Verification Report

Kenney and Clay Woods Additions to the Lind-McGeachie Preserve Preservation Project

City Forest Credits Project Number 45

February 8, 2024

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1 INTRODUCTION

City Forest Credits engaged Zachary Boerman (a Validation and Verification Body (VVB) acting as a third-party verifier) to verify the Kenney and Clay Woods Additions to the Lind-McGeachie Preserve Preservation Project (Project), Rockford Township, Illinois, for the reporting period December 7, 2023 through December 6, 2026. The goal of the verification is to ensure that the GHG assertion is materially correct, and that the assertions made by the project are well documented.

1.1 PROJECT BACKGROUND

The Kenney and Clay Woods Additions to the Lind-McGeachie Preserve Preservation Project (the Project) are a 47.67-acre wooded Project Area on a 55.72 acre, two-parcel addition that is part of a larger complex of protected lands, including the Fitzgerald Road Preservation Project (Project ID 036) that was registered and verified under the City Forest Credits Preservation Protocol in 2023. Natural Land Institute (NLI) is seeking to preserve the forest, creating substantial conservation and community benefits including carbon sequestration, wildlife habitat and open space protection. The surrounding land is facing a continued threat of urban expansion from the City of Rockford.

Preservation of the Project is important as urban wooded lands are becoming increasingly fragmented and rare in Winnebago County due to urban development pressures and agricultural development.

1.2 CONTACT INFORMATION

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1.3 OBJECTIVE

The goal of this GHG emission reduction verification is to ensure that the GHG assertion made by the Project is materially correct, that the assertions and assumptions used in the offset calculations are

appropriate, that the offset calculations conform to the City Forest Credits (CFC) Protocol, and that the Project is in compliance with all CFC requirements relating to eligibility, accounting, and documentation.

2 VERIFICATION CRITERIA

2.1 GENERAL

The Registry will accredit VVBs to act as third-party verifiers who meet the Registry's qualifications and complete training. Those accredited VVBs can then act to verify compliance with this Tree Planting Protocol per International Standards Organization 14064-3. Specifically, the Registry adopts and utilizes the following standards from ISO 14064-3:

- Upon receiving a Project Design Document with data on eligibility, quantification of carbon and co-benefits, and a request for credits, the Registry will conduct a validation. If it validates the project at that stage, the Registry will retain a VVB to act as third-party verifier to verify compliance with this Protocol.
- The Registry requires a reasonable level of assurance in the accuracy the asserted GHG removals to a reasonable level.
- The verification items identified in the Tables 1 and 2 are all material elements, and any asserted GHG removals must be free of errors, misstatements, or omissions regarding those elements.
- The Registry will record, store, and track all quantification and verification data and either display it for public review or make it available for public review upon request.

2.2 PROTOCOL

The verification was conducted to the City Forest Credits Tree Preservation Protocol, version 12.40, February 22, 2023.

2.3 LEVEL OF ASSURANCE

This verification was conducted to a reasonable level of assurance. The Verification Report accurately reflects the documentation contained in the Project Design Document and supporting documents.

3 SCOPE OF VERIFICATION

- The Project encompasses land within parcels 15-20-126-016 and 15-19-253-003, specifically described in the Project Design Document. The Project Operator is seeking to add these areas to the existing Lind-McGeachie preserve, the initial extent of which was previously enrolled as a carbon project under the City Forest Credits Tree Preservation Protocol (Fitzgerald Road Preservation Project, Project Number 036).

- The Kenney parcel was purchased by the Natural Land Institute on May 25, 2023 and the Clay Woods parcel was purchased on November 30, 2023. The Project Operator has committed to not cut down, destroy, or remove trees located on the property, except as necessary to control or prevent hazard, disease or fire or to improve forest health as outlined in the declaration of development restrictions recorded December 7, 2023.

- The Project avoids emission of CO_2 from trees and soil, by avoiding conversion of forest to non-forest land cover and avoiding conversion of forest soil to impervious surface.

- The Project duration is 40 years, beginning December 7, 2023. The Project Operator commits to protecting the trees within the Project Area and monitoring the project carbon stocks for the entire Project duration.

- The verification includes a review of supporting documents, data, shapefiles and other evidence provided by the Project Operator; independent checking of selected data; independent review of ownership records, tax maps, and municipal zoning ordinances; analysis of forest composition reports and sample inventory data as well as checking of calculations for accuracy and conformance with the Protocol. All forest carbon input values were independently checked and calculations were independently replicated.

4 VERIFICATION PROCESS

4.1 VERIFICATION ACTIVITIES

The verification process consisted of the following activities:

- Verifier checked all requirements in the Protocol (outlined in 4.2), confirmed that documentation satisfies the requirements of the Protocol, and that values extracted from the documents and conclusions drawn from the documents are accurate and appropriate.

- Verifier independently checked mapping and calculated values in each stage of calculations.

- Verifier reviewed the credit calculations. Verifier reviewed the Project Operator's assertion that the Project results in GHG emissions mitigation of 3,854 tons CO_2e

4.2 CITY FOREST CREDITS TREE PRESERVATION PROTOCOL REQUIREMENTS

4.2.1 Eligibility

Verifier reviewed the Project against all CFC Tree Preservation Protocol requirements and confirmed the following:

- Project Operator Identity (Section 1.1): Verifier confirmed identity of the Project operator by visiting their website at www.naturalland.org and reviewing their Form 990 confirming their 501c3 status.

- Project Documentation (Section 3): Verifier reviewed and confirmed the Project Documentation, including Project Design Document, is complete and accurate.

- Project Implementation Agreement (Section 1.2): Verifier reviewed and confirmed the fully executed Project Implementation Agreement signed 8/17/23 is on file.

- Project Location (Section 1.3): Verifier confirmed that the Project Area falls within the Region 1 Planning Council (R1PC) Service Area. R1PC is designated as a Metropolitan Planning Agency and therefore satisfies the requirements of Protocol 1.3 D.

- Defining the Project Area (Section 1.4): Verifier confirmed the Project Area meets the canopy cover requirements with a total cover of 90% after reviewing the i-Tree Canopy Report.

- Land Ownership or Right to Receive Credits (Section 1.5): Verifier confirmed that there is a clear title to carbon credits and the Project Operator has legal authority to create and dispose of greenhouse gas offsets generated on the project lands

- Demonstrating Preservation and Threat of Loss (Section 4):
    - Verifier confirmed that trees within the Project Area were not protected from removal prior to the Project. Previously, trees in the Project Area were subject to Agricultural Priority (AG) zoning that allowed at least one non-forest use, including farming.
    - Verifier confirmed that trees within the Project Area are now preserved from removal by a recorded Declaration of Development Restrictions.
    - The Project Operator has committed to meeting the permanence requirements.
    - Prior to the Preservation Commitment action by the Project Operator, there was threat of conversion of the Project lands to non-forest cover. The Verifier confirmed that 100% of the perimeter is adjacent to developed use. This satisfies the requirement that 30% or more of the perimeter be neighboring non-forest, developed or improved uses outlined in section 4.4 A.

- No Double Counting and No Net Harm (Section 5):
    - Verifier confirmed that the Attestation of No Double Counting and No Net Harm is on file signed 10/2/23.
    - Verifier compared the Projects geospatial data to the registered urban forest carbon preservation projects geospatial database using ArcGIS and determined no overlap was present between current projects and the proposed boundaries of the Kenney and Clay Woods Additions to the Lind-McGeachie Preserve Preservation Project.

- Monitoring and Reporting (Section 8): Verifier confirmed that Project Operator has a plan for monitoring and reporting over the Project Duration, and the plan is plausible and reasonable.

4.2.2 Additionality

Verifier reviewed and confirmed that Project lands met the additionality requirements of the Protocol:

- Prior to the Project, lands were not protected from conversion by easement, zoning, or other legal mechanism.

- Verifier confirmed that Winnebago County, IL zoning ordinance AG allows for development that includes the removal of existing trees.

- The trees in the Project Area face some risk of removal or conversion out of forest as evidenced by 100% of the perimeter adjacent to developed use.

- Project Operator signed an Attestation of Additionality dated October 25, 2023.

4.2.3 Permanence

The Project Operator has committed to CFC that the Project Operator will protect the trees on the Project Area for 40 years. The declaration of development restrictions protecting the Project Trees and lands are applicable for 40 years from December 7, 2023.

4.2.4 Accounting

The Project Operator elected to quantify the stored carbon stock as outlined in the CFC Protocol Section 11.1 B.

To meet these requirements, the Project Operator contracted Davey Resource Group (DRG) to provide on-site plot-sample inventory. DRG conducted a sample forest assessment adhering to the standards set form in CFC Tree Preservation Protocol Section 11.1.B. The sample established 45 sample plots sized at 1/10th-acre. Within every plot, each live tree at least 5" in diameter at 4.5' above the ground where the height above the ground is measured on the uphill side of the tree was inventoried. Species, diameter, and overall tree condition were recorded for each tree. Verifier confirmed this sampling design achieved a standard error of 14%.

The Verifier confirmed that all 45-sample plots fell within the outlined 47.67 acres of the Project Area via the primary and secondary plot location map supplied by the Project Operator.

The Verifier confirmed that the 18.69 tC/ac of biomass attributed to the Project is correct. This number was verified by repeating the calculation (biomass tC/ac = (metric tons of carbon–standard error)/Project Area acre) where metric tons of carbon and standard error were supplied by the Project Operators i-Tree Eco carbon biomass results. tCO2e/ac was then extrapolated from the previous result by dividing tC/ac by the ratio of the molecular weight of carbon dioxide to that of carbon (44/12). From this, the Verifier confirmed that the measurement of 68.53 tCO2e/ac is correct.

Following the Protocol outlined in 11.2 A, the Verifier confirmed that based on the Projects agricultural zoning, 90% of the Accounting Stock on the Project Area can be claimed as avoided biomass emissions which equals 2,940 tCO2e.

The Project Operator elected to follow Protocol Section 11.3 A to claim avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces in the Project Area. The zoning ordinance provided by the Project Operator indicates that maximum impervious surface area for agricultural

zoning is 60% in the forested area and 0% in wetlands. The Project Operator identified that development would be permissible in the wetland area with a permit but decided to be conservative and claim 0% impervious surface in the area. The Verifier agrees that 60% of the forested area (37.47 acres) equals 22 acres of avoided impervious surface.

The Verifier confirmed that with 22 acres of avoided impervious surface in the Project Area the Project accounts for 2,698 tCO2e of avoided soil carbon emissions. This calculation was made in line with section 11.4 of the Protocol, which allows the Project to claim 120 metric tonnes of carbon dioxide equivalent of avoided soil carbon emissions per acre of net avoided impervious surface

4.2.5 Leakage

Offset accounting makes deductions for expected displacement of emissions following the requirements of the Protocol.

The Verifier confirmed that the Project Operator accurately followed Protocol section 11.4 A to determine that, of the total number of tonnes of avoided biomass emissions from within the Project Area, 18.3% are assumed to be emitted from development displaced from the Project Area. After repeating the calculations to remove the Displaced Biomass Emissions from the total Avoided Biomass Emissions, the Verifier confirmed the total Credits from Avoided Biomass Emissions (2,402 tCO2e) is correct.

The Verifier confirmed that the Project Operator accurately followed Protocol Section 11.5 B to determine that, of the total number of tonnes of Avoided Soil Carbon Emissions from within the Project Area, 30.3% are assumed to be emitted from development displaced from the Project Area. After repeating the calculations to remove the Displaced Soil Emissions from the total Avoided Soil Carbon Emissions, the Verifier confirmed the total Credits from Avoided Soil Emissions (1,880 tCO2e) is correct.

5 VERIFICATION FINDINGS

The Project documents and data were reviewed, and the Verifier found that the emission reductions claimed are reasonable and in accordance with the Preservation Protocol. The Verifier makes no further recommendations.

6 VERIFICATION RESULTS AND CONCLUSION

This verification of the Kenney and Clay Woods Additions to the Lind-McGeachie Preserve Preservation Project for the reporting period December 7, 2023 through December 6, 2026 was completed in a manner consistent with ISO 14064-3 and in conformance with relevant CFC standards and guidelines. The table below is a summary of the emission reduction or removals.

Table 1. Project GHG Removals

Project Name	Issuance Year	GHG Reductions and Removals Attributed to the Project ($mtCO_2e$)	Reversal Pool Account (10%) ($mtCO_2e$)	Emission Reductions to be Issued to Project ($mtCO_2e$)
Kenney and Clay Woods Additions to the Lind-McGeachie Preserve Preservation Project	2024 (after verification)	4,282	428	3,854
Cumulative		4,282	428	3,854

The Project Operator calculated ecosystem co-benefits using the CFC tool to determine dollar values of other ecosystem services. The Verifier corroborated the CFC tool inputs and outputs to produce the values below. The Verifier does not make an assessment to the plausibility of these values.

Table 2. Ecosystem Co-Benefits Per Year

Ecosystem Services	*Resource Units*	*Value*
Rainfall Interception (m3/yr)	11,604.9	$83,088.91
Air Quality (t/yr)	0.4857	$731.31
Cooling – Electricity (kWh/yr)	91,353	$6,933.67
Heating – Natural Gas (kBtu/yr)	1,708,137	$16,628.33
Grand Total ($/yr)		**$107,382.21**

Because the Project Area is less than 50 acres, all credits are issued in the first year.

Verifier Signature

Zachary Boerman