Section 10.4)	
65.965	Avoided impervious surface, acres	
7,916	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)	
4,152	Displaced Biomass Emissions, tCO2e	
2,398	Displaced Soil Emissions (assumes that redevelopment causes increase in impervious surface on revegetated parcels)	
18,537	Credits from Avoided Biomass Emissions, tCO2e	
5,517	Credits from Avoided Soil Emissions, tCO2e	
24,054	Total Credits attributed to the project, tCO2e	
2,405	Registry reversal pool (10%), tCO2e	
<b>21,649</b>	<b>Total credits issued to the project, tCO2e</b>	
<b>164</b>	<b>Total credits issued to the project, tCO2e/acre</b>	

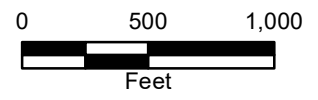
Year	Credits Issued This Year	Cumulative Credits Issued
1	8205	8205
2	8205	16410
3	5239	21649
4	0	21649
5	0	21649



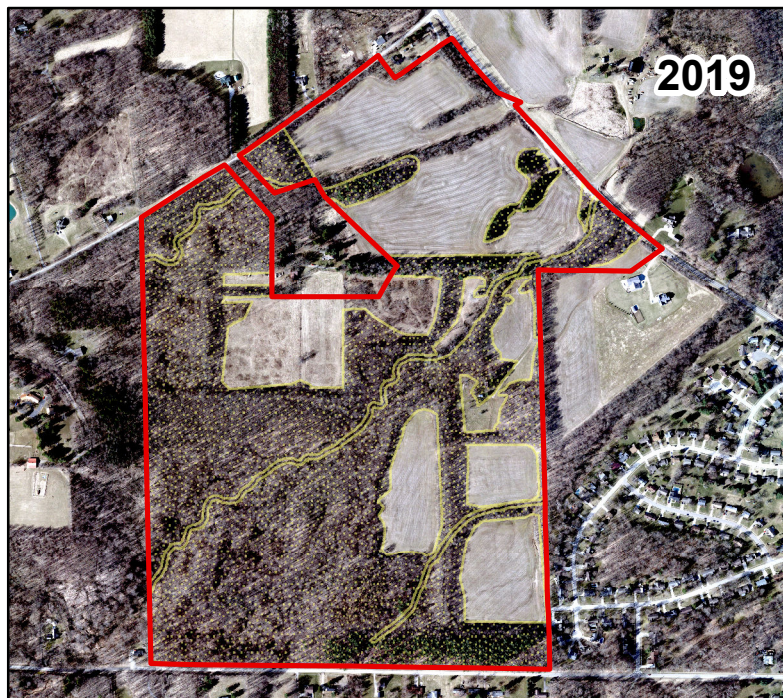
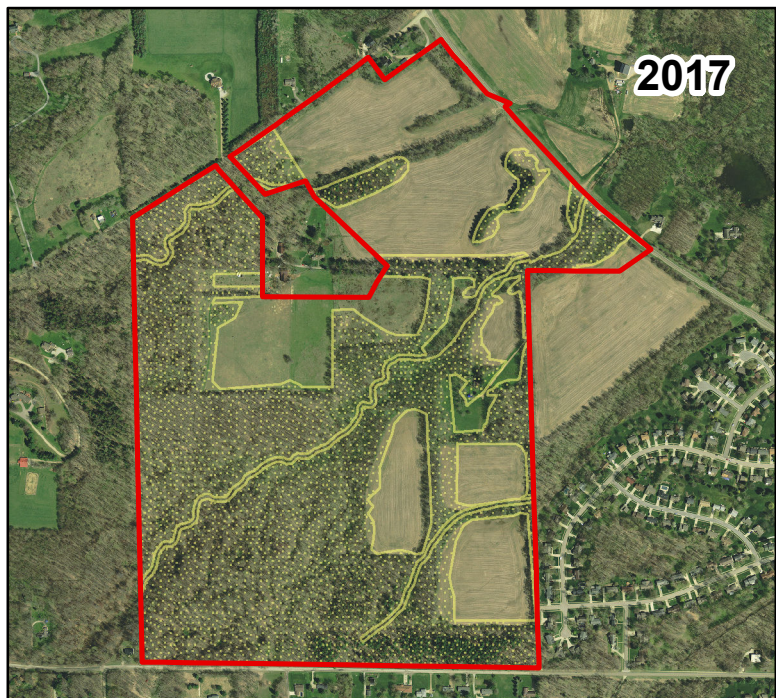
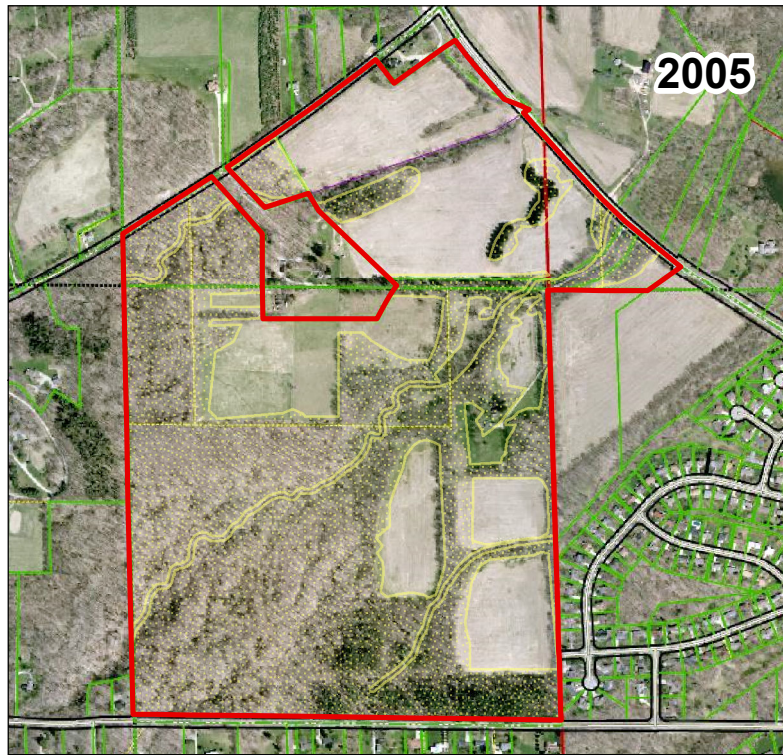
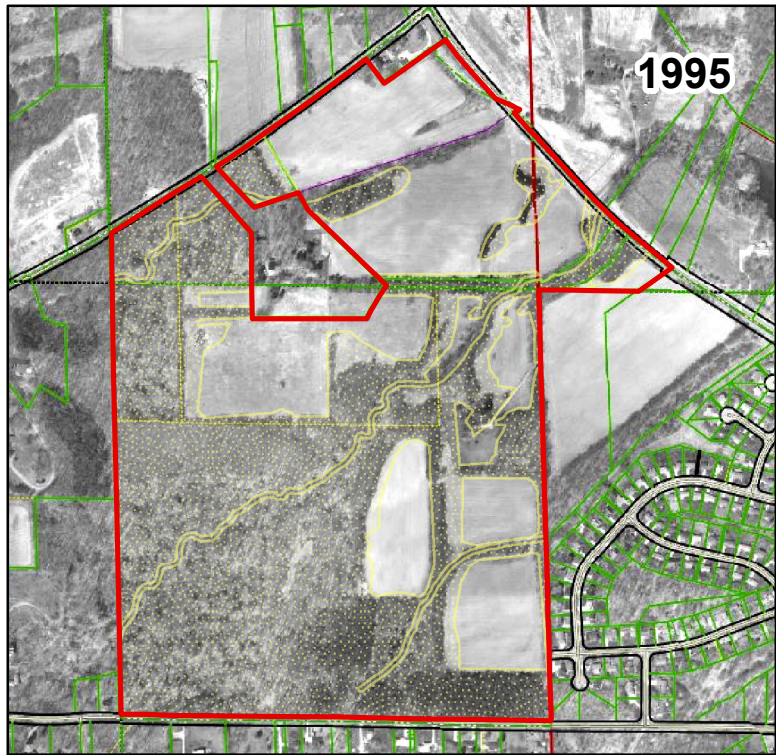


### Historical Imagery - 1959



-  Parcel Boundary
-  Project Area - 131.93 Acres

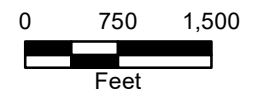


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## Forest Age Map

-  Parcel Boundary - 214.6 Acres
-  Project Area - 131.93 Acres



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## ***Coldwell Timber Consulting, LLC.***

*"We Represent the Interests of the Forest Landowner"*

33759 Hull Road, Salineville, Ohio 43945

Jed Coldwell 330-831-4374  
[www.coldwelltimberconsulting.com](http://www.coldwelltimberconsulting.com)

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### Sandy Cross Farms, Inc. Timber Appraisal

Timber appraisal prepared for the Western Reserve Land Conservancy by Jed Coldwell of Coldwell Timber Consulting, LLC. on June 1, 2018. On-site inventory data was collected on May 31, 2018. This Timber Appraisal estimates the stumpage value of timber, assuming an aggressive select harvest was implemented, on Richland county parcel numbers 0472606710001, 0472606710002, 0472606703000, 0472606710001, 0472606710000, 0472606707000, 0472606704000, 0472606702000, 0482716515000, 0472606705000, and 0472606712000 currently owned by Sandy Cross Farms, Inc. The property was cruised to determine different stand types based on species composition, volume, and quality. Sample plots were taken in specific stands to estimate volume and values. A breakdown of the specific stand types is as follows.

### Estimated Timber Value

Stand 1.) – 57.9 acre stand is made up of small and medium sawtimber.

- Dominant species include sugar maple and yellow-poplar.
- Secondary species include cherry and beech.
- Timber is average to good quality.
- 57.9 acres @ 3,640 BF/Acre = 210,756 BF @ \$470.00/1KBF = \$99,055.32

Stand 2.) – 47.2 acre stand is made up of poletimber, and small and limited medium saw timber size classes.

- Dominant species include cherry, sugar maple, and yellow-poplar.
- Secondary species include elm, cottonwood, red pine, and red maple.
- Timber is average quality.
- 47.2 acres @ 1,860 BF/Acre = 87,792 BF @ \$390.00/1KBF = \$34,238.88

Stand 3.) – 10.4 acre stand is made up of small and medium sawtimber.

- Dominant species is yellow-poplar.
- Secondary species include red oak and sugar maple.
- Timber is average to good quality.
- 10.4 acres @ 6,790 BF/Acre = 70,616 BF @ \$390.00/1KBF = \$27,540.24

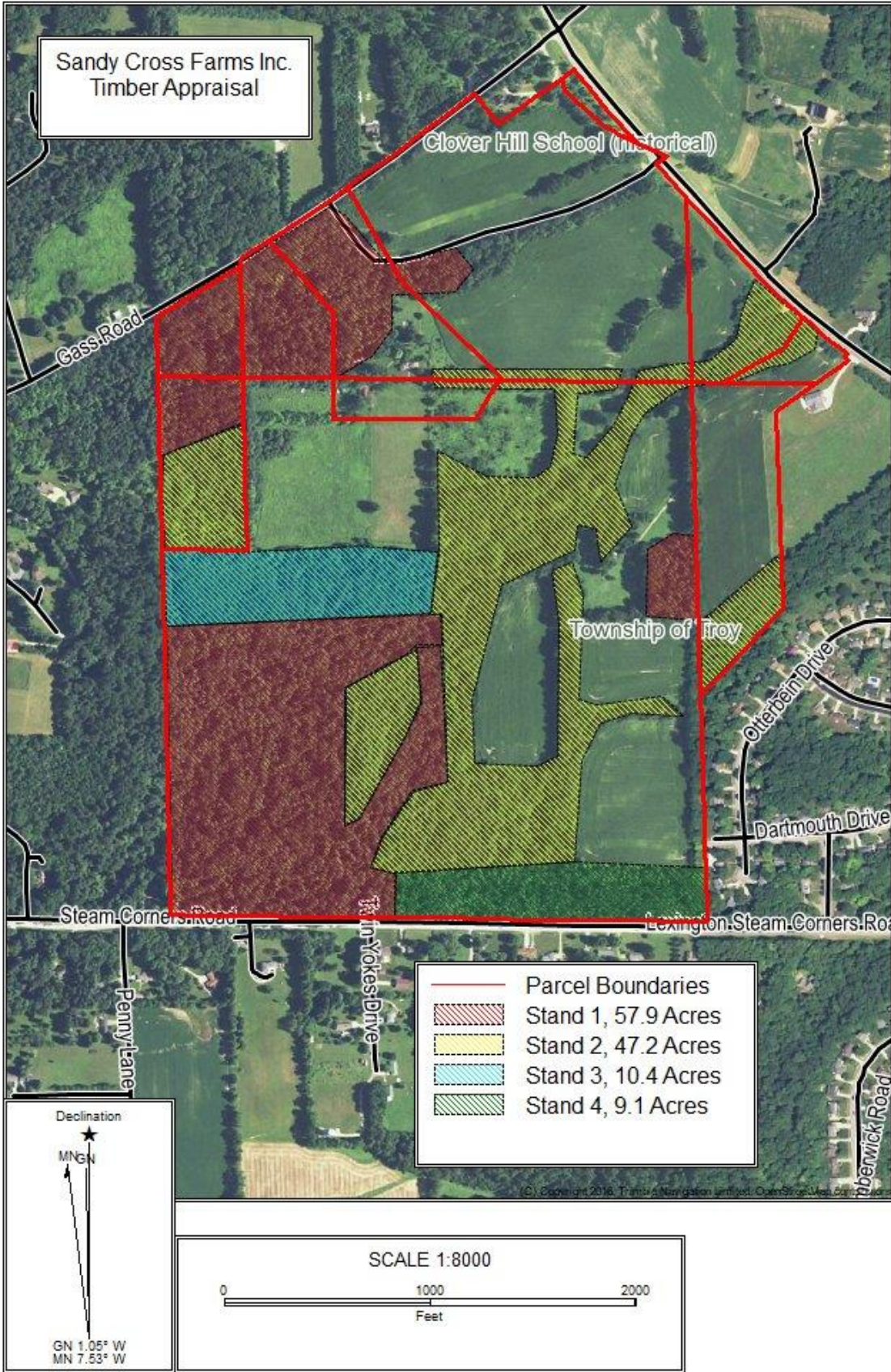
Stand 4.) – 9.1 acre stand is made up of all size classes.

- Dominant species is white pine.
- Secondary species include cherry, red pine, and sugar maple.
- Timber is good quality.
- 9.1 acres @ 14,557 BF/Acre = 132,468 BF @ \$70.00/1KBF = \$9,272.81

**Total Estimated Timber Value = \$170,107.25**

Respectfully Submitted,

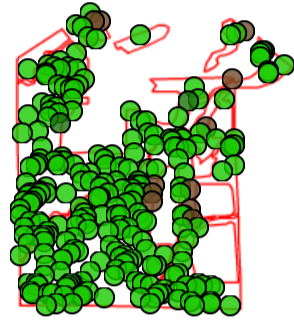
Jed Coldwell, ACF  
Consulting Forester



# i-Tree Canopy v7.1

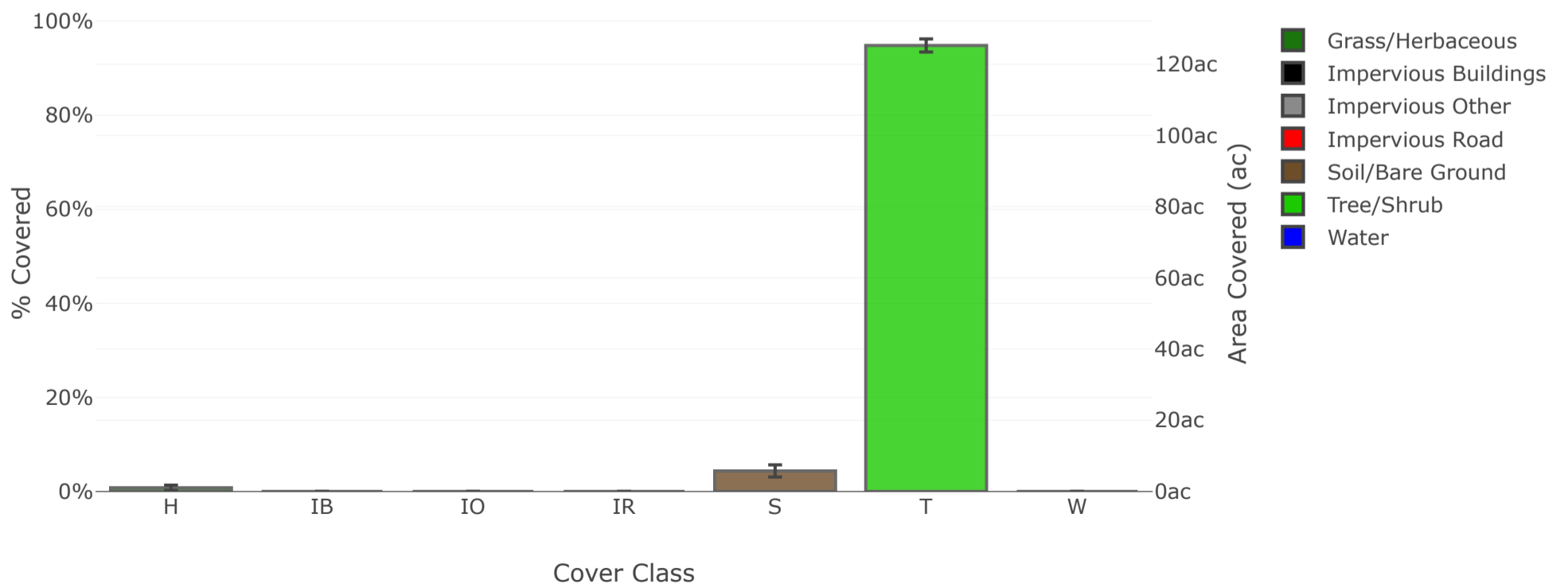
## Cover Assessment and Tree Benefits Report

Estimated using random sampling statistics on 7/27/2021



Google

### Land Cover



Abbr.	Cover Class	Description	Points	% Cover ± SE	Area (ac) ± SE
H	Grass/Herbaceous		2	0.79 ± 0.56	1.05 ± 0.74
IB	Impervious Buildings		0	0.00 ± 0.00	0.00 ± 0.00
IO	Impervious Other		0	0.00 ± 0.00	0.00 ± 0.00
IR	Impervious Road		0	0.00 ± 0.00	0.00 ± 0.00
S	Soil/Bare Ground		11	4.37 ± 1.29	5.77 ± 1.70
T	Tree/Shrub		239	94.84 ± 1.39	125.27 ± 1.84
W	Water		0	0.00 ± 0.00	0.00 ± 0.00
<b>Total</b>			<b>252</b>	<b>100.00</b>	<b>132.08</b>

### Tree Benefit Estimates: Carbon (English units)

Description	Carbon (T)	±SE	CO <sub>2</sub> Equiv. (T)	±SE	Value (USD)	±SE
Sequestered annually in trees	170.99	±2.51	626.97	±9.21	\$29,163	±428
Stored in trees (Note: this benefit is not an annual rate)	4,294.28	±63.09	15,745.69	±231.33	\$732,392	±10,760

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Amount sequestered is based on 1.365 T of Carbon, or 5.005 T of CO<sub>2</sub>, per ac/yr and rounded. Amount stored is based on 34.281 T of Carbon, or 125.697 T of CO<sub>2</sub>, per ac and rounded. Value (USD) is based on \$170.55/T of Carbon, or \$46.51/T of CO<sub>2</sub> and rounded. (English units: T = tons (2,000 pounds), ac = acres)

### Tree Benefit Estimates: Air Pollution (English units)

Abbr.	Description	Amount (lb)	±SE	Value (USD)	±SE
CO	Carbon Monoxide removed annually	141.52	±2.08	\$94	±1
NO <sub>2</sub>	Nitrogen Dioxide removed annually	781.82	±11.49	\$171	±3
O <sub>3</sub>	Ozone removed annually	6,039.29	±88.73	\$7,845	±115
SO <sub>2</sub>	Sulfur Dioxide removed annually	384.33	±5.65	\$26	±0
PM <sub>2.5</sub>	Particulate Matter less than 2.5 microns removed annually	308.52	±4.53	\$16,423	±241
PM <sub>10</sub> *	Particulate Matter greater than 2.5 microns and less than 10 microns removed annually	1,714.07	±25.18	\$5,372	±79
<b>Total</b>		<b>9,369.55</b>	<b>±137.65</b>	<b>\$29,930</b>	<b>±440</b>

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Air Pollution Estimates are based on these values in lb/ac/yr @ \$/lb/yr and rounded:

CO 1.130 @ \$0.67 | NO<sub>2</sub> 6.241 @ \$0.22 | O<sub>3</sub> 48.211 @ \$1.30 | SO<sub>2</sub> 3.068 @ \$0.07 | PM<sub>2.5</sub> 2.463 @ \$53.23 | PM<sub>10</sub>\* 13.683 @ \$3.13 (English units: lb = pounds, ac = acres)

### Tree Benefit Estimates: Hydrological (English units)

Abbr.	Benefit	Amount (Kgal)	±SE	Value (USD)	±SE
AVRO	Avoided Runoff	1.04	±0.02	\$9	±0
E	Evaporation	23.30	±0.34	N/A	N/A
I	Interception	23.45	±0.34	N/A	N/A
T	Transpiration	22.06	±0.32	N/A	N/A
PE	Potential Evaporation	149.85	±2.20	N/A	N/A
PET	Potential Evapotranspiration	123.59	±1.82	N/A	N/A

Currency is in USD and rounded. Standard errors of removal and benefit amounts are based on standard errors of sampled and classified points. Hydrological Estimates are based on these values in Kgal/ac/yr @ \$/Kgal/yr and rounded:

AVRO 0.008 @ \$8.94 | E 0.186 @ N/A | I 0.187 @ N/A | T 0.176 @ N/A | PE 1.196 @ N/A | PET 0.987 @ N/A (English units: Kgal = thousands of gallons, ac = acres)

#### 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.



Additional support provided by:



Use of this tool indicates acceptance of the [EULA](#).

Id	Cover Clas: Descriptior	Latitude	Longitude
1	Tree/Shrub	40.68352	-82.6135
2	Tree/Shrub	40.68599	-82.6079
3	Tree/Shrub	40.68398	-82.6169
4	Tree/Shrub	40.68518	-82.6164
5	Tree/Shrub	40.6835	-82.6101
6	Tree/Shrub	40.68301	-82.6134
7	Tree/Shrub	40.68795	-82.6144
8	Tree/Shrub	40.6873	-82.6149
9	Tree/Shrub	40.68596	-82.6087
10	Tree/Shrub	40.68773	-82.6154
11	Tree/Shrub	40.6835	-82.613
12	Tree/Shrub	40.68225	-82.6161
13	Tree/Shrub	40.68726	-82.6094
14	Tree/Shrub	40.68222	-82.6109
15	Tree/Shrub	40.68689	-82.6158
16	Tree/Shrub	40.68883	-82.6066
17	Tree/Shrub	40.68287	-82.6164
18	Tree/Shrub	40.68163	-82.6104
19	Tree/Shrub	40.68192	-82.6127
20	Tree/Shrub	40.68351	-82.6171
21	Tree/Shrub	40.6831	-82.6095
22	Tree/Shrub	40.68688	-82.6124
23	Tree/Shrub	40.68268	-82.6119
24	Tree/Shrub	40.68369	-82.6171
25	Tree/Shrub	40.68259	-82.6167
26	Tree/Shrub	40.68811	-82.616
27	Tree/Shrub	40.68395	-82.6123
28	Tree/Shrub	40.68408	-82.6136
29	Tree/Shrub	40.68501	-82.6116
30	Tree/Shrub	40.68524	-82.6153
31	Tree/Shrub	40.68512	-82.6147
32	Tree/Shrub	40.68569	-82.6103
33	Tree/Shrub	40.68436	-82.6123
34	Tree/Shrub	40.68237	-82.6148
35	Tree/Shrub	40.6851	-82.6079
36	Tree/Shrub	40.68851	-82.6154
37	Tree/Shrub	40.68618	-82.617
38	Tree/Shrub	40.68804	-82.616
39	Soil/Bare Ground	40.6845	-82.6113
40	Tree/Shrub	40.68513	-82.6154
41	Tree/Shrub	40.68424	-82.616
42	Tree/Shrub	40.68119	-82.6088
43	Tree/Shrub	40.68875	-82.6068
44	Soil/Bare Ground	40.6834	-82.6097
45	Tree/Shrub	40.68092	-82.6145
46	Tree/Shrub	40.68096	-82.611

47 Tree/Shrub	40.68062	-82.6115
48 Tree/Shrub	40.68656	-82.6119
49 Tree/Shrub	40.68526	-82.6152
50 Soil/Bare Ground	40.68633	-82.6091
51 Tree/Shrub	40.68423	-82.6118
52 Tree/Shrub	40.68421	-82.6152
53 Tree/Shrub	40.6833	-82.6163
54 Tree/Shrub	40.68887	-82.6067
55 Tree/Shrub	40.68311	-82.617
56 Tree/Shrub	40.68206	-82.6153
57 Tree/Shrub	40.68083	-82.6113
58 Tree/Shrub	40.68095	-82.6166
59 Tree/Shrub	40.68942	-82.6078
60 Tree/Shrub	40.68408	-82.6138
61 Tree/Shrub	40.68347	-82.6128
62 Tree/Shrub	40.68439	-82.6102
63 Tree/Shrub	40.68319	-82.6154
64 Tree/Shrub	40.68529	-82.6162
65 Tree/Shrub	40.68422	-82.6167
66 Tree/Shrub	40.68842	-82.6159
67 Tree/Shrub	40.68658	-82.6117
68 Tree/Shrub	40.68419	-82.6103
69 Tree/Shrub	40.68574	-82.6161
70 Tree/Shrub	40.68072	-82.6098
71 Tree/Shrub	40.68327	-82.6143
72 Tree/Shrub	40.68231	-82.613
73 Tree/Shrub	40.68058	-82.6096
74 Tree/Shrub	40.68395	-82.6166
75 Tree/Shrub	40.68284	-82.617
76 Tree/Shrub	40.68234	-82.6147
77 Tree/Shrub	40.68288	-82.6159
78 Tree/Shrub	40.68701	-82.6156
79 Tree/Shrub	40.68925	-82.6139
80 Tree/Shrub	40.68835	-82.615
81 Tree/Shrub	40.68619	-82.6116
82 Tree/Shrub	40.68082	-82.6135
83 Tree/Shrub	40.68342	-82.6143
84 Tree/Shrub	40.68508	-82.6128
85 Tree/Shrub	40.68967	-82.6147
86 Soil/Bare Ground	40.68372	-82.6098
87 Tree/Shrub	40.68594	-82.6101
88 Tree/Shrub	40.68308	-82.6125
89 Tree/Shrub	40.68498	-82.6113
90 Tree/Shrub	40.68064	-82.6089
91 Soil/Bare Ground	40.68435	-82.6098
92 Tree/Shrub	40.68425	-82.6163
93 Tree/Shrub	40.68088	-82.6145

94 Tree/Shrub	40.68621	-82.6163
95 Tree/Shrub	40.68126	-82.6118
96 Tree/Shrub	40.68125	-82.6099
97 Tree/Shrub	40.68488	-82.6101
98 Tree/Shrub	40.68462	-82.613
99 Tree/Shrub	40.68278	-82.6161
100 Soil/Bare Ground	40.68424	-82.6114
101 Tree/Shrub	40.68091	-82.6152
102 Tree/Shrub	40.68317	-82.6147
103 Tree/Shrub	40.68128	-82.6094
104 Tree/Shrub	40.68579	-82.608
105 Tree/Shrub	40.68535	-82.6103
106 Tree/Shrub	40.6845	-82.6122
107 Tree/Shrub	40.68075	-82.6104
108 Tree/Shrub	40.68191	-82.6113
109 Tree/Shrub	40.68459	-82.6144
110 Tree/Shrub	40.68965	-82.6145
111 Tree/Shrub	40.68387	-82.6166
112 Tree/Shrub	40.68533	-82.6135
113 Tree/Shrub	40.68462	-82.612
114 Tree/Shrub	40.68132	-82.6167
115 Tree/Shrub	40.68814	-82.6064
116 Tree/Shrub	40.68935	-82.612
117 Tree/Shrub	40.68349	-82.6101
118 Tree/Shrub	40.68824	-82.6147
119 Tree/Shrub	40.68577	-82.6114
120 Tree/Shrub	40.682	-82.6124
121 Tree/Shrub	40.68486	-82.6141
122 Tree/Shrub	40.68224	-82.615
123 Tree/Shrub	40.68102	-82.6167
124 Tree/Shrub	40.68762	-82.615
125 Tree/Shrub	40.68302	-82.6142
126 Tree/Shrub	40.68312	-82.6101
127 Tree/Shrub	40.68608	-82.6113
128 Tree/Shrub	40.68491	-82.6084
129 Tree/Shrub	40.68928	-82.6142
130 Tree/Shrub	40.68712	-82.6161
131 Tree/Shrub	40.68459	-82.6141
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133 Tree/Shrub	40.68581	-82.6079
134 Tree/Shrub	40.68548	-82.6131
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136 Tree/Shrub	40.68086	-82.6119
137 Tree/Shrub	40.68157	-82.6131
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139 Tree/Shrub	40.68576	-82.6096
140 Tree/Shrub	40.68169	-82.6141

141 Tree/Shrub	40.68109	-82.6109
142 Tree/Shrub	40.68152	-82.6105
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154 Soil/Bare Ground	40.68398	-82.6114
155 Tree/Shrub	40.68821	-82.6065
156 Tree/Shrub	40.68188	-82.616
157 Tree/Shrub	40.68434	-82.6128
158 Tree/Shrub	40.68237	-82.6117
159 Tree/Shrub	40.68095	-82.6111
160 Tree/Shrub	40.68875	-82.6147
161 Tree/Shrub	40.68684	-82.6155
162 Grass/Herbaceous	40.6865	-82.6154
163 Soil/Bare Ground	40.68983	-82.6137
164 Tree/Shrub	40.68391	-82.6126
165 Tree/Shrub	40.68171	-82.613
166 Tree/Shrub	40.68411	-82.6164
167 Tree/Shrub	40.68438	-82.616
168 Tree/Shrub	40.68124	-82.615
169 Tree/Shrub	40.68338	-82.6118
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171 Tree/Shrub	40.68615	-82.6093
172 Tree/Shrub	40.68336	-82.6145
173 Tree/Shrub	40.68268	-82.6161
174 Tree/Shrub	40.6812	-82.6116
175 Tree/Shrub	40.68765	-82.6096
176 Tree/Shrub	40.68288	-82.6161
177 Tree/Shrub	40.68574	-82.6081
178 Tree/Shrub	40.68419	-82.6163
179 Tree/Shrub	40.68838	-82.6057
180 Tree/Shrub	40.6812	-82.609
181 Tree/Shrub	40.68279	-82.6148
182 Tree/Shrub	40.68113	-82.6096
183 Tree/Shrub	40.68359	-82.6121
184 Tree/Shrub	40.68763	-82.6148
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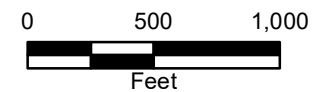
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194 Tree/Shrub	40.68822	-82.6167
195 Grass/Herbaceous	40.68719	-82.6099
196 Tree/Shrub	40.68285	-82.6123
197 Tree/Shrub	40.68486	-82.6145
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200 Tree/Shrub	40.68185	-82.6114
201 Tree/Shrub	40.68171	-82.6154
202 Tree/Shrub	40.68505	-82.6167
203 Tree/Shrub	40.68673	-82.6167
204 Tree/Shrub	40.68666	-82.6159
205 Tree/Shrub	40.68274	-82.6099
206 Tree/Shrub	40.68541	-82.6153
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208 Tree/Shrub	40.68548	-82.6138
209 Tree/Shrub	40.68829	-82.6156
210 Tree/Shrub	40.68356	-82.6144
211 Tree/Shrub	40.6822	-82.6171
212 Tree/Shrub	40.68123	-82.6093
213 Tree/Shrub	40.68552	-82.6122
214 Tree/Shrub	40.68071	-82.6089
215 Tree/Shrub	40.6842	-82.6134
216 Tree/Shrub	40.68769	-82.6152
217 Tree/Shrub	40.68207	-82.6123
218 Tree/Shrub	40.68134	-82.6145
219 Tree/Shrub	40.68936	-82.6081
220 Tree/Shrub	40.68128	-82.6148
221 Tree/Shrub	40.68138	-82.6121
222 Tree/Shrub	40.68725	-82.6084
223 Tree/Shrub	40.68116	-82.6151
224 Tree/Shrub	40.68121	-82.6163
225 Tree/Shrub	40.68773	-82.6146
226 Tree/Shrub	40.6851	-82.6164
227 Tree/Shrub	40.68105	-82.6142
228 Tree/Shrub	40.68126	-82.6149
229 Tree/Shrub	40.68414	-82.6168
230 Tree/Shrub	40.68503	-82.6124
231 Tree/Shrub	40.68098	-82.6159
232 Tree/Shrub	40.68588	-82.6106
233 Tree/Shrub	40.68668	-82.6103
234 Tree/Shrub	40.68708	-82.6158

235 Tree/Shrub	40.68451	-82.6135
236 Soil/Bare Ground	40.68982	-82.6139
237 Tree/Shrub	40.68062	-82.6148
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240 Tree/Shrub	40.68125	-82.61
241 Tree/Shrub	40.68201	-82.6136
242 Tree/Shrub	40.68865	-82.6068
243 Tree/Shrub	40.68526	-82.6157
244 Tree/Shrub	40.68315	-82.6128
245 Tree/Shrub	40.68205	-82.6153
246 Tree/Shrub	40.68454	-82.6168
247 Tree/Shrub	40.68217	-82.6126
248 Tree/Shrub	40.68067	-82.6156
249 Tree/Shrub	40.686	-82.6107
250 Tree/Shrub	40.68422	-82.6122
251 Tree/Shrub	40.68105	-82.6104
252 Tree/Shrub	40.6901	-82.6141



## Impervious Surface

- Project Area - 131.93 Acres
- Impervious Surface
- Parcel Boundary - 214.6 Acres
- River/Stream
- State Highways
- County & Township Roads
- Municipal Roads

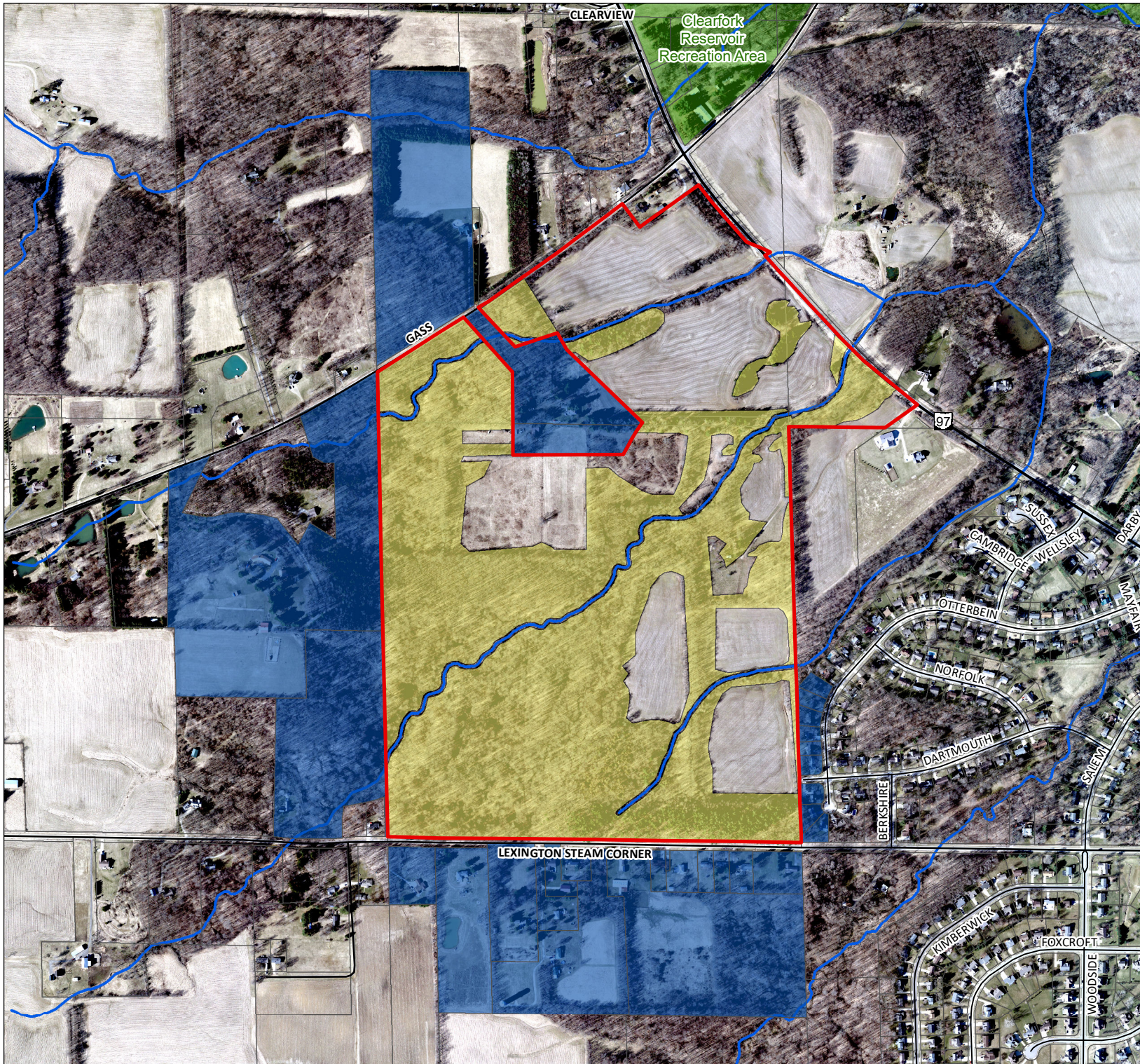


**Western Reserve  
Land Conservancy**  
land • people • community










Table 2 automatically calculates using the information you provide on tree cover. Table 2 provides estimates of co-benefits from the project area in Resource Units and dollars per year in avoided costs.

**Table 2. Co-Benefits per year (avoided costs) with current tree canopy cover.**

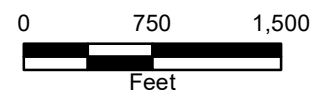
Ecosystem Services	Resource Unit Totals	Resource Unit/Acre Tree Canopy	Total Value (\$)	Value (\$)/Acre Tree Canopy
Rain Interception (m3/yr)	63,908.4	515.3	\$135,077.29	\$1,089.07
CO2 Avoided (t, \$20/t/yr)	263.8	2.1	\$5,276.61	\$42.54
<b>Air Quality (t/yr)</b>				
<b>O3</b>	2.2277	0.0180	\$4,638.07	\$37.39
<b>NOx</b>	0.9567	0.0077	\$1,991.83	\$16.06
<b>PM10</b>	1.1011	0.0089	\$4,150.52	\$33.46
<b>Net VOCs</b>	0.1455	0.0012	\$152.44	\$1.23
<b>Air Quality Total</b>	4.4310	0.0357	\$10,932.86	\$88.15
<b>Energy (kWh/yr &amp; kBtu/yr)</b>				
<b>Cooling - Electricity</b>	193,111	1,557	\$27,054.80	\$218.13
<b>Heating - Natural Gas</b>	7,979,687	64,337	\$111,606.24	\$899.83
<b>Energy Total (\$/yr)</b>			\$138,661.04	\$1,117.96
<b>Grand Total (\$/yr)</b>			\$289,947.81	\$2,337.72



## Perimeter Development

-  Parcel Boundary
-  Project Area Perimeter Boundary - 16,763.9ft
-  Adjacent Developed Parcels ~ 10,436.5ft
-  Richland County Parcels
-  Parks & Managed Areas
-  River/Stream
-  State Highways
-  County & Township Roads
-  Municipal Roads

**Percentage of Project Area Boundary Perimeter Developed = 62.25%**



**Western Reserve Land Conservancy**  
land • people • community



## Sandy Cross Forest Preservation Project Attestation of No Double Counting of Credits

I am the General Counsel of the Western Reserve Land Conservancy and make this attestation regarding the no double counting of credits from tree preservation project, Sandy Cross Forest Preservation Project.

1. Project Description

The Project that is the subject of this attestation is described more fully in both our Application and our Project Design Document (PDD), both of which are incorporated into this attestation.

2. No Double Counting by Applying for Credits from another registry

Western Reserve Land Conservancy will not seek credits for CO<sub>2</sub> for the project trees or for this project from any other organization or registry issuing credits for CO<sub>2</sub> storage.

3. No Double Counting by Seeking Credits for the Same Trees or Same CO<sub>2</sub> Storage

Western Reserve Land Conservancy will not apply for a project including the same trees as this project nor will it seek credits for CO<sub>2</sub> storage for the project trees or for this project in any other project or more than once.

Signed on September 23<sup>rd</sup> in 2021, by Robert Owen, General Counsel for Western Reserve Land Conservancy.

Signature

ROBERT B. OWEN, ASST. SECRETARY

Printed Name

440.528.4150

Phone

rowen@wrlandconservancy.org

Email

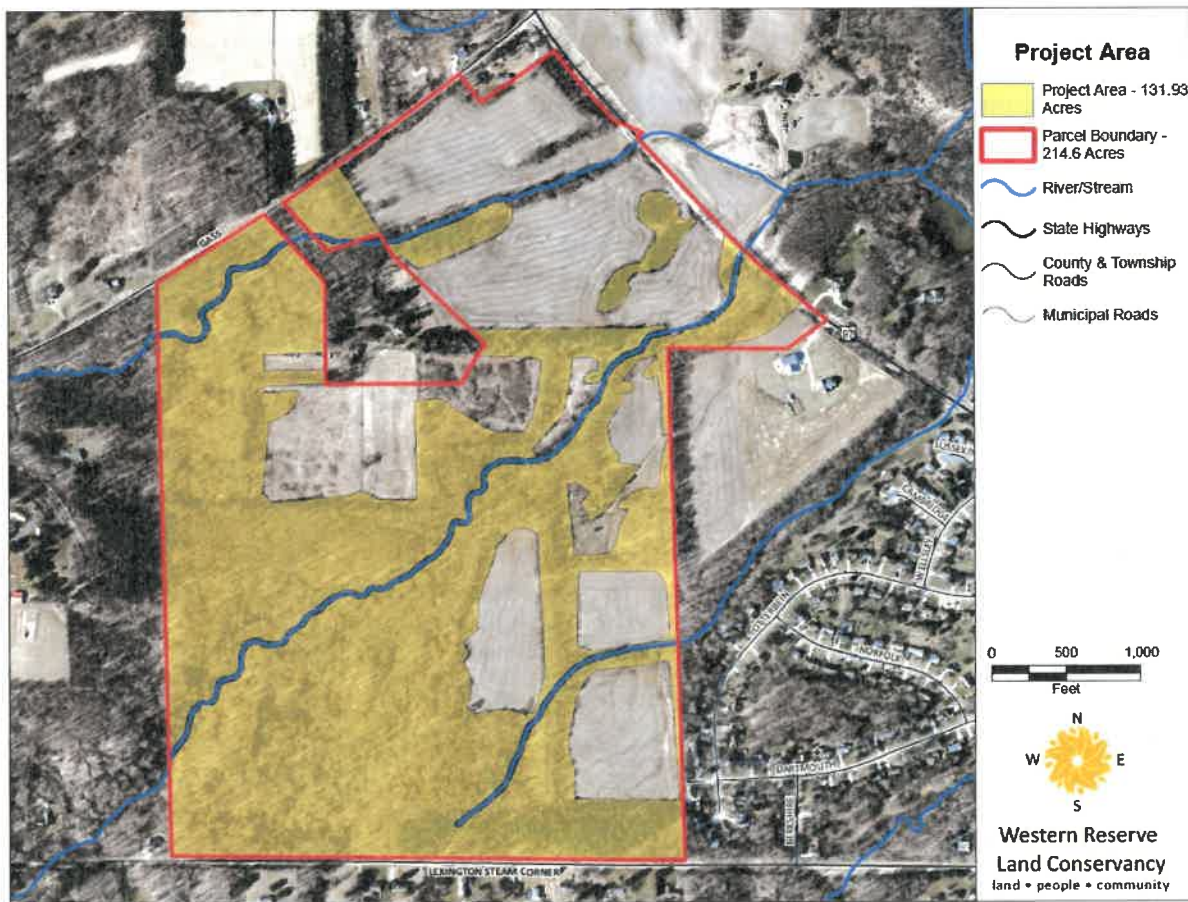
## Exhibit A

Specification of Property (can be maps, legal description, and/or other reasonably specific delineations of the property upon which the project is taking place)

### Legal Description:

The Project site is located in Troy Township, Richland County. The property borders Steam Corners Road to the south, Gass Road to the northwest, and OH-97 to the northeast. The 131.93-acre Project Area consists of 7 parcels: 047-26-067-03-000, 047-26-067-10-001, 047-26-067-04-000, 047-26-067-10-002, 047-26-067-02-000, 047-26-067-05-000, 047-26-067-12-000.

### Project Area Map:





## Sandy Cross Forest Preservation Project Attestation of No Net Harm

I am the General Counsel of the Western Reserve Land Conservancy and make this attestation regarding the regarding no net harm from this tree preservation project entitled Sandy Cross Forest Preservation Project.

### 1. Project Description

The Project that is the subject of this attestation is described more fully in both our Application and our Project Design Document (PDD), both of which are incorporated into this attestation.

### 2. No Net Harm

The trees preserved in this project will produce many benefits, as described in our Application and PDD. Like almost all urban trees, the project trees are preserved for the benefits they deliver to people, communities, and the environment in a metropolitan area.

The project trees will produce many benefits and will not cause net harm. Specifically, they will not:

- Displace native or indigenous populations
- Deprive any communities of food sources
- Degrade a landscape or cause environmental damage

Signed on September 23<sup>rd</sup> in 2021, Robert Owen, General Counsel, for Western Reserve Land Conservancy.

Signature

ROBERT B. OWEN, ASST SECRETARY

Printed Name

440-528-4150

Phone

rowen@wrlandconservancy.org

Email



## Exhibit A

Specification of Property (can be maps, legal description, and/or other reasonably specific delineations of the property upon which the project is taking place)

### Legal Description:

The Project site is located in Troy Township, Richland County. The property borders Steam Corners Road to the south, Gass Road to the northwest, and OH-97 to the northeast. The 131.93-acre Project Area consists of 7 parcels: 047-26-067-03-000, 047-26-067-10-001, 047-26-067-04-000, 047-26-067-10-002, 047-26-067-02-000, 047-26-067-05-000, 047-26-067-12-000.

### Project Area Map:

